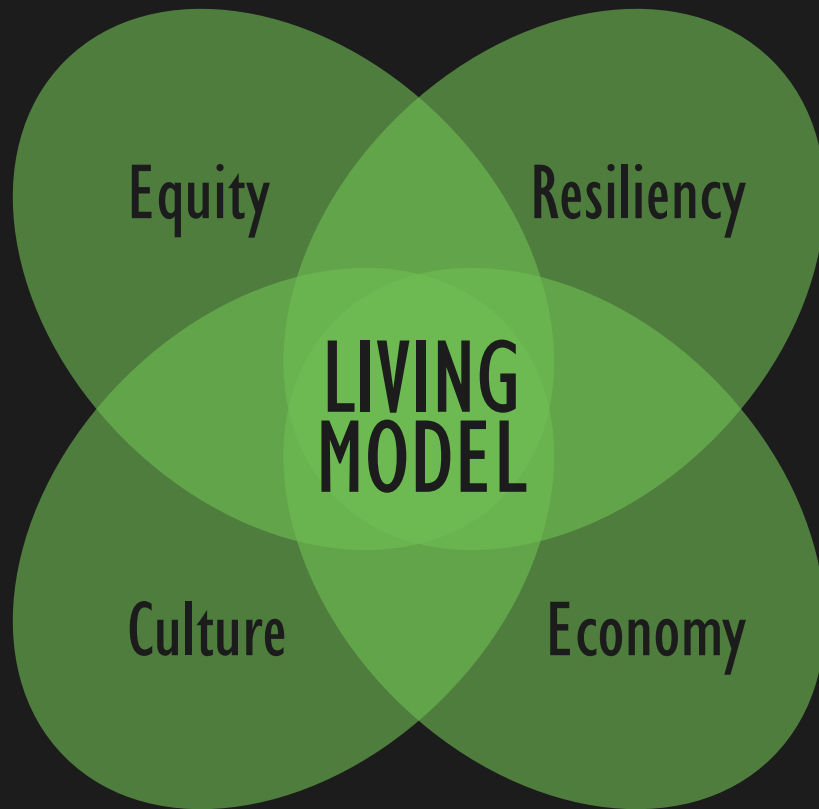


RESILIENT ISLAND CULTURE | STATEN ISLAND STUDIO



Yue Dou | Andrea Forsberg | Yuhan Ke | Haolun Li
Isha Patel | Mehak Sachdeva | Jialei Wu | Xinchu Yu | Shasha Zhu
Professor: Michael Fishman | TA: Olivia Jovine

STUDIO GOAL



A neighborhood-wide solution that fosters affordability, resiliency, equity and community.

STUDIO SOLUTION

Resiliency
Land Trust



Protect the
Environment

Community
Land Trust



Preserve
affordability

Funding
Strategy



Make it reality



WHO WE WORK FOR

CLIENT: MAKE THE ROAD NEW YORK



Advocates for equity and justice, fair housing and job opportunities

CLIENT: MAKE THE ROAD NEW YORK



“Housing
with Dignity”

OUR EAST SHORE COMMUNITY



TODAY'S STORY

Studio Goal & Solution

Client and Community

Understanding Staten Island

Methodology & Research

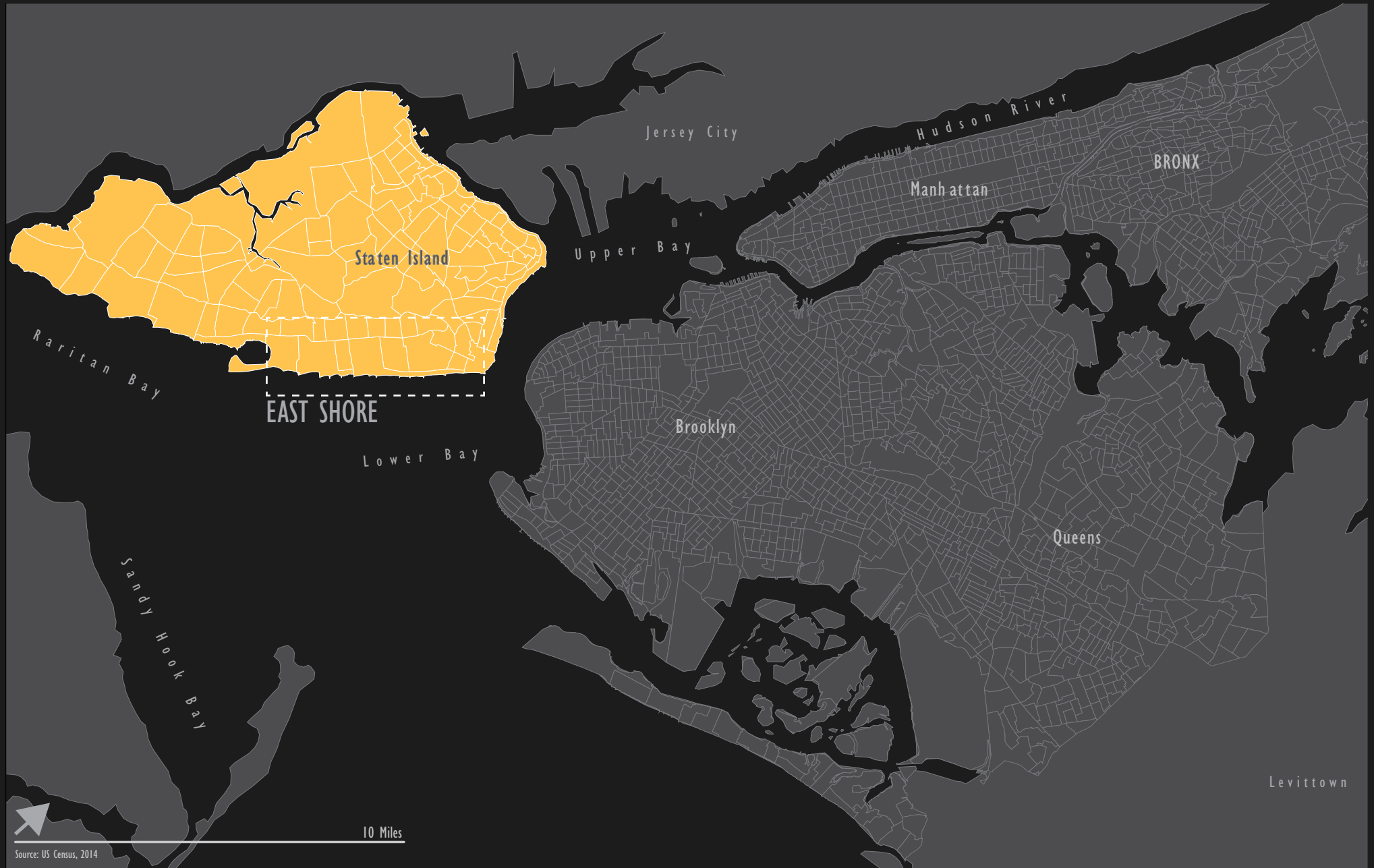
The Studio Solution

Studio Reflection

STUDIO SITE



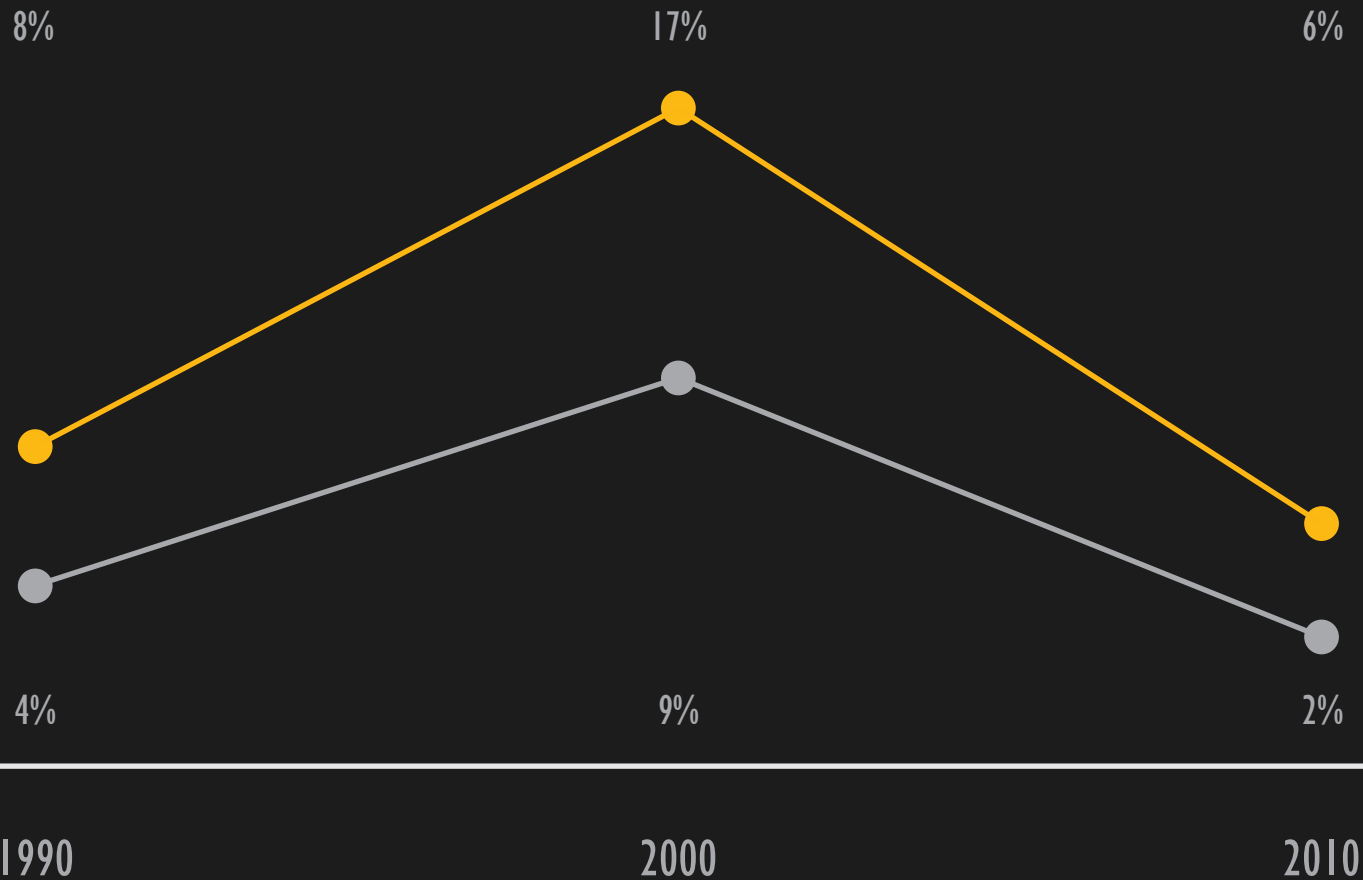
STUDIO SITE: STATEN ISLAND EAST SHORE



STATEN ISLAND: FASTEST RELATIVE POPULATION GROWTH IN NYC

Population Growth - SI vs. NYC

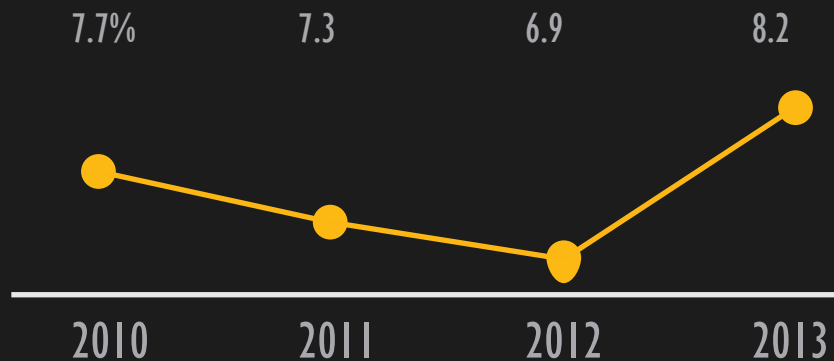
— Staten Island — New York City



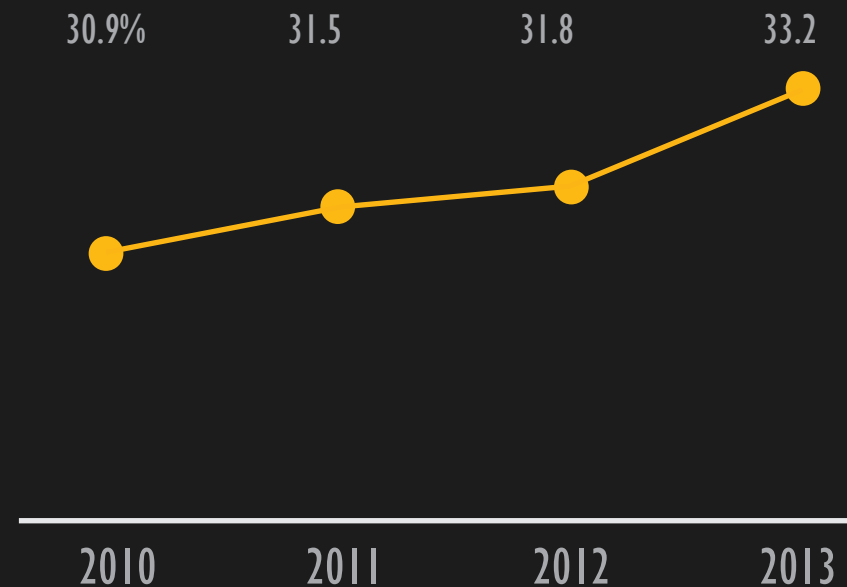
Source: ACS 2013, 5-yr Estimate

STATEN ISLAND: FAMILIES IN STATE OF CHALLENGE

Staten Island Households Below Poverty Level



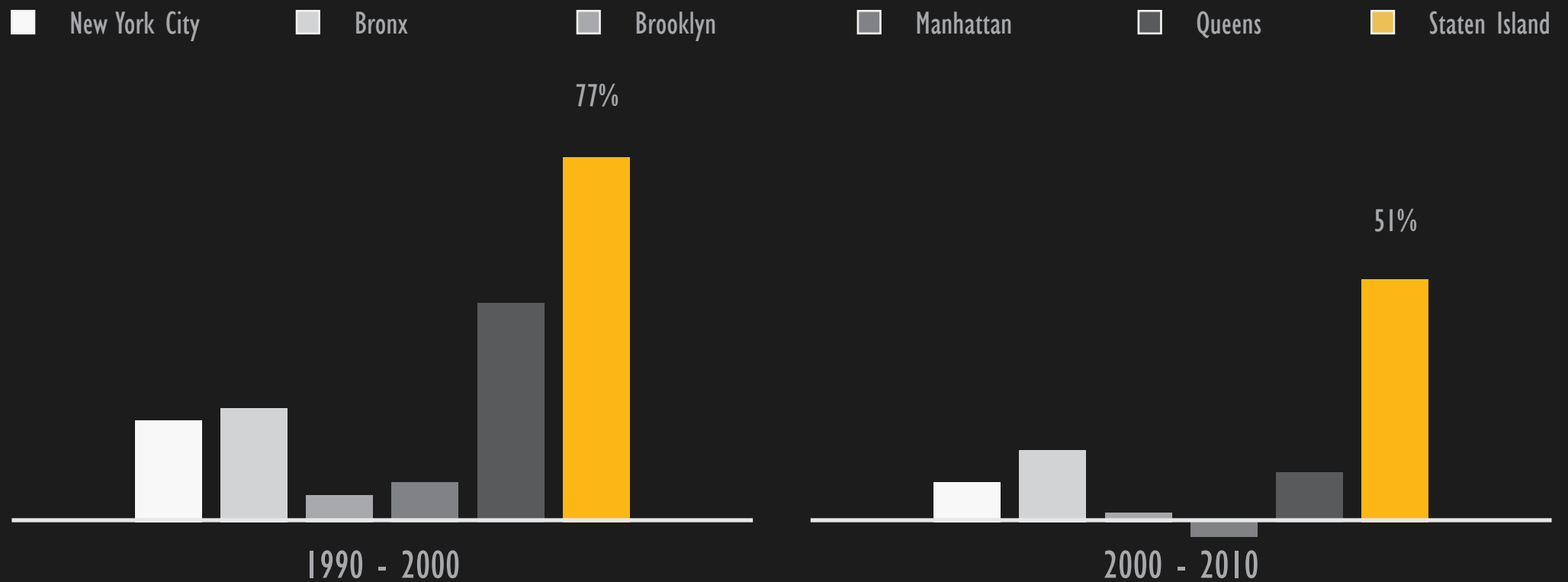
Staten Island Households With High Rent Burden



Source: ACS 2013, 5-yr Estimate

STATEN ISLAND: GROWTH IN DIVERSITY

Staten Island Population Growth by Race, Latino



Source: US CENSUS

EAST SHORE: HARD HIT BY HURRICANE SANDY

9.8% of all residences suffered a storm surge of 3 feet
82.0% were on the East Shore

RESIDENCES WITH
3 FT. STORM SURGE

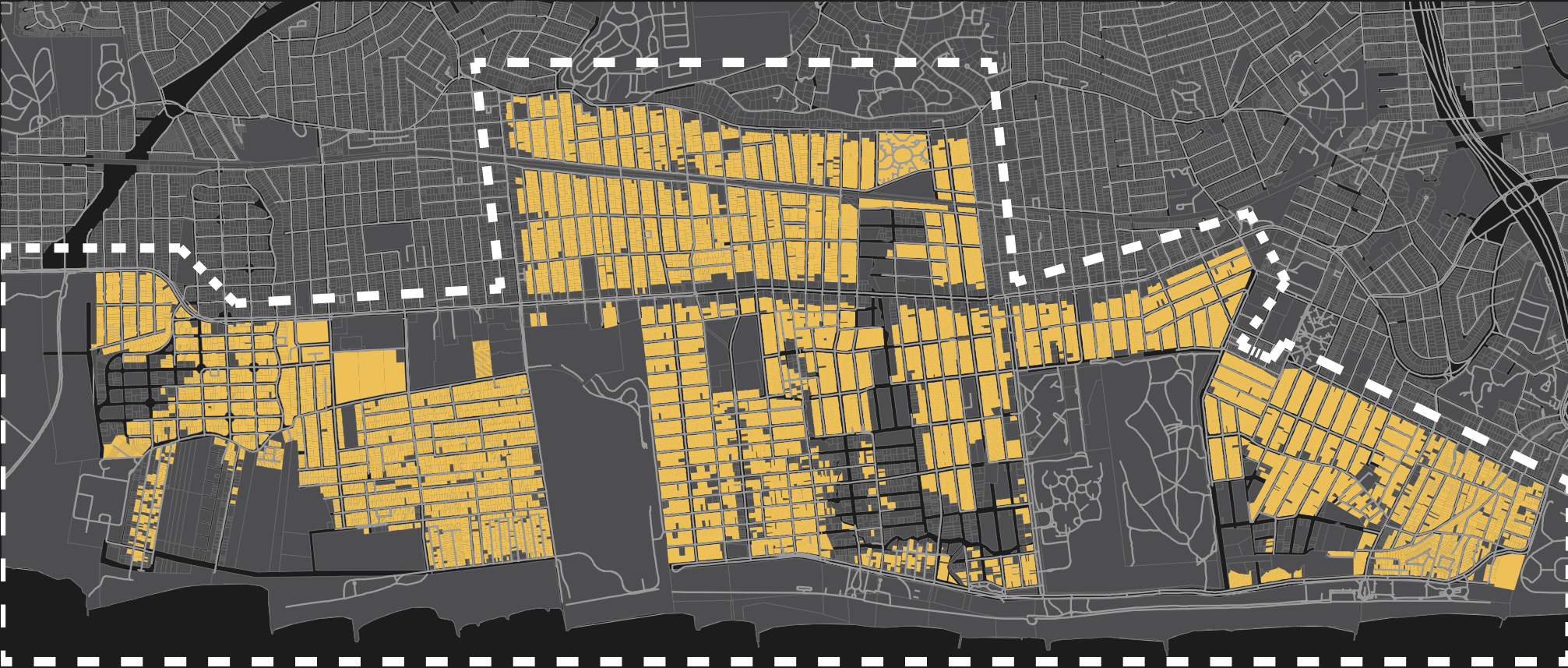


3 Miles

Source FEMA

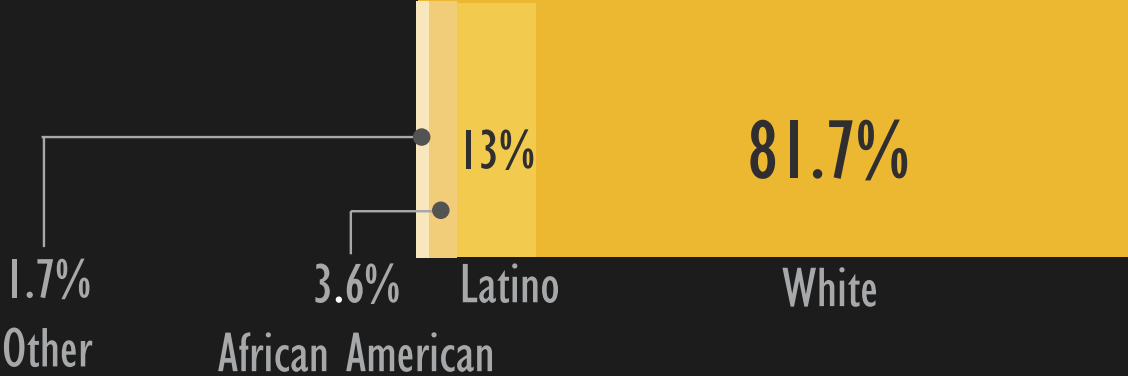
ALL RESIDENCES IN STATEN ISLAND RESIDENCES WITH 3 FT. STORM SURGE

EAST SHORE POPULATION



TOTAL RESIDENTS - 64,224

TOTAL HOUSEHOLDS - 23,786



1 Mile








Source ACS, US Census, FEMA

EAST SHORE CONTEXT



Source PLUTO, NYC DOT

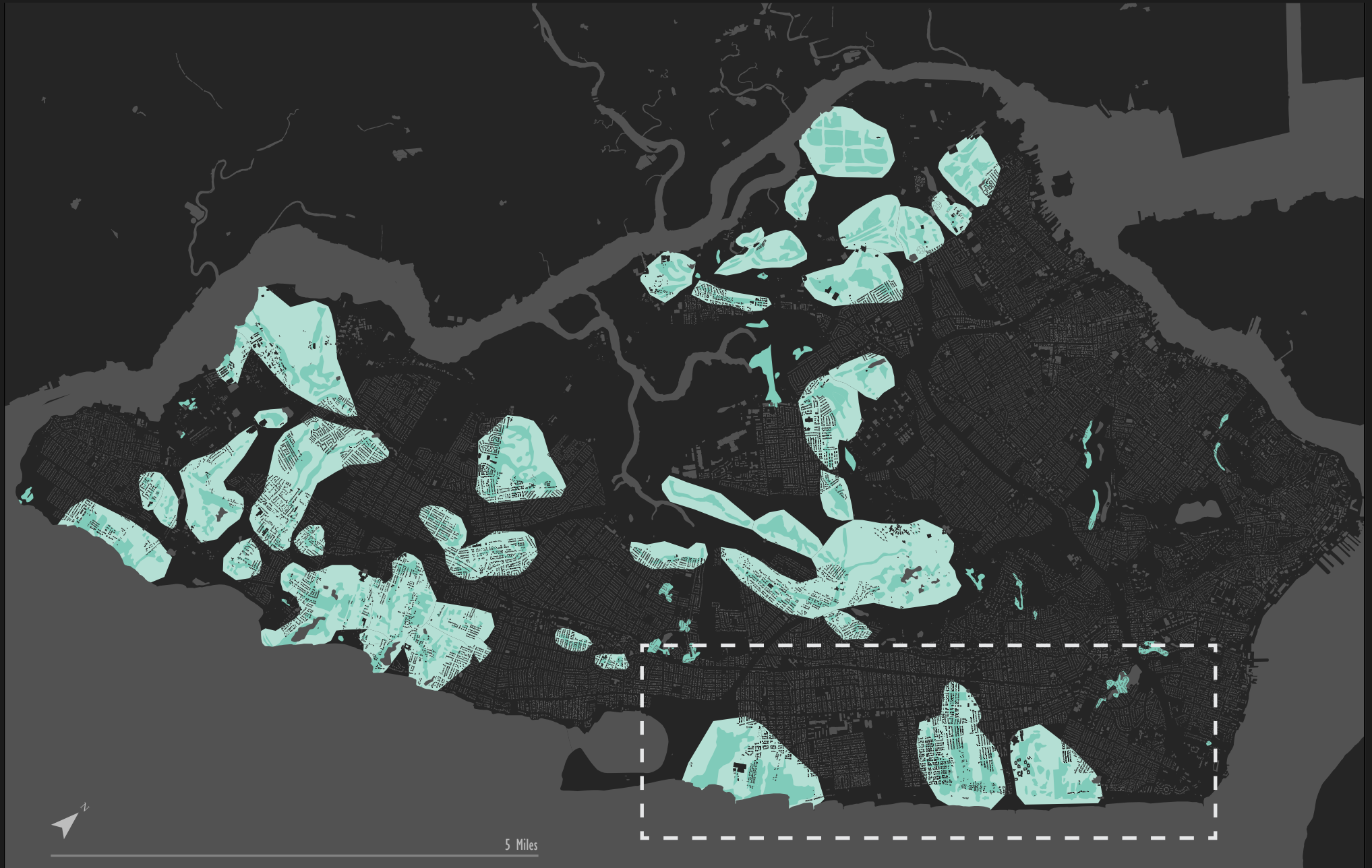
1 Mile

- | | | | |
|---|-------------|--|----------------------------|
|  | Residential |  | Transportation and Parking |
|  | Commercial |  | Green/Open Spaces |
|  | Vacant Land |  | Institutional |
|  | Mixed Use | | |

THE EAST SHORE HOUSING TYPOLOGY



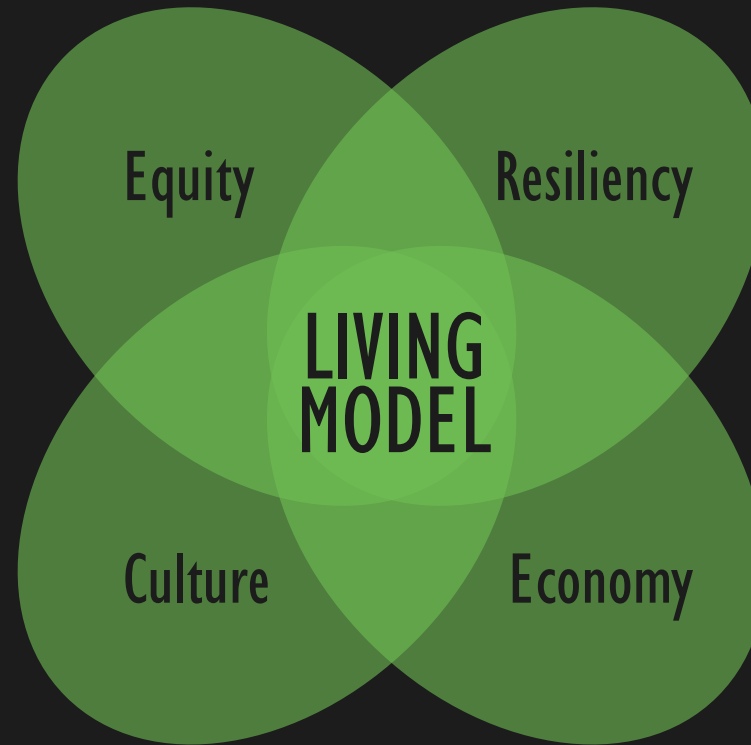
STATEN ISLAND WETLANDS



Source DEP

WHAT WE ARE DOING





Resiliency
Land Trust

Community
Land Trust

Funding
Strategy

A group of people are gathered around a large table in a meeting room. The table is covered with various documents, including maps and charts, and several sticky notes. A woman is sitting at the head of the table, looking towards the camera. Other people are seated around the table, some looking at the documents and others looking towards the camera. In the background, a projector screen displays the text "Early Recovery and Affordable Housing Preservation and Development" and the "HNY" logo. The overall atmosphere is professional and collaborative.

METHODOLOGY / RESEARCH

SOLUTION: HOW WE GOT THERE



Community Meeting



Field Research



City Panel



Client Meetings



Workshops



Expert Conversation

CASE STUDIES

Cooper Square CLT

Amalgamated Housing Cooperative

The Champlain Housing Trust

BUSINESS MODEL

Community Land Trust

Multi-Family Cooperative Housing

Community Development Corporations

West Eugene Wetland

RESILIENCY

Wetland

Green Belt

Deconstruction Materials Reuse

Bodine Street
Community Garden

Public Meetings

Ecocharrette Workshop

Advisory Committee

COMMUNITY ENGAGEMENT

DHCD Community Challenge Planning Grant

Greenbridge, King County

COMMUNITY FACILITIES AND SERVICES

Food Hub

Education Program

Dubley Neighbors, Inc.

Orange North Carolina

Latin America's Base of Pyramid

CASE STUDIES: COMMUNITY LAND TRUSTS TAKE AWAYS

Cooper Square CLT

Burlington Community Land Trust

Orange North Carolina

The Champlain Housing Trust

Vida Urbana Boston

Community Land Trust

Dubley Neighbors, Inc.

Take-aways

Organizer

Various community stakeholders (non-profits, developers, residents)

Operation

Membership

Parcels for resell go back to CLT

Restrict resell housing price to keep permanent affordability

Land Acquisition

Acquire vacant land and abandoned lots

Partnership

For- and not-for-profit, municipalities, foundations and developers

Funding Source

Local municipalities provide start-up grants

Federal CDBG, HOME program

Local banks and private donations

CASE STUDIES: RESILIENCY

West Square CLT

Bodine Street Communtiy Garden

Greenbidge, King County

Averne by the Sea

Resiliency

Take-aways

- Development joint venture (acquisition)
developer equity (project)
construction loans (project)
- Beach, Boardwalk, and Dunes
- Site Raised
- Underground Drainage System
- Storm-Resistant Infrastructures



Averne by the Sea, located on the Rockaway Peninsula, part of Long Island

STUDIO SOLUTION



A diagram illustrating the relationship between four land ownership types. Four rectangular boxes are arranged horizontally. The first box on the left is labeled 'PRIVATE LAND'. The second box is labeled 'EAST SHORE COMMUNITY LAND TRUST'. The third box is labeled 'RESILIENCY TRUST'. The fourth box on the right is labeled 'PUBLIC LAND'. Vertical dashed lines separate the first box from the second, and the third box from the fourth. The text 'EAST SHORE COMMUNITY LAND TRUST' and 'RESILIENCY TRUST' is in a light green color, while the other text is in white.

PRIVATE LAND

EAST SHORE
COMMUNITY LAND TRUST

RESILIENCY
TRUST

PUBLIC LAND

AN ALTERNATIVE STRATEGY TO AFFORDABLE HOUSING

WHAT
WHO
HOW
WHERE
WHY



ESCLT: GOVERNANCE

WHAT
WHO
HOW
WHERE
WHY

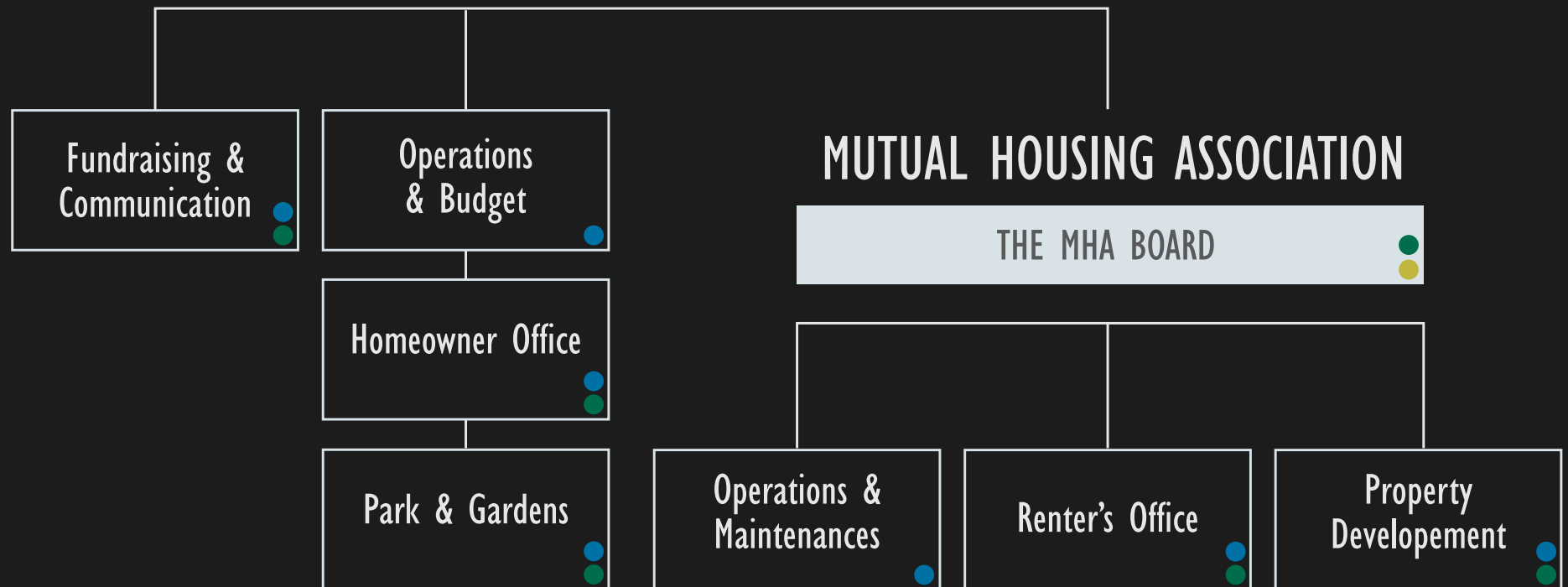
THE EAST SHORE COMMUNITY LAND TRUST



Reps: ESCLT Tenants East Shore Community Members Expert & Public Members

Advocate: MRNY

Consultancy: NYCCLI



● Employees ● Volunteers ● Consultants

ESCLT: THE ROLE OF MRNY IN THIS PROPOSAL

WHAT
WHO
HOW
WHERE
WHY

Resiliency Trust

Advocate

ESCLT

Startup: Active

Operation: Friend

MRNY Members: Active
resident members of
the Trust

Mutual Housing
Association

Consultant

ESCLT: RESIDENT MEMBERS

WHAT
WHO
HOW
WHERE
WHY

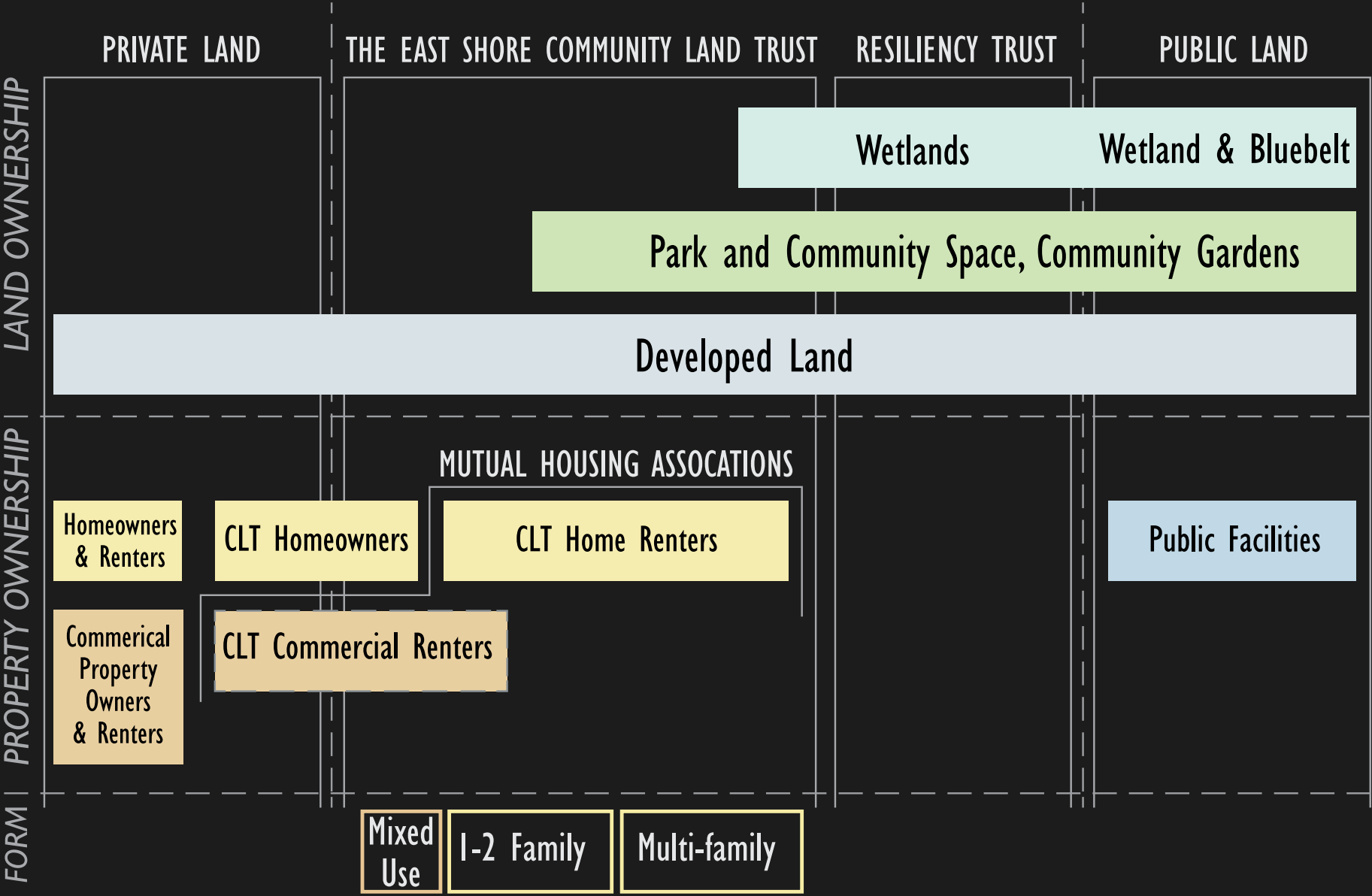


Huffington Post

NorthCountyPublicRadio.org

ESCLT: ORGANIZATION

WHAT
WHO
HOW
WHERE
WHY



ESCLT: LAND ACQUISITION STRATEGY

WHAT
WHO
HOW
WHERE
WHY

Acquisition for
Redevelopment

Open
Space

Urban
Redevelopment

ESCLT: LAND ACQUISITION STRATEGY

WHAT
WHO
HOW
WHERE
WHY

- ✓ CDBG-DR requirements
- ✓ Alleviate responsibilities



ESCLT: LAND ACQUISITION STRATEGY

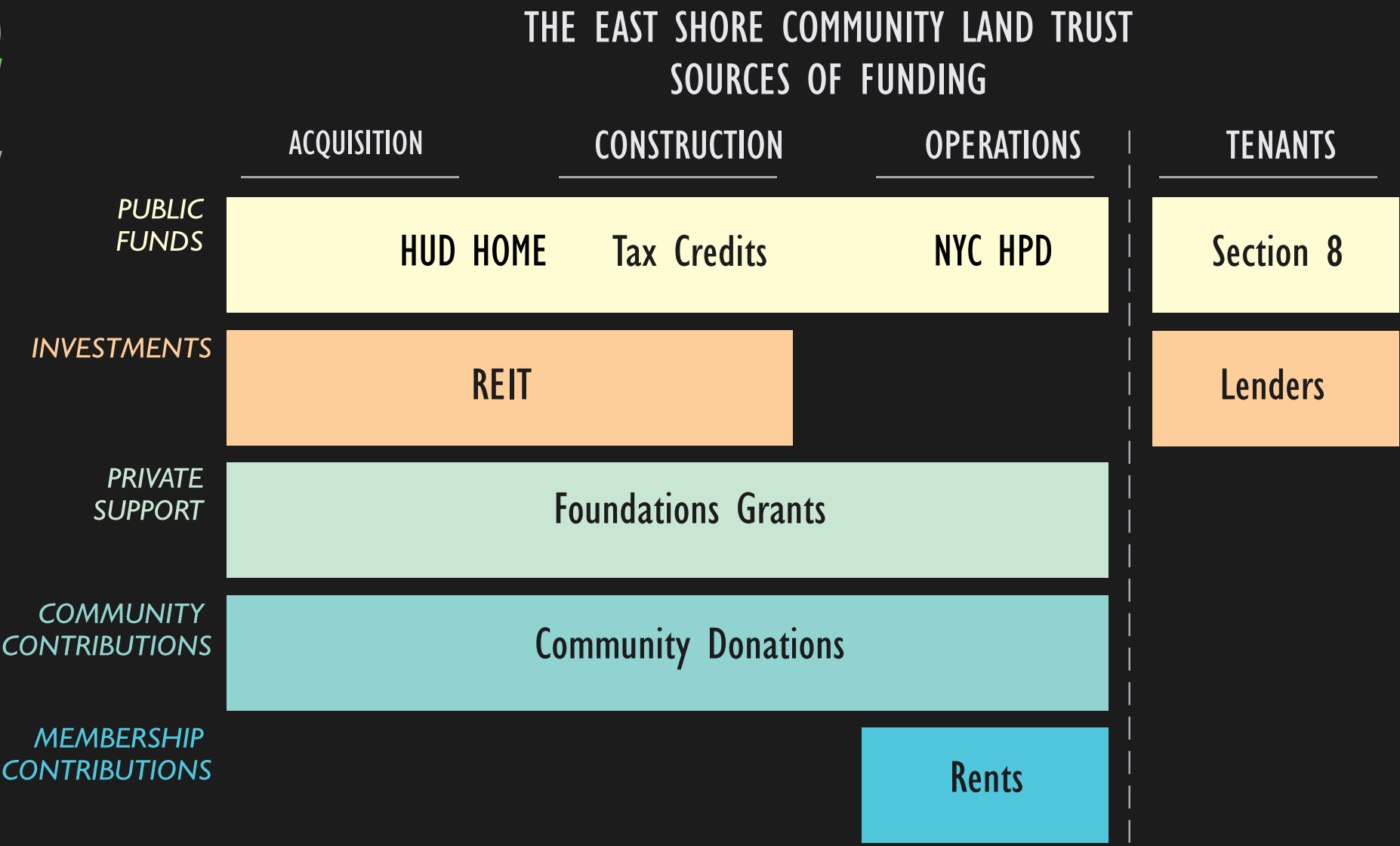
WHAT
WHO
HOW
WHERE
WHY

- ✓ CDBG-DR requirements
- ✓ Alleviate responsibilities



ESCLT: SOURCES OF FUNDS AND REVENUES

WHAT
WHO
HOW
WHERE
WHY



ESCLT: AFFORDABILITY STRATEGY

WHAT
WHO
HOW
WHERE
WHY

HOMEOWNERS

MAINTENANCE

2%

OF HOME VALUE

RENTERS

RENT

30%

OF INCOME

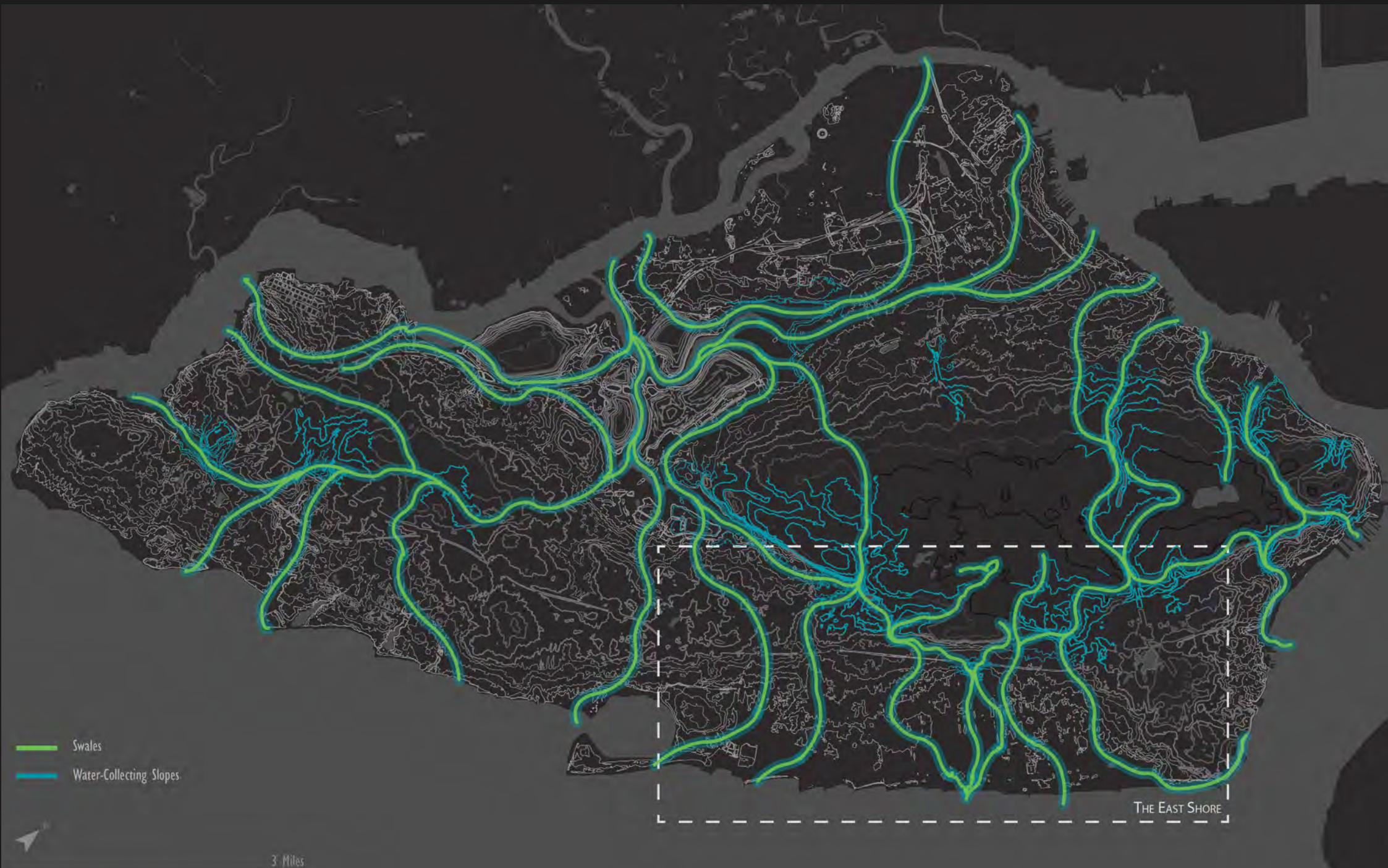
THE STATEN ISLAND RESILIENCY TRUST



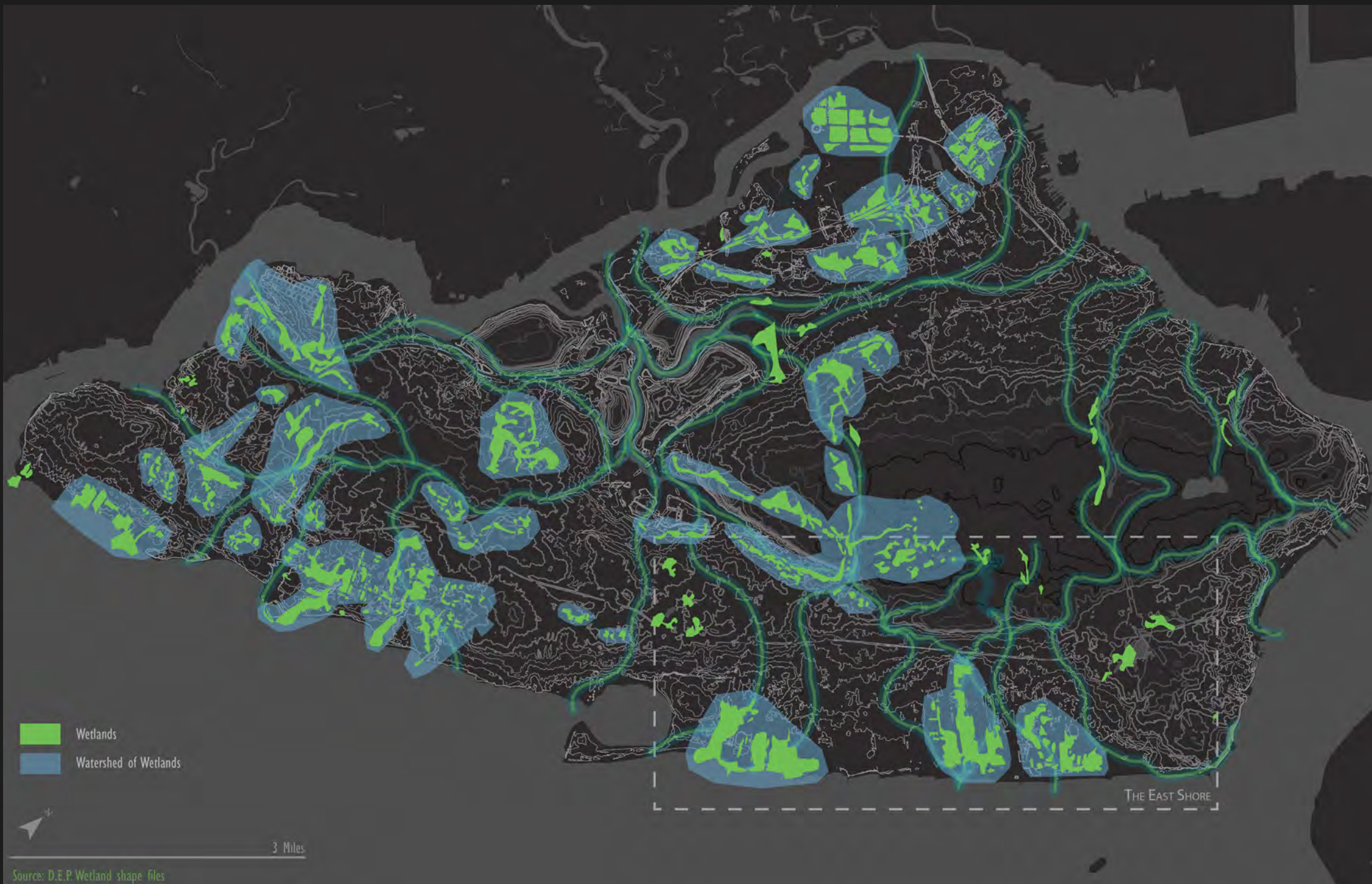
A NEW LIVING MODEL | CONTOUR STUDY



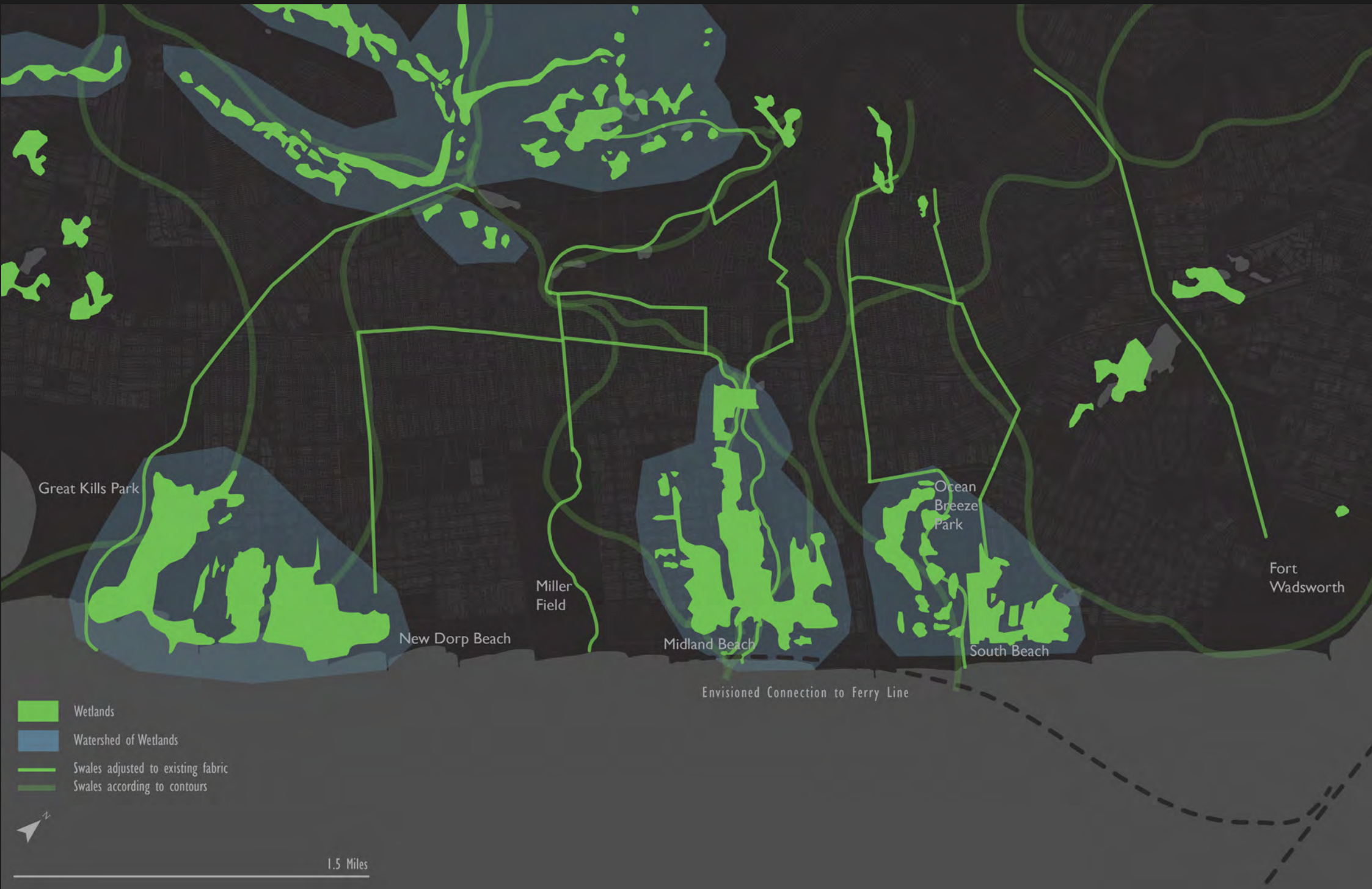
A NEW LIVING MODEL | WATER-COLLECTION SLOPES AS SWALES



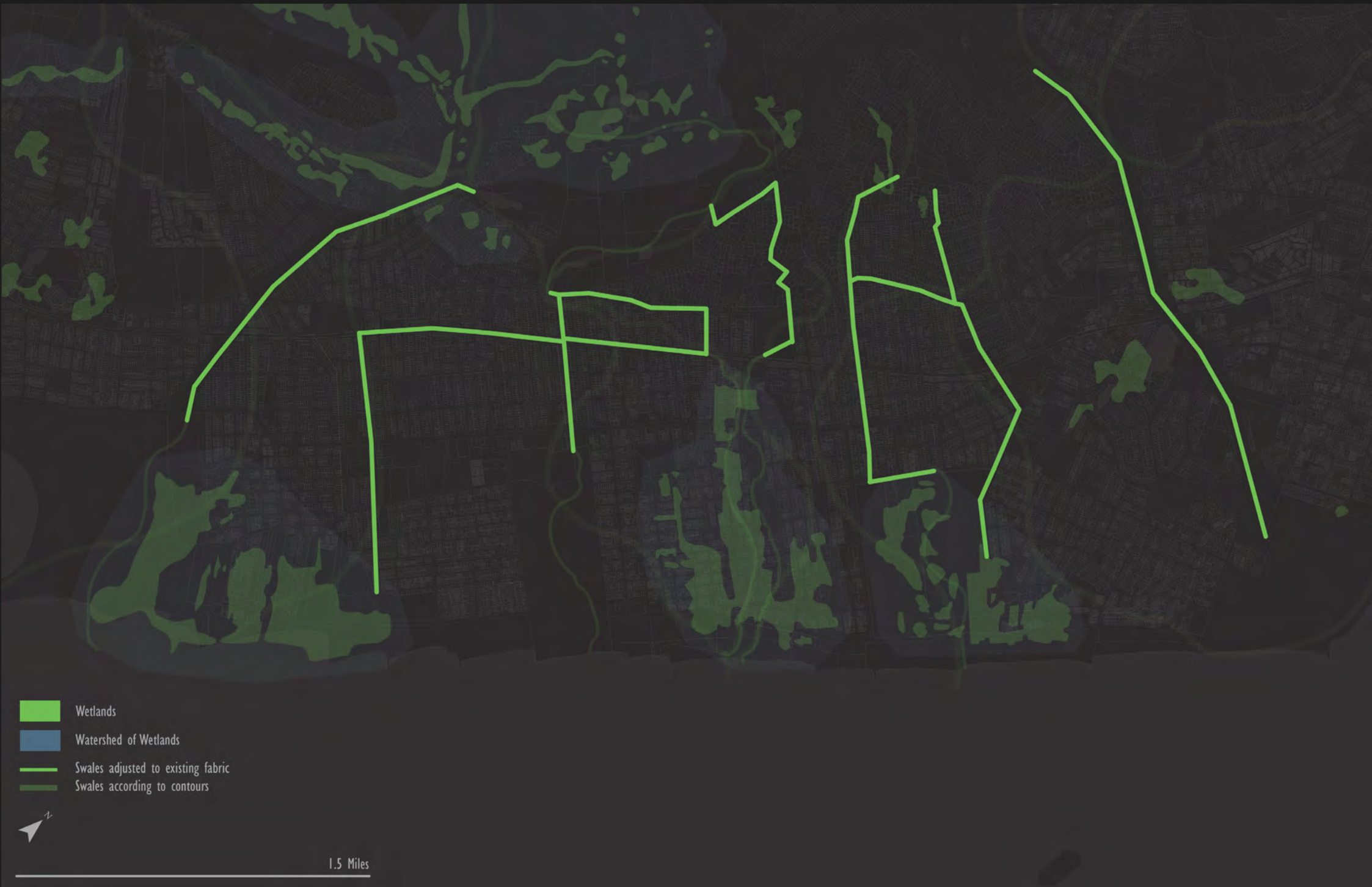
A NEW LIVING MODEL | SWALES CONNECTIONG WETLANDS



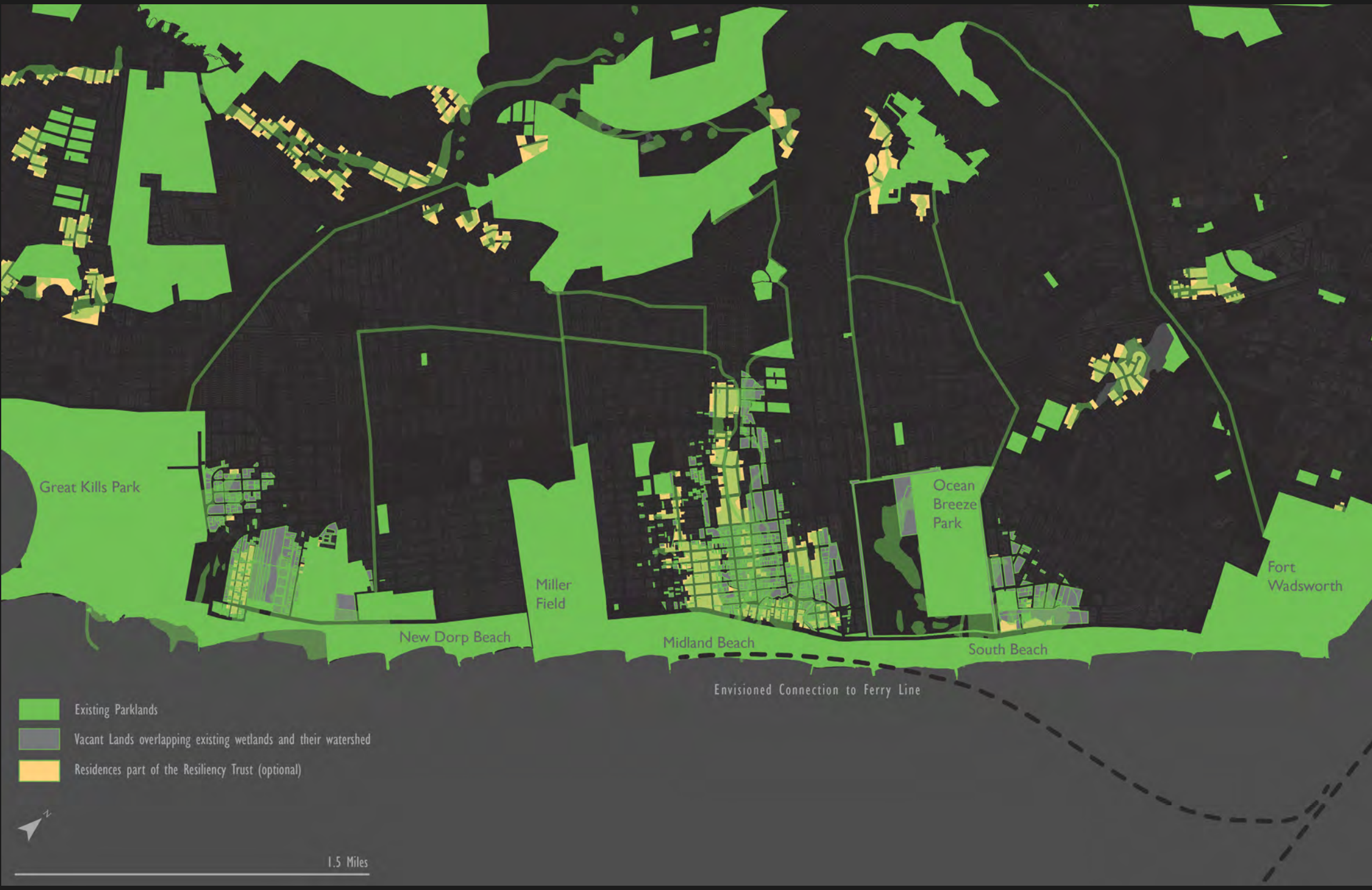
A NEW LIVING MODEL | TRANSLATING RESILIENCY



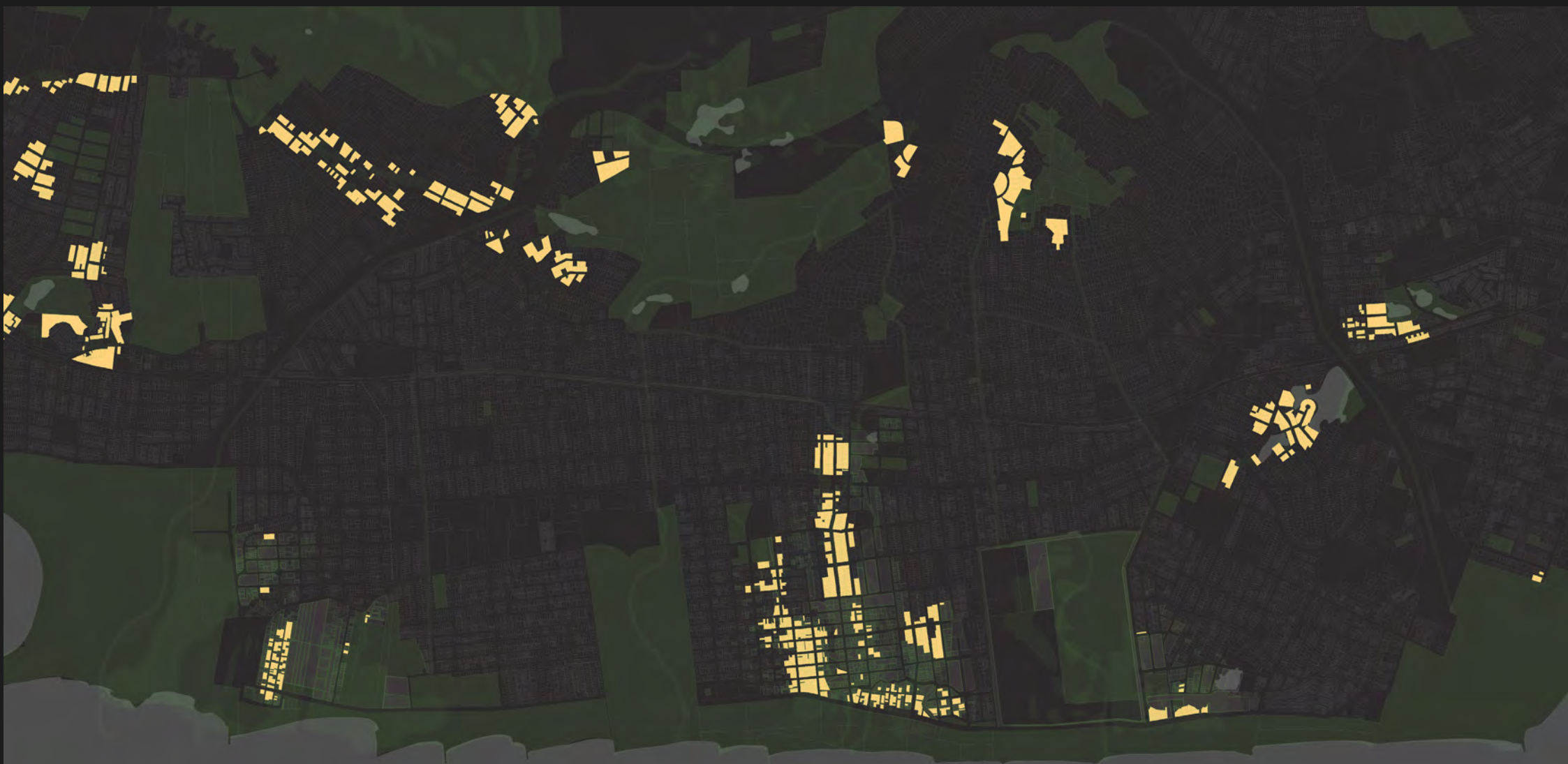
A NEW LIVING MODEL | TRANSLATING RESILIENCY






A NEW LIVING MODEL | EXPANDING GREEN SPACE



A NEW LIVING MODEL | EXPANDING GREEN SPACE

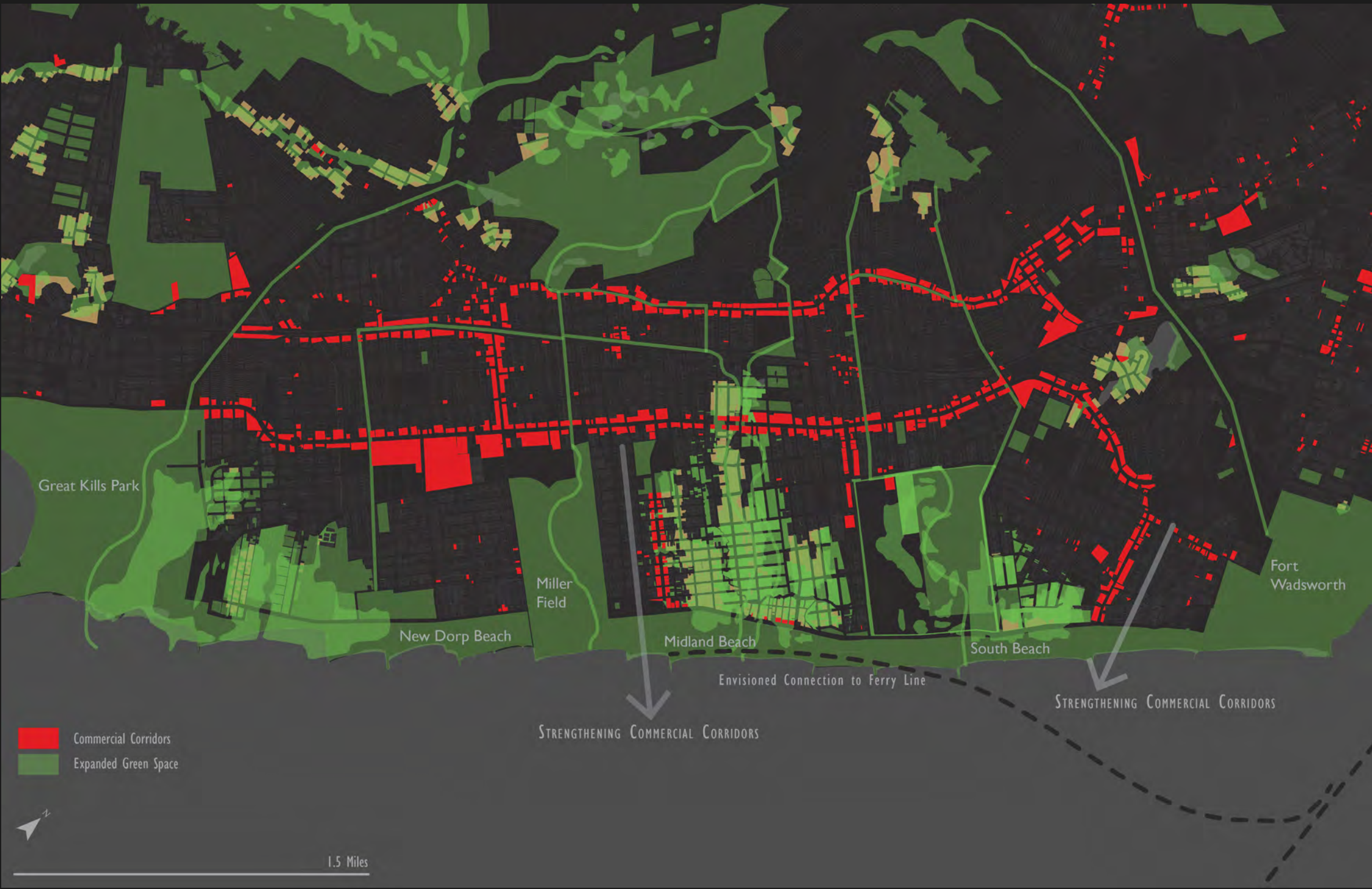


-  Existing Parklands
-  Vacant Lands overlapping existing wetlands and their watershed
-  Residences part of the Resiliency Trust (optional)



1.5 Miles

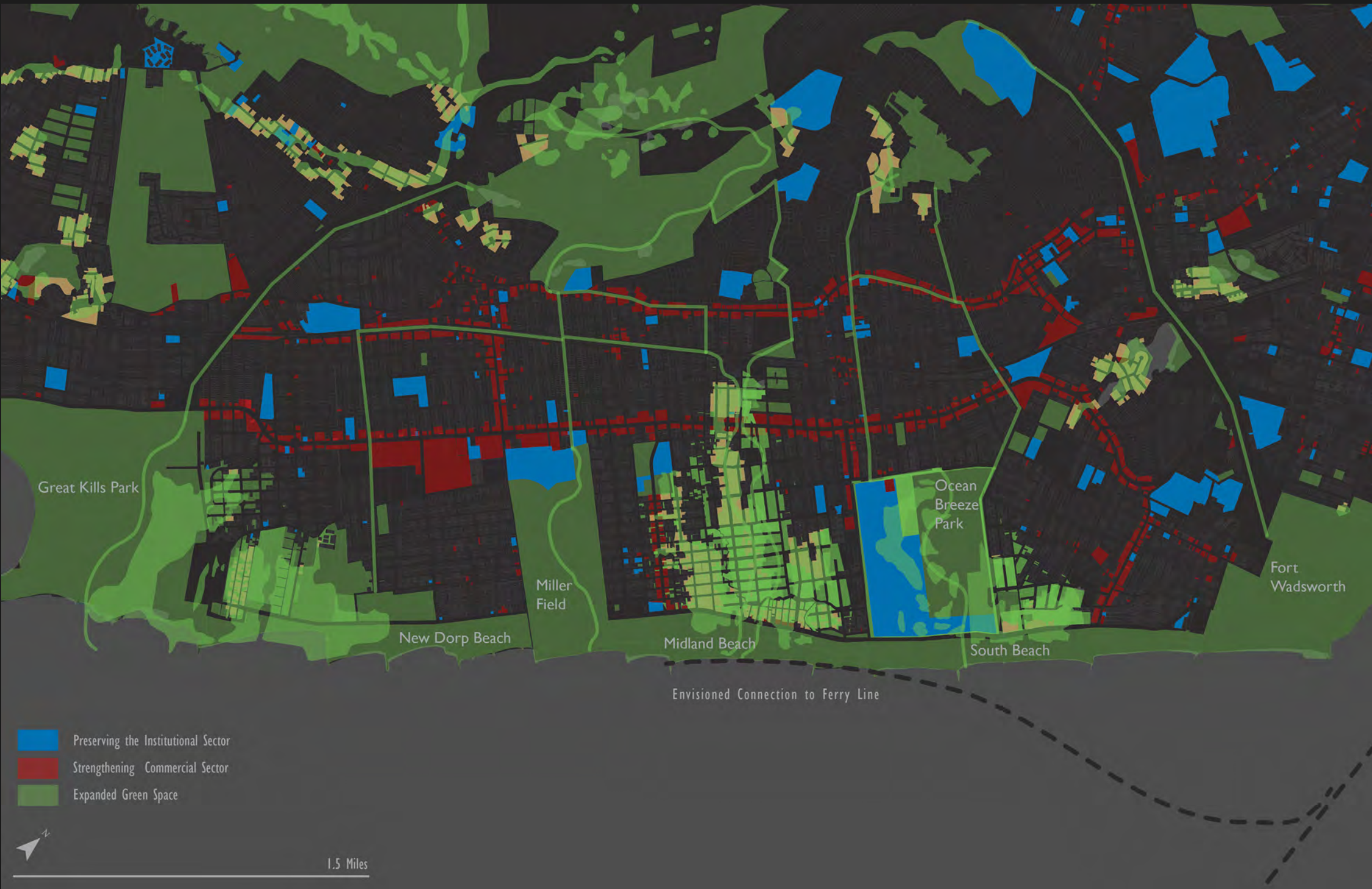
A NEW LIVING MODEL | VIBRANT ECONOMY



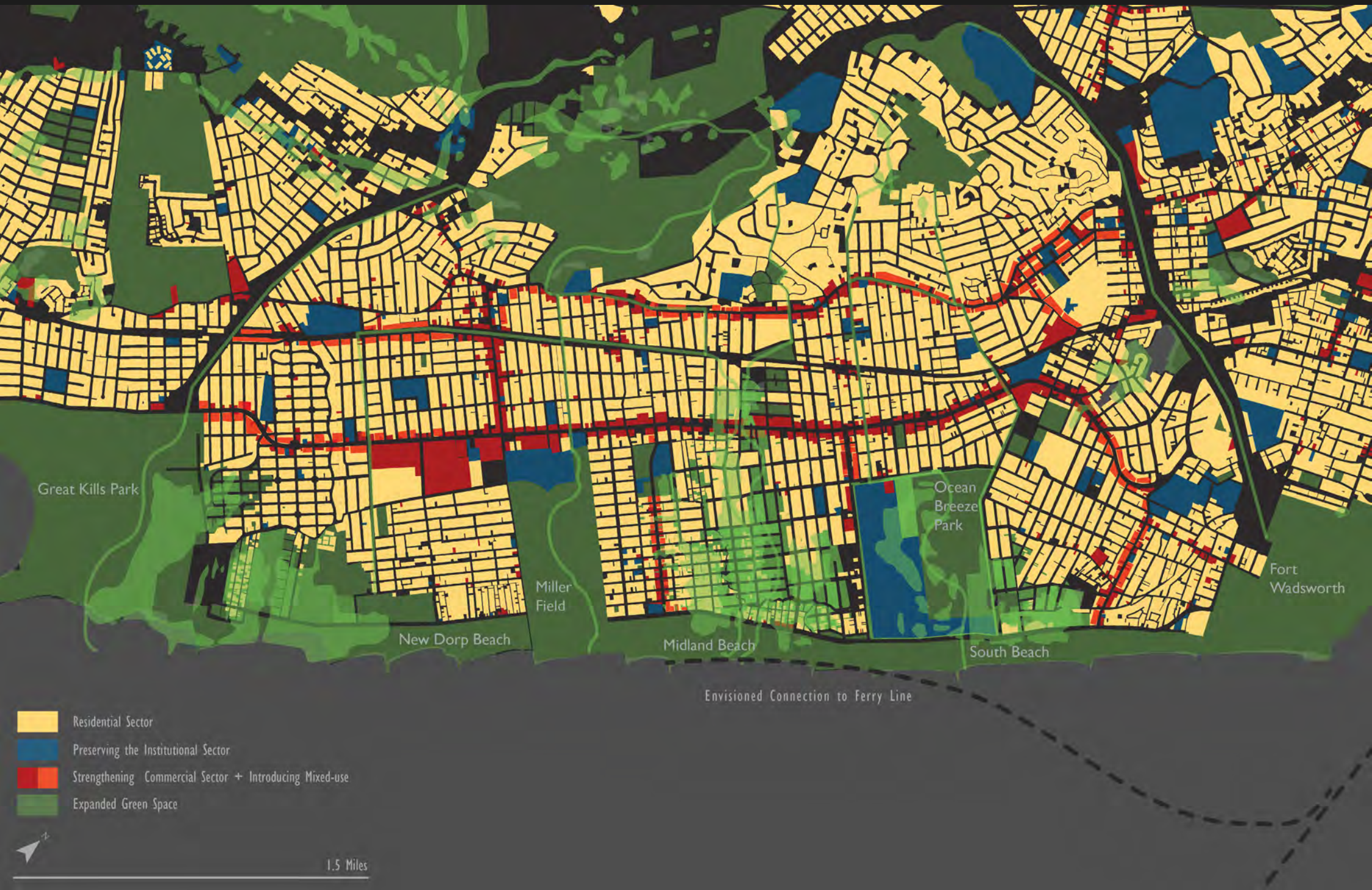
A NEW LIVING MODEL | VIBRANT ECONOMY



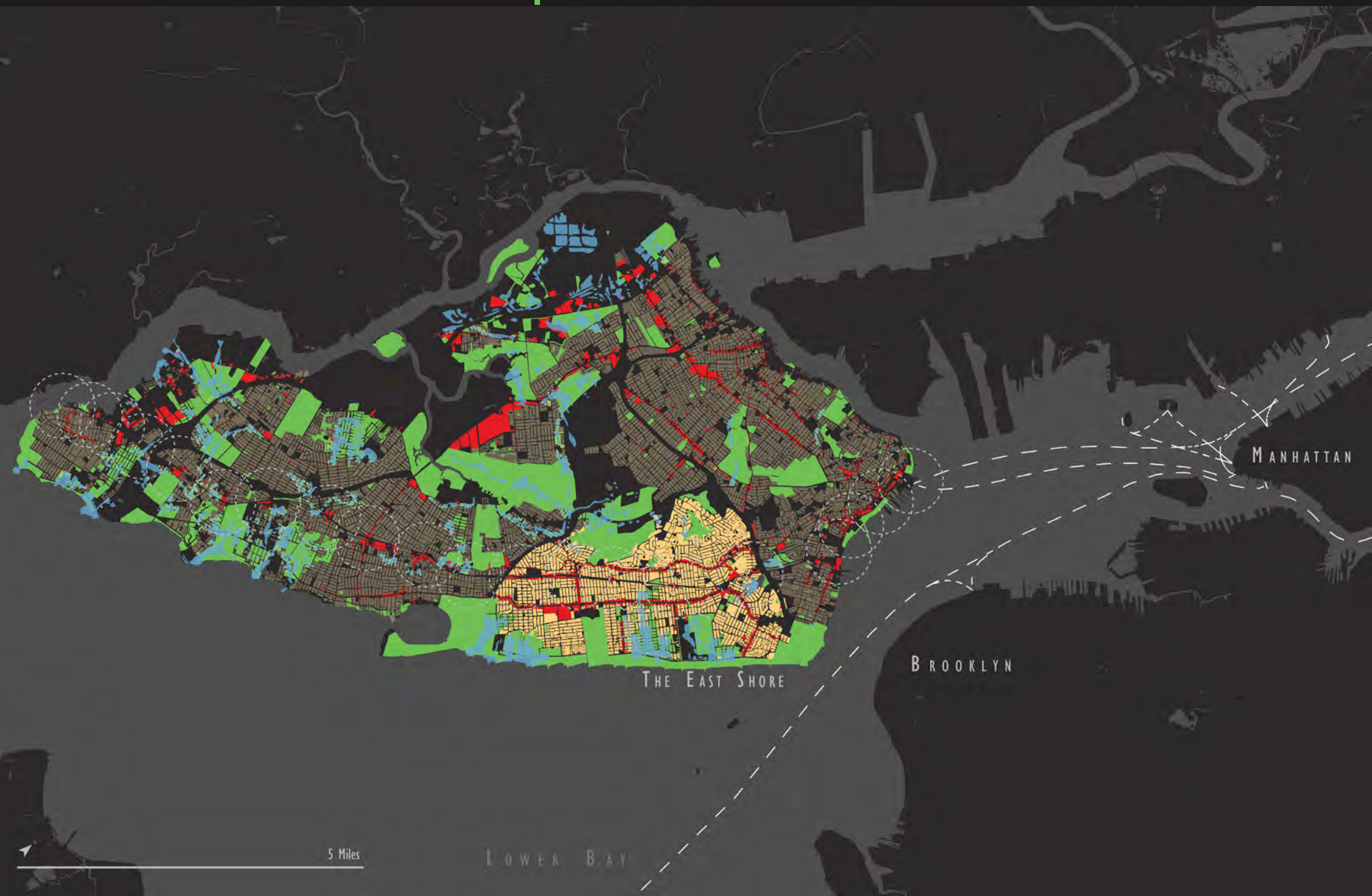
A NEW LIVING MODEL | INSTITUTIONAL USES



A NEW LIVING MODEL | RESIDENTIAL AREAS



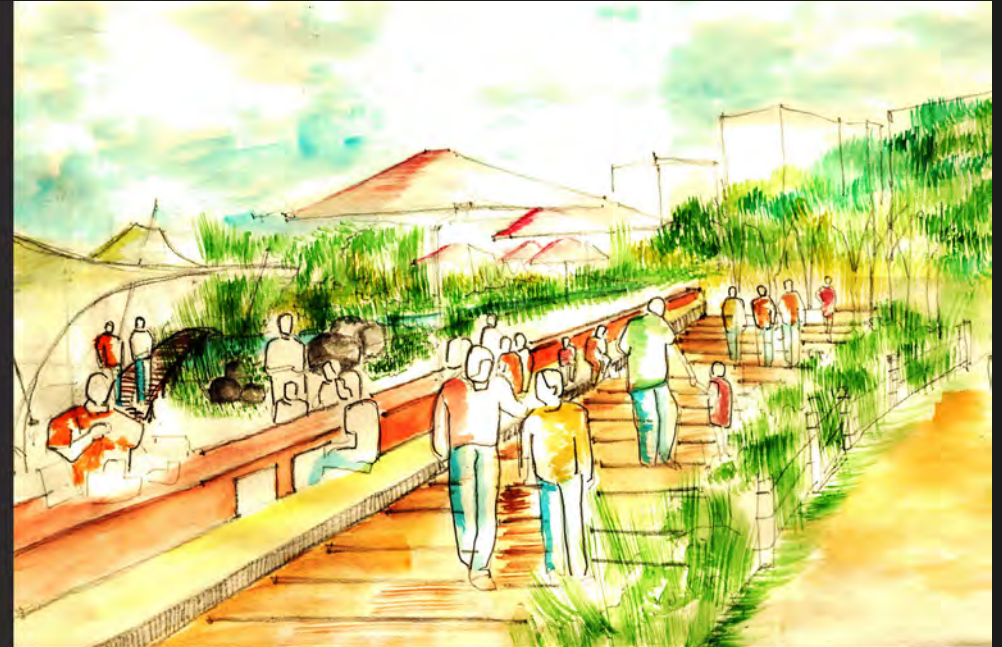
A NEW LIVING MODEL | NYC CONNECTION



LIVING IN HARMONY WITH NATURE



Recreational Spaces around Wetlands and Ecological Corridor



Community Gardens and Food Markets around open spaces



Biking and Pedestrian routes in the ecological corridors

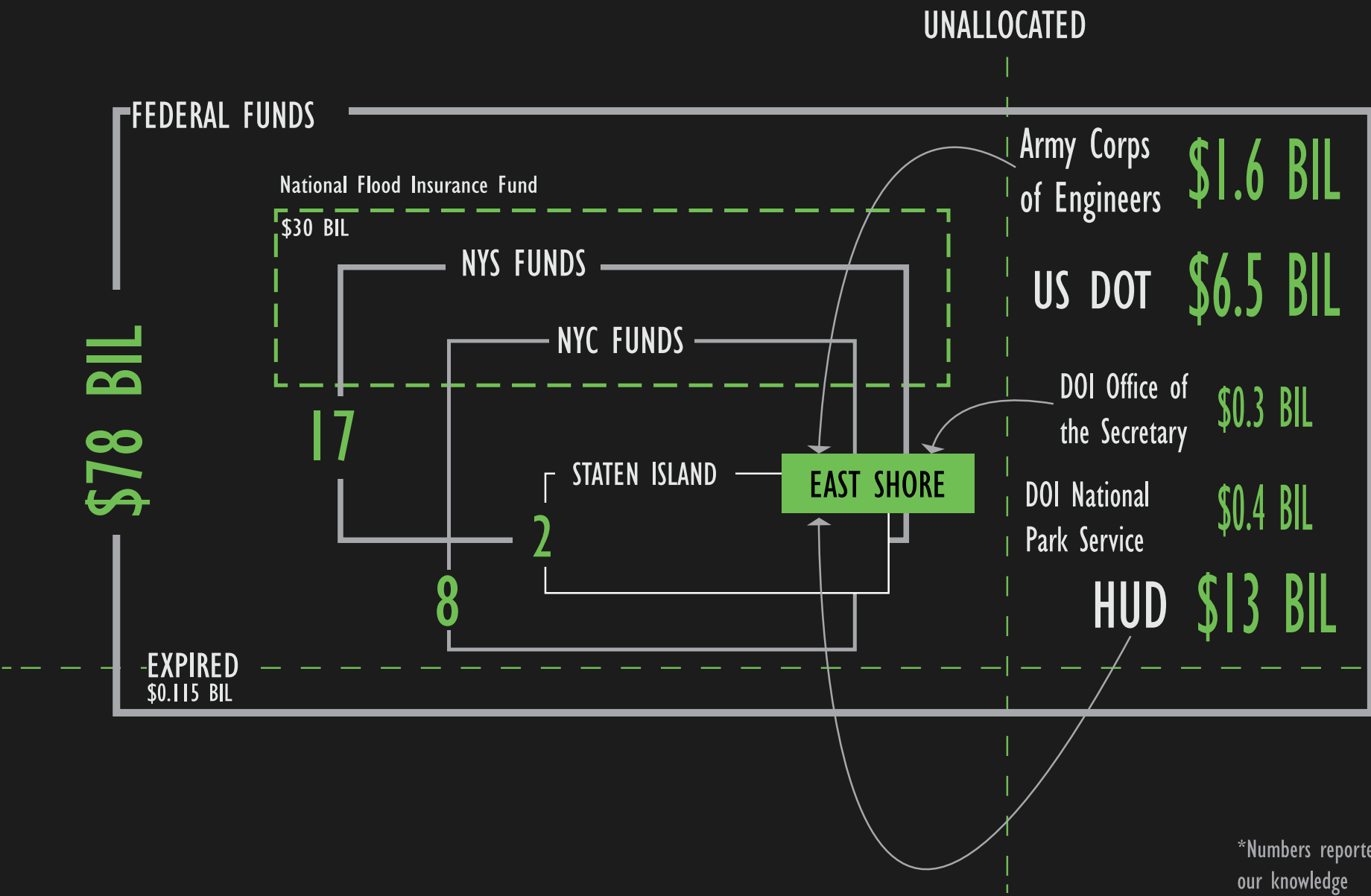


Resilient Island Culture Studio | Watercolor on Paper

Public Attractions connecting the beach with the wetlands



HURRICANE SANDY RECOVERY FUND OPPORTUNITIES



THE VALUE TO THE EAST SHORE: COMMUNITY INDEPENDENCE

WHAT
WHO
HOW
WHERE
WHY

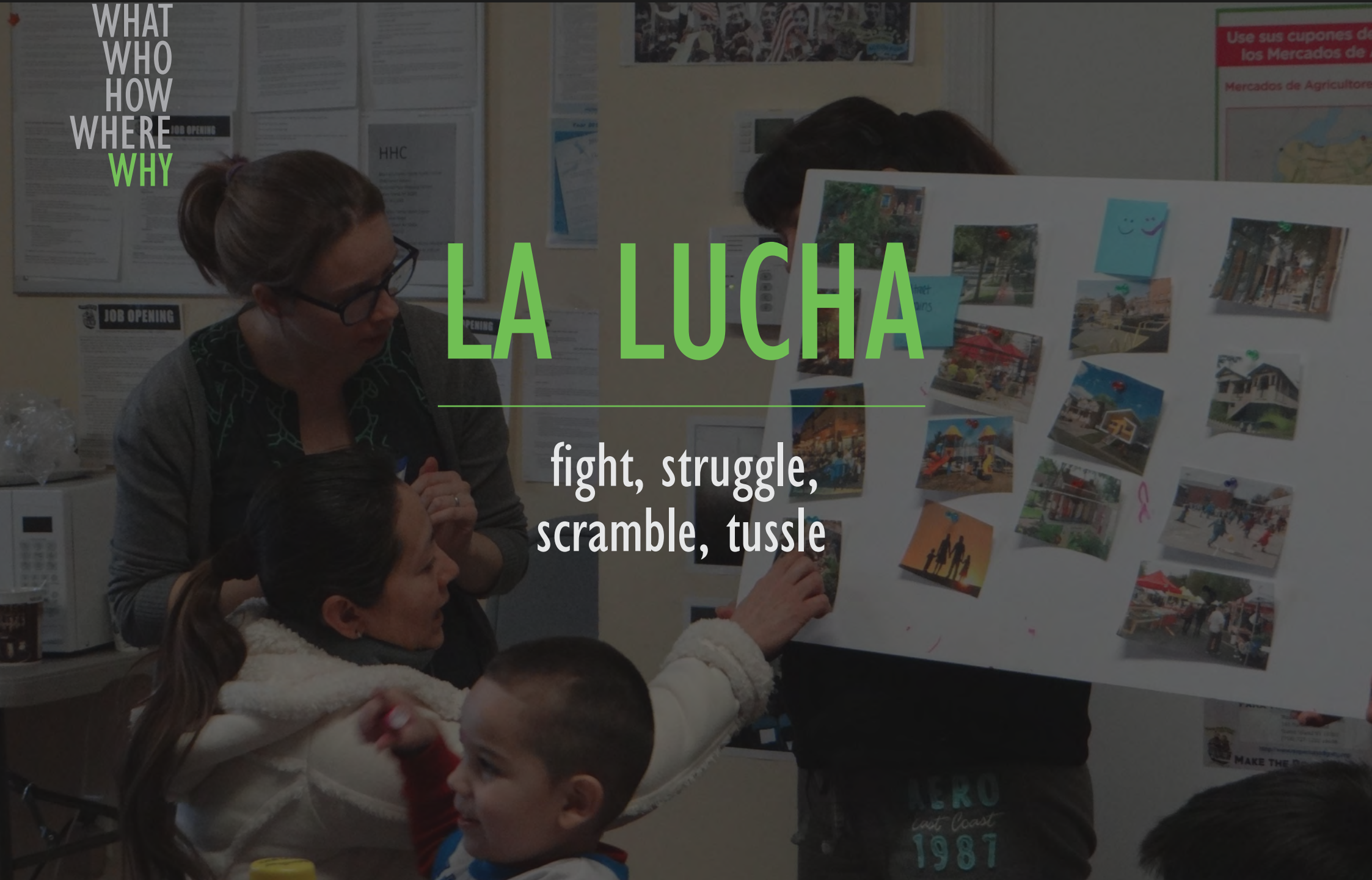


THE VALUE TO THE EAST SHORE: COMMUNITY INDEPENDENCE

WHAT
WHO
HOW
WHERE
WHY

LA LUCHA

fight, struggle,
scramble, tussle

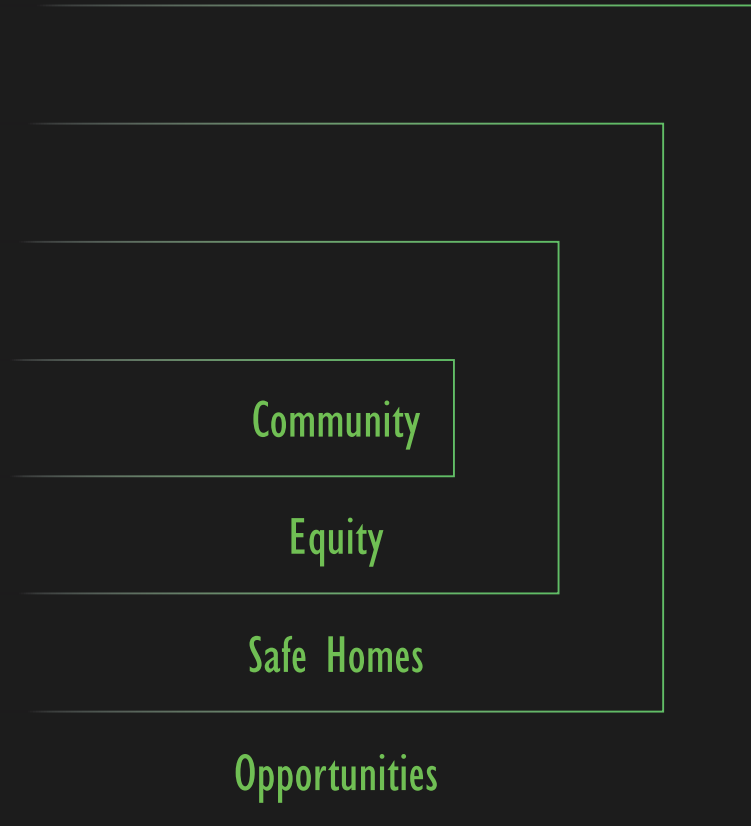


THE VALUE TO MARK THE ROAD NEW YORK

WHAT
WHO
HOW
WHERE
WHY

The ESCLT captures the goals of MRNY

MAKE THE ROAD NEW YORK



COMMUNITY LAND TRUST TOOLKIT

Community Outreach

EDUCATION & SUPPORT

Presentation

Pamphlets

Membership assets

Community Survey

Public Servants Outreach

EDUCATION & SUPPORT

Presentation

Pamphlets

Sources and Papers

Expert Connectors

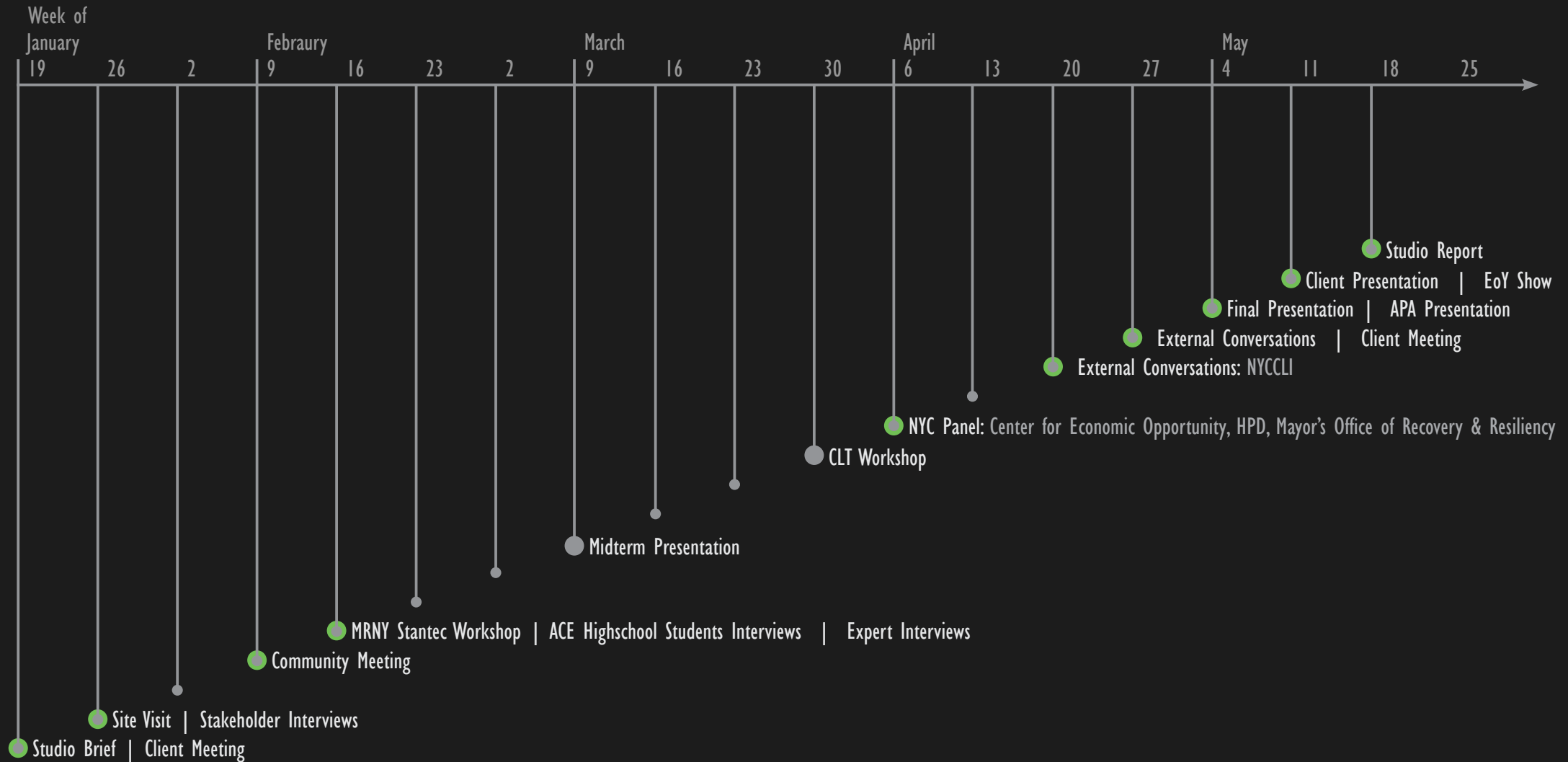
BUILDING POLITICAL AND INTELLECTUAL STRENGTH

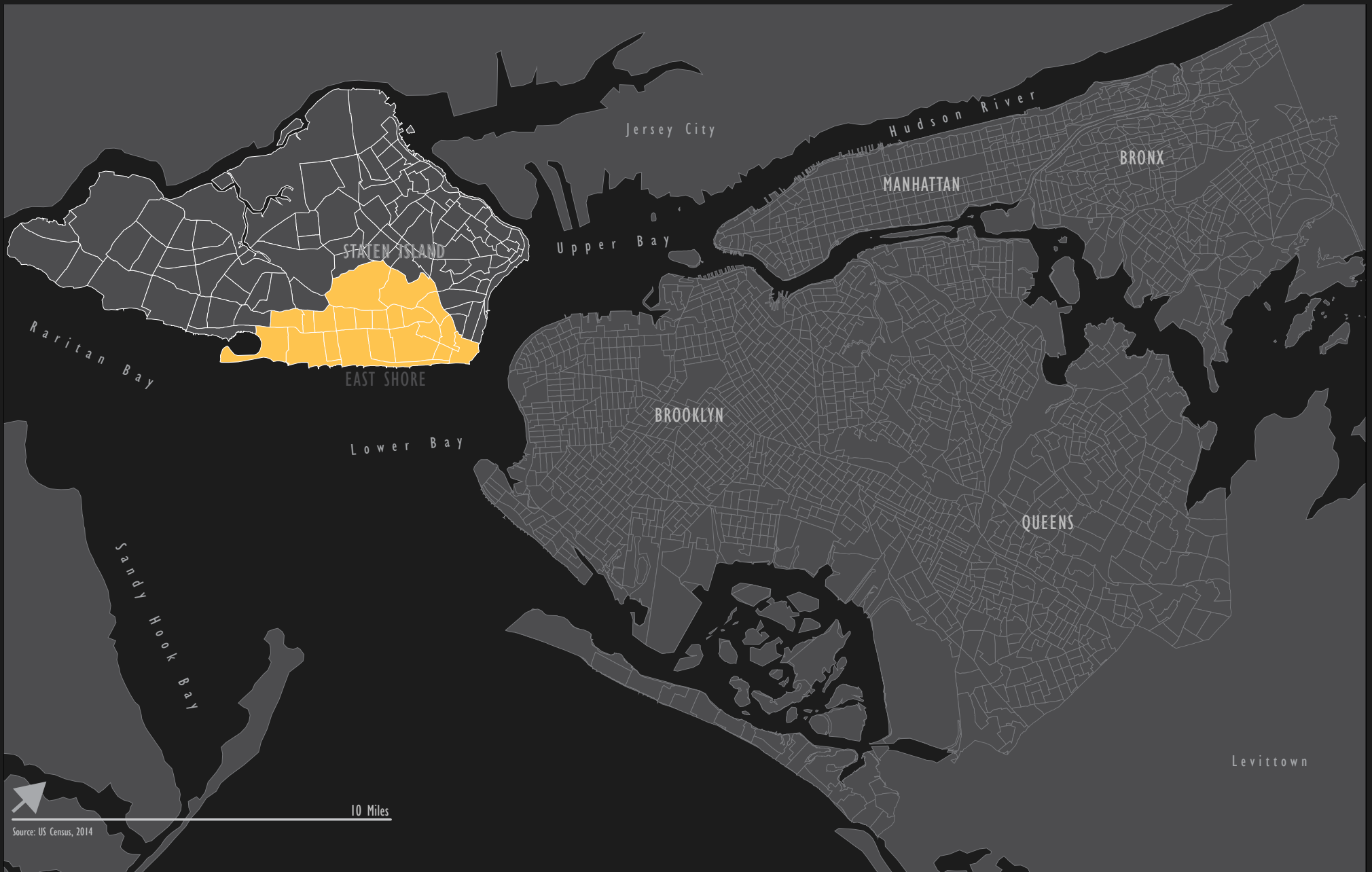
Contact List

A group of people are working in a community planning office. In the foreground, a man and two women are seated at a table, looking at large-scale maps spread out before them. The man, on the right, is wearing a brown leather jacket and glasses. The woman next to him is wearing a blue vest over a grey top. The woman on the left is wearing a light-colored shirt and is looking at a laptop. On the table, there are several large maps, a red water bottle, a blue water bottle, and some snacks. In the background, another person is standing near a wall covered with various notices and posters. The overall atmosphere is one of collaborative work and planning.

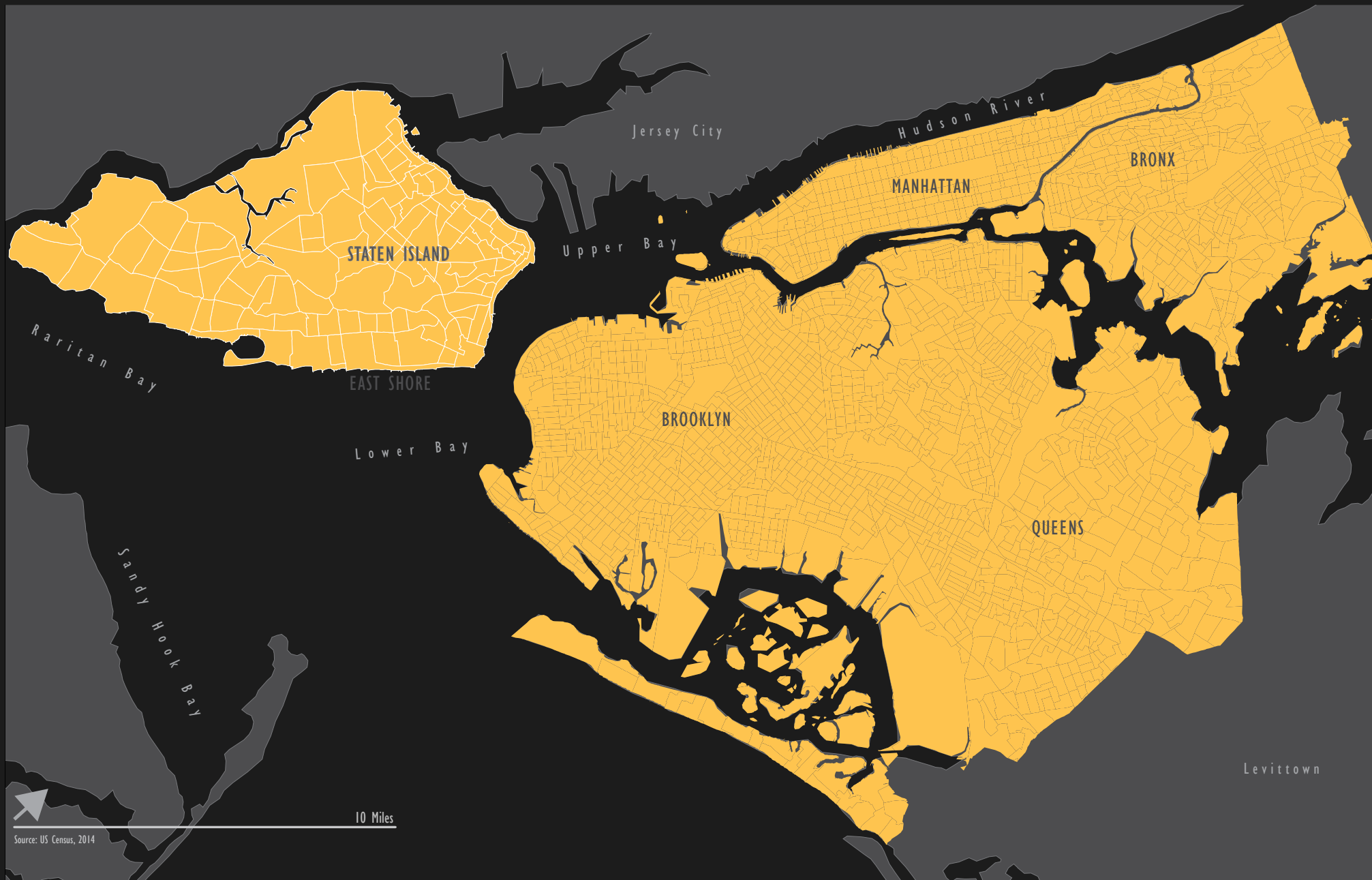
IN RETROSPECT

STUDIO PROCESS















THANK YOU

Yue Dou | Andrea Forsberg | Yuhan Ke | Haolun Li
Isha Patel | Mehak Sachdeva | Jialei Wu | Xinchu Yu | Shasha Zhu



SUMMARY:

ESCLT

WHAT

The community-wide ownership of land for a better purpose.

HOW

Land gained through acquisition, and developed into communal open space, affordable homes and more. Managed by the CLT and a Mutual Housing Association.

WHO

Efforts are guided by democratic community decision-makings, overseen by a board consisting of trust tenants, community members, public servants and valuable experts.

WHY

Through shared responsibility and ownership a community is more strongly committed to environmental and financial resiliency.

WHERE

The East Shore

RESILIENCY LAND TRUST

The borough-wide ownership of land for a better purpose.

Land gained through acquisition, and developed into communal open space for wetland conservation.

Like the ESCLT, community decision making, overseen by a board, in collaboration with the Department of Environmental Protection

Through shared responsibility and ownership preservation of a living model in harmony with nature.

Staten Island

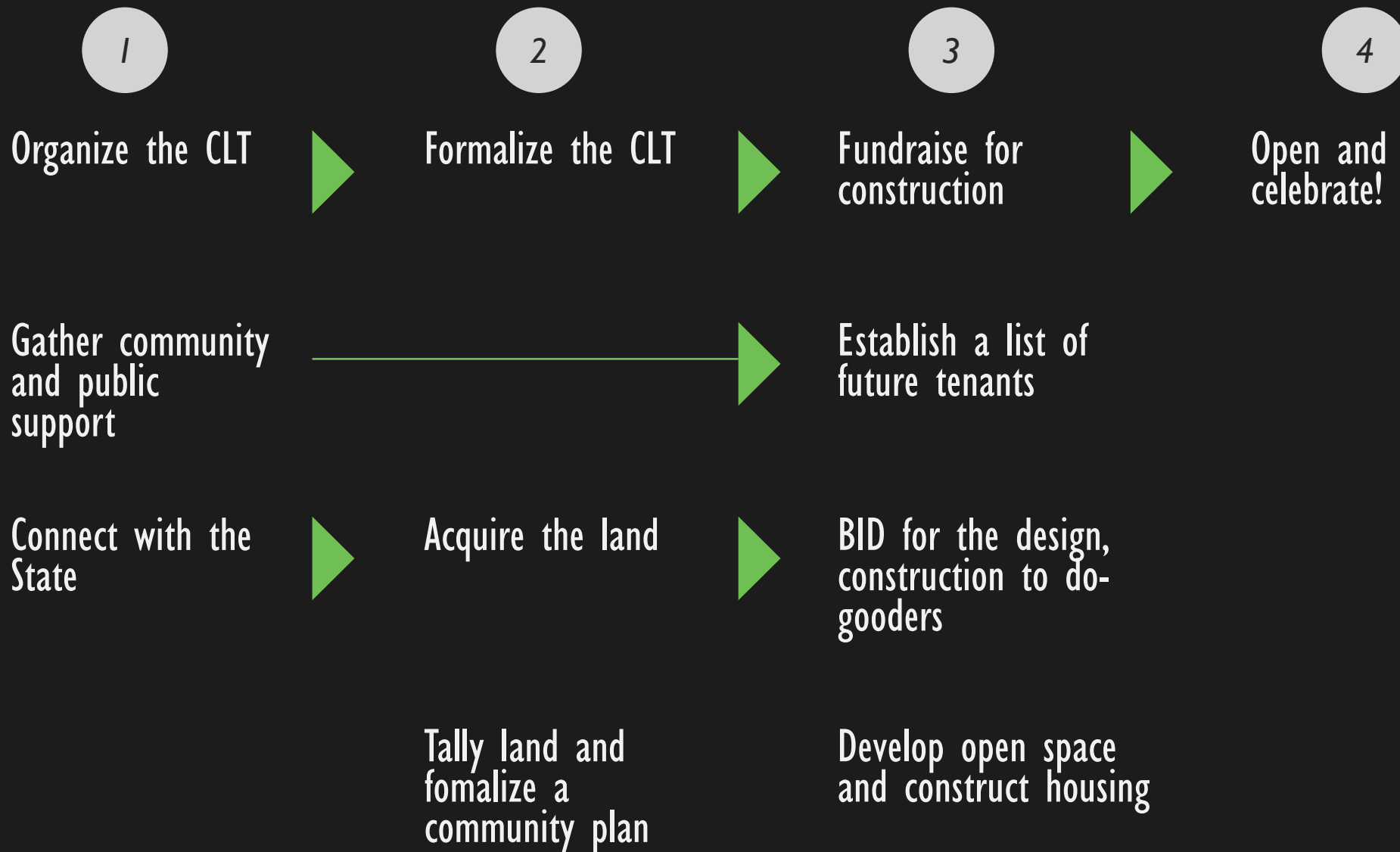
Appendix

ESCLT: SOURCES OF FUNDS AND REVENUES

WHAT
WHO
HOW
WHERE
WHY

THE EAST SHORE COMMUNITY LAND TRUST

	ACQUISITION	CONSTRUCTION	OPERATIONS	TENANTS
PUBLIC FUNDS	Sandy Recovery Funds Federal Funds & Subsidies State Funds & Subsidies City Funds & Subsidies	Sandy Recovery Funds Federal Funds & Subsidies State Funds & Subsidies City Funds & Subsidies Tax Credits Army Corp	Federal Funds & Subsidies State Funds & Subsidies City Funds & Subsidies Tax Exemption	Federal Home Loan Bank Rental Subsidies
INVESTMENTS	Private Lending Institutions Pension / Investment Funds REIT	Private Lending Institutions Pension / Investment Funds REIT		Private Lending Institutions
PRIVATE SUPPORT	Private Foundations & Organizations Private Donations	Private Foundations & Organizations Private Donations	Private Foundations & Organizations Private Donations	
COMMUNITY CONTRIBUTIONS	Grassroots Fundraising	Grassroots Fundraising	Community Donations	Membership due including <u>Maintenance</u> 2% of property value annually <u>Rents</u> 30% of income
MEMBERSHIP CONTRIBUTIONS			Membership Due Maintenance MHA Lease	
OTHERS	Private Land Donations		Other fee activites	



COMMUNITY SURVEY

TARGET East Shore Community Stakeholders

OBJECTIVE Map the understanding of CLT
Map support and challenges to ESCLT

TARGET	Potential Tenants	ES Community	Gov't	Interest Gropus	Private Investors	Developers
OBJECTIVE	Map the financial need Map the interest in ESCLT Gain understanding of meaning of “home”	Map understanding and interests: resiliency Map understanding: communal responsibility	Map motivations and barriers to ESCLT	Map motivations and barriers to ESCLT	Map risk perspective to CLTs Map barriers to ESCLT investment	Map risk perspective to CLTs Map barriers and interest: ESCLT investment

BENEFITS

EAST SHORE COMMUNITY LAND TRUST

The People of the East Shore

The Environment of the East Shore

Perpetual affordability

Perpetual responsibility

Tripartite Governance

Dual ownership

Open, place-based
membership

Expansionist Acquisitions

Exclusive use of land

Community Control

Flexible Development

THE EAST SHORE COMMUNITY LAND TRUST

CONSTRUCTION	DESIGN	MANAGEMENT	FACILITATION	FINANCING
Developers +	Community	ESCLT	State; Governor's	Public subsidies
Contractors +	Architects	ESCLT MHA	Office of Resiliency	Donations
Future Homeowners	Engineers	Consultants	Public facilitation	Grants
	Resiliency Experts			REIT
	Planners			

EAST SHORE COMMUNITY LAND TRUST

The East Shore Community Land Trust (ESCLT) is a community-based membership organization, governed by a community-based board of directors, whose mission includes permanent stewardship of land for **environmental resiliency, community benefit** and **perpetual preservation of the affordability of housing** on that land.