

# Community Visioning for Vacant Land following Managed Retreat in Edgemere, Queens, N.Y.

Community Forum #2 - January 15, 2022



Collective for  
Community, Culture  
and Environment



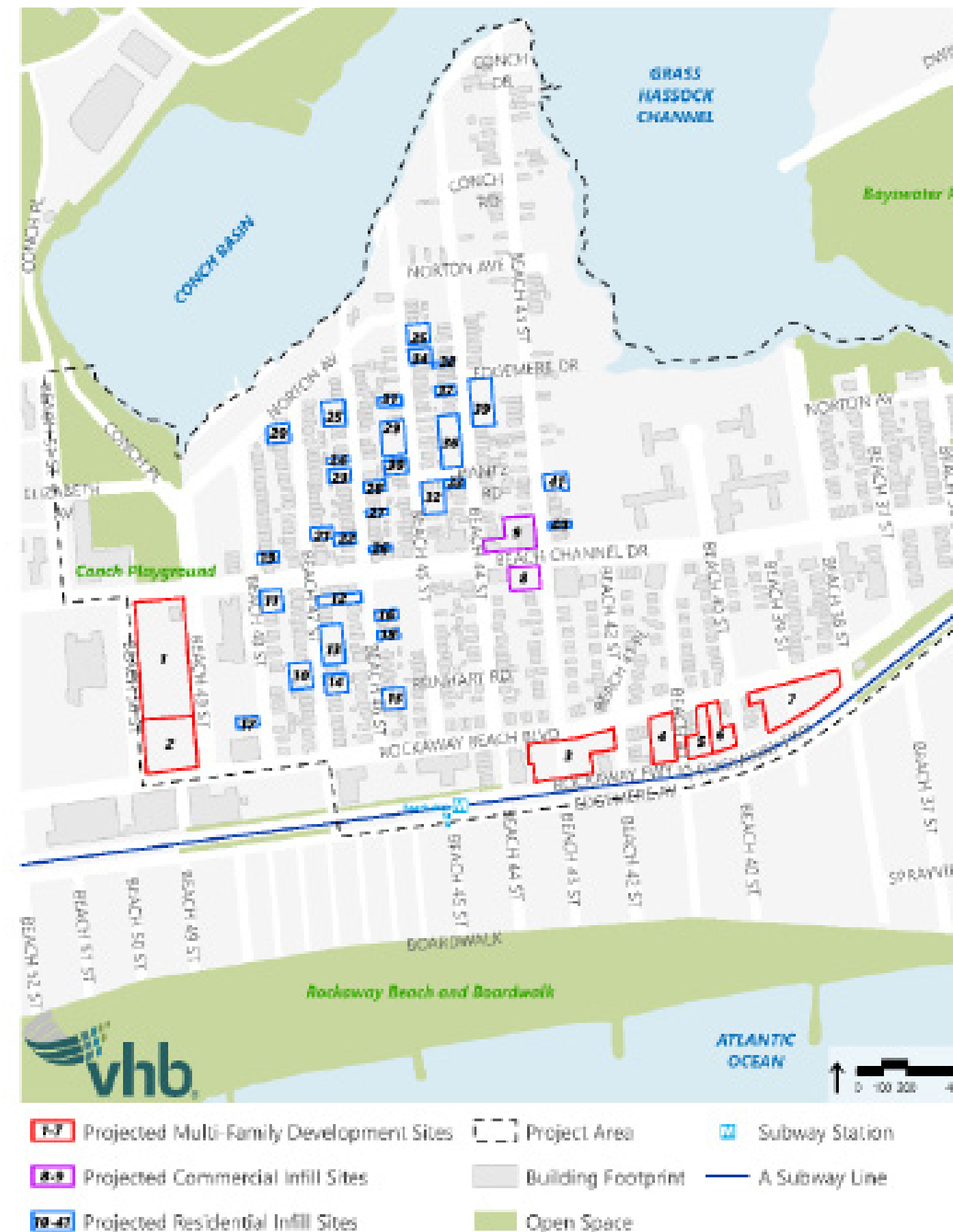
**RISE**

ROCKAWAY  
INITIATIVE FOR  
SUSTAINABILITY  
AND EQUITY

# Resilient Edgemere Plan & more...

Resilient Edgemere Plan includes zoning and other changes that will result in:

- 3,507 add'l residents (max)
- 474 add'l employees (max)
- 122 residential units to be built on residential infill lots approx. 1,500 sf/unit
- Full build-out by 2031  
Total 1,201 residential units



These numbers **do not** include the proposed housing developments at:

- Arverne East  
1,650 residential units
- Peninsula Hospital Site  
2,200 units in 11 buildings
- Far Rockaway Village  
1,700 units in 8 buildings

Approx: **5,550 additional units**

# USACE Bayside Flood Protections

U.S. Army Corps of Engineers:  
Bayside shoreline features  
will protect against regular  
“sunny day” tidal flooding  
and small coastal storms and  
sea level rise – NOT a huge  
Sandy-like storm.

Design has begun on up to 5.5  
foot-high walls, berms and  
soft green infrastructure that  
will protect the community  
for the next 50 years from  
bayside tidal flooding.



# What is a Community Land Trust ?

A community land trust (CLT) is a nonprofit organization that owns & retains land and sells or rents housing that has been built on it to lower income households. There are approx. 277 CLTs in the US.

The CLT caps resale prices (and/or rents) of the housing, to preserve affordability for the next generation – this helps to prevent gentrification and displacement.

To reflect the values of the community and CLT residents, the community land trust (CLT) board will evolve to include:

- 1) non-profit board members
- 2) residents of the CLT
- 3) local stakeholders & electeds

CLTs foster financial stability for families, while preserving economic and racial diversity.

A community land trust can also help to preserve open spaces for urban agriculture, conservation or parkland that provide benefits to people and the environment.



# New Communities Inc. CLT, GA ('69 - '85)

New Communities, Inc., a CLT in Southwest Georgia:

- from 1969 to 1985
- a 5,700-acre land trust and farm collective
- the size of Rhode Island !
- owned & operated by a dozen black farm farmers
- 10 families had long-term farmhouse leases
- corn, peanuts & soybeans
- farmstands & smokehouses



*"Arc of Justice"*  
documentary  
film about the  
community  
land trust  
(2016)

John Lewis  
Civil Rights Leader:

that if you had your own piece  
of land, you could do things.

# Dudley Street CLT, Boston, MA ('84 - now)

## Dudley Street Neighborhood Initiative CLT (DSNI):

- founded in 1984 by neighbors
- created plan for urban village
- 35 directors on DSNI board
- 3,000 active members of DSNI
- 225 units of affordable housing
- commercial & nonprofit space
- a park/playground
- a mini-orchard and garden
- a 1.5-acre urban farm
- a community greenhouse



# HPD RFEI : Community Land Trust

NYC may give 119 City-owned vacant lots to a non-profit Community Land Trust.

- 62 Lots for RESIDENTIAL
- 55 Lots for OPEN SPACES
- 2 Lots for COMMERCIAL

This non-profit will own the land & create 99-year leases for a homeowners association and agreements with open space stewardship groups.

Ownership of the Land is separate from that of the units for homebuyers. This makes the units cheaper because the homeowner does not pay for the land.

There will be detached one or two family homes and rental options.

HPD has not yet determined the range of incomes for CLT homeowners.

The CLT may also manage the 55 open space lots – possibly in partnership with local stewardship groups.

The spaces can be used for gardening, playgrounds, environmental centers, and much more...

The open space user groups will need to raise funds to pay for management, supplies and maintenance.

# HPD RFEI : Community Land Trust

From the RFEI responses, HPD will select 1 (or 2) non-profit organizations (or exist. CLTs) with housing and open space development and management expertise.

119 City-owned vacant lots may be available for CLT housing, open spaces and commercial uses.  
(see map to the right)

RFEI deadline: Sept. 24th, 2021

