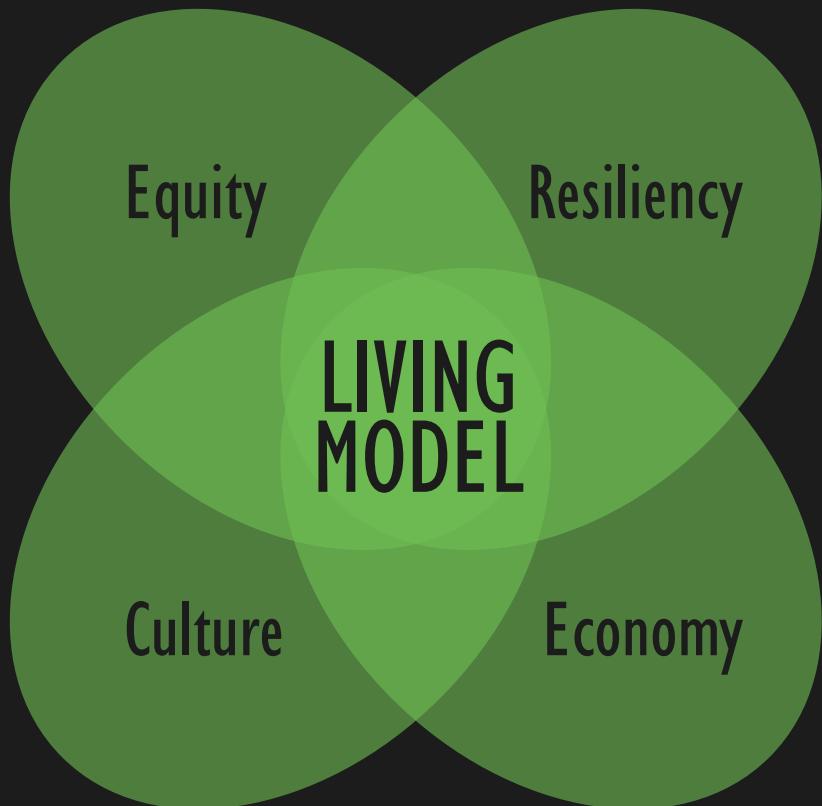


RESILIENT ISLAND CULTURE | STATEN ISLAND STUDIO



Yue Dou | Andrea Forsberg | Yuhan Ke | Haolun Li
Isha Patel | Mehak Sachdeva | Jialei Wu | Xinchi 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

Community
Land Trust

Funding
Strategy



Protect the
Environment



Preserve
affordability



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

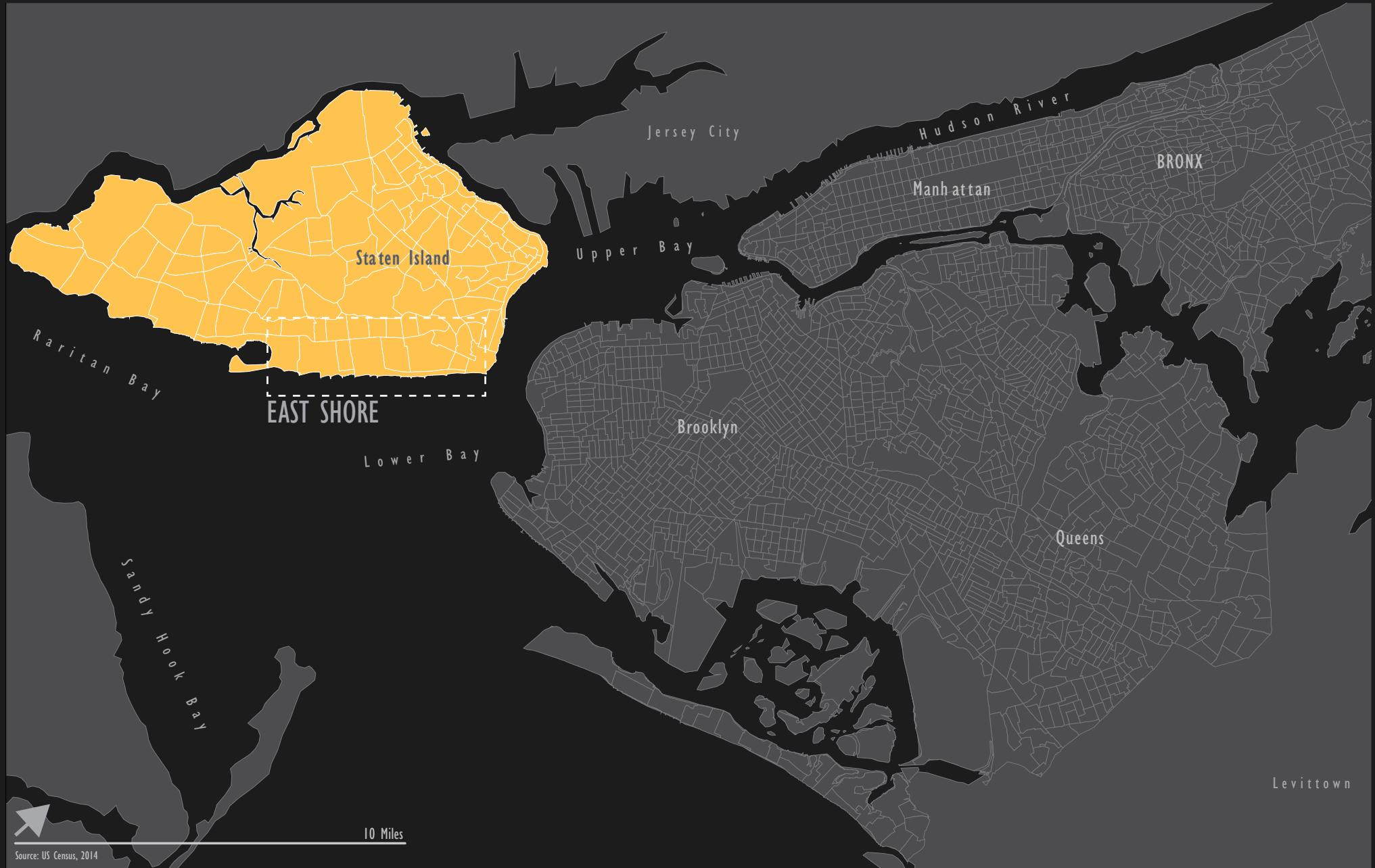


Studio Goal & Solution
Client and Community
Understanding Staten Island
Methodology & Research
The Studio Solution
Studio Reflection

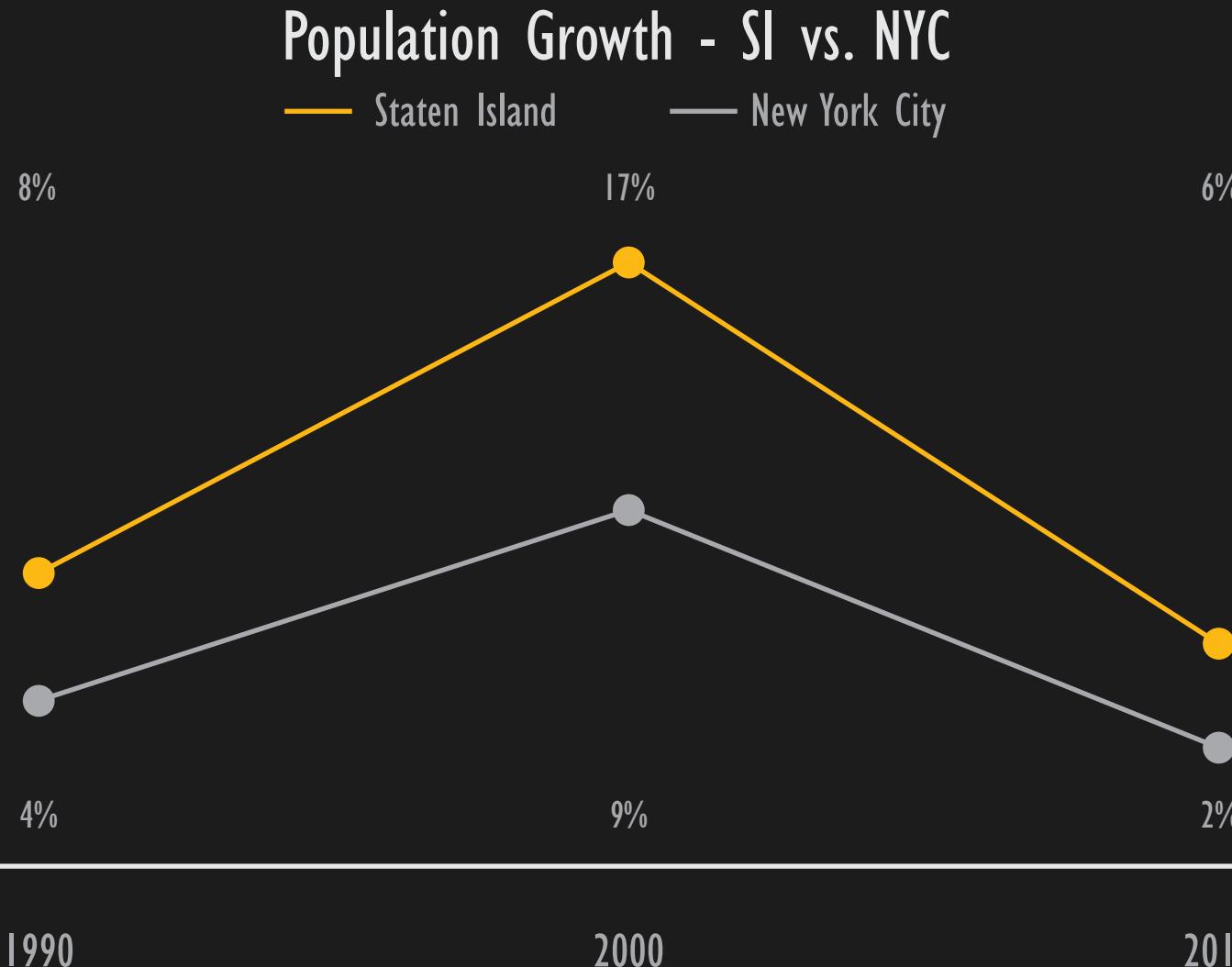


STUDIO SITE

STUDIO SITE: STATEN ISLAND EAST SHORE



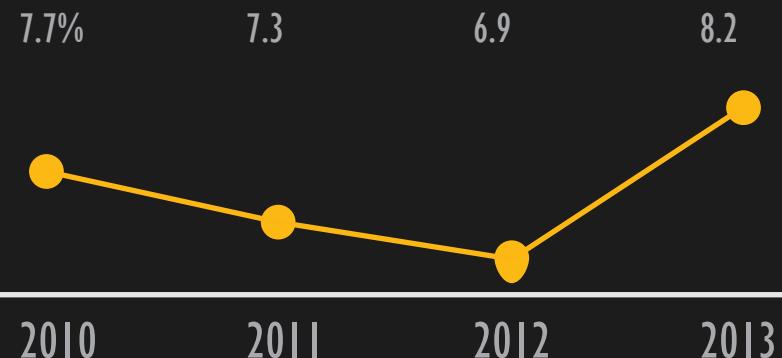
STATEN ISLAND: FASTEST RELATIVE POPULATION GROWTH IN NYC



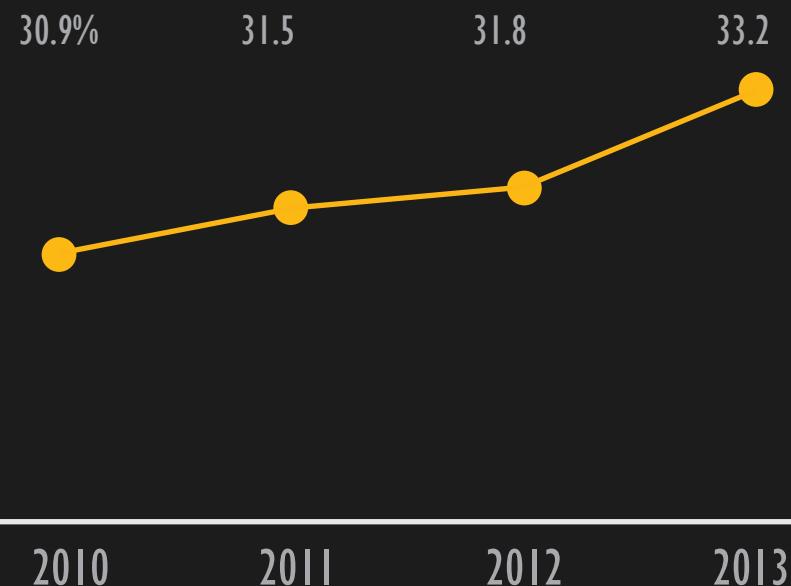
Source: ACS 2013, 5-yr Estimate

STATEN ISLAND: FAMILIES IN STATE OF CHALLENGE

Staten Island Households
Below Poverty Level



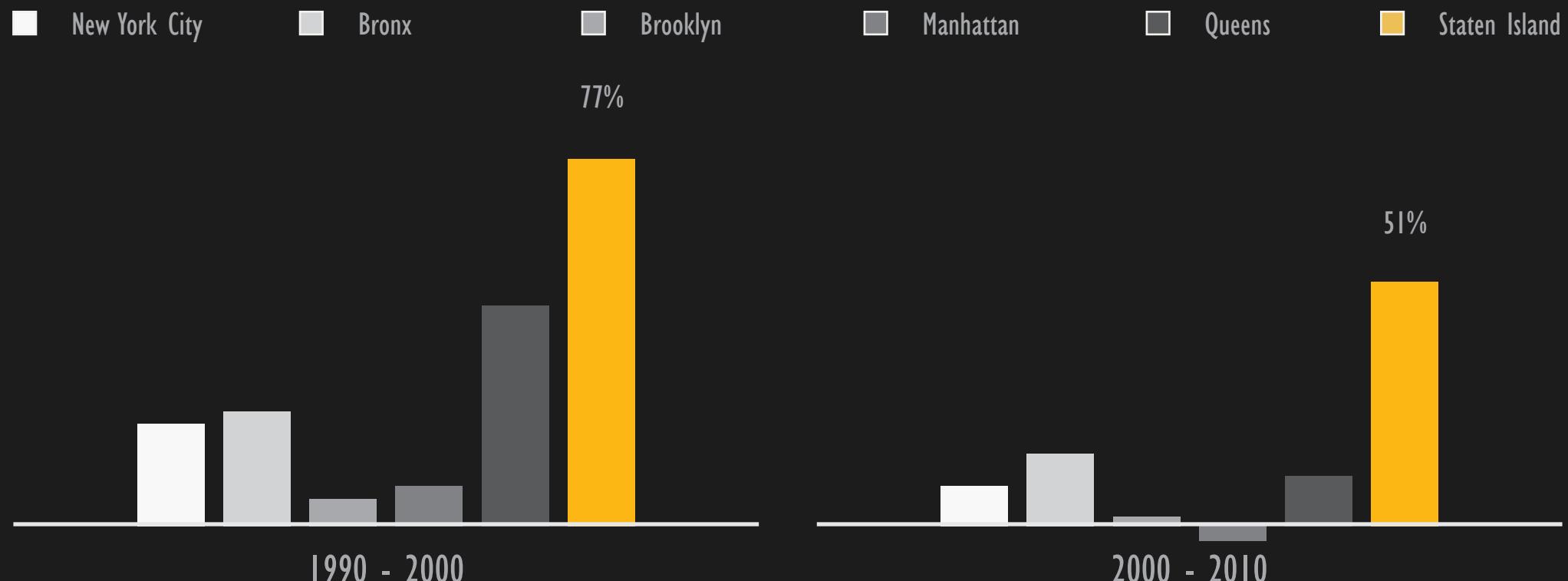
Staten Island Households
With High Rent Burden



Source: ACS 2013, 5-yr Estimate

STATEN ISLAND: GROWTH IN DIVERSITY

Staten Island Population Growth by Race, Latino

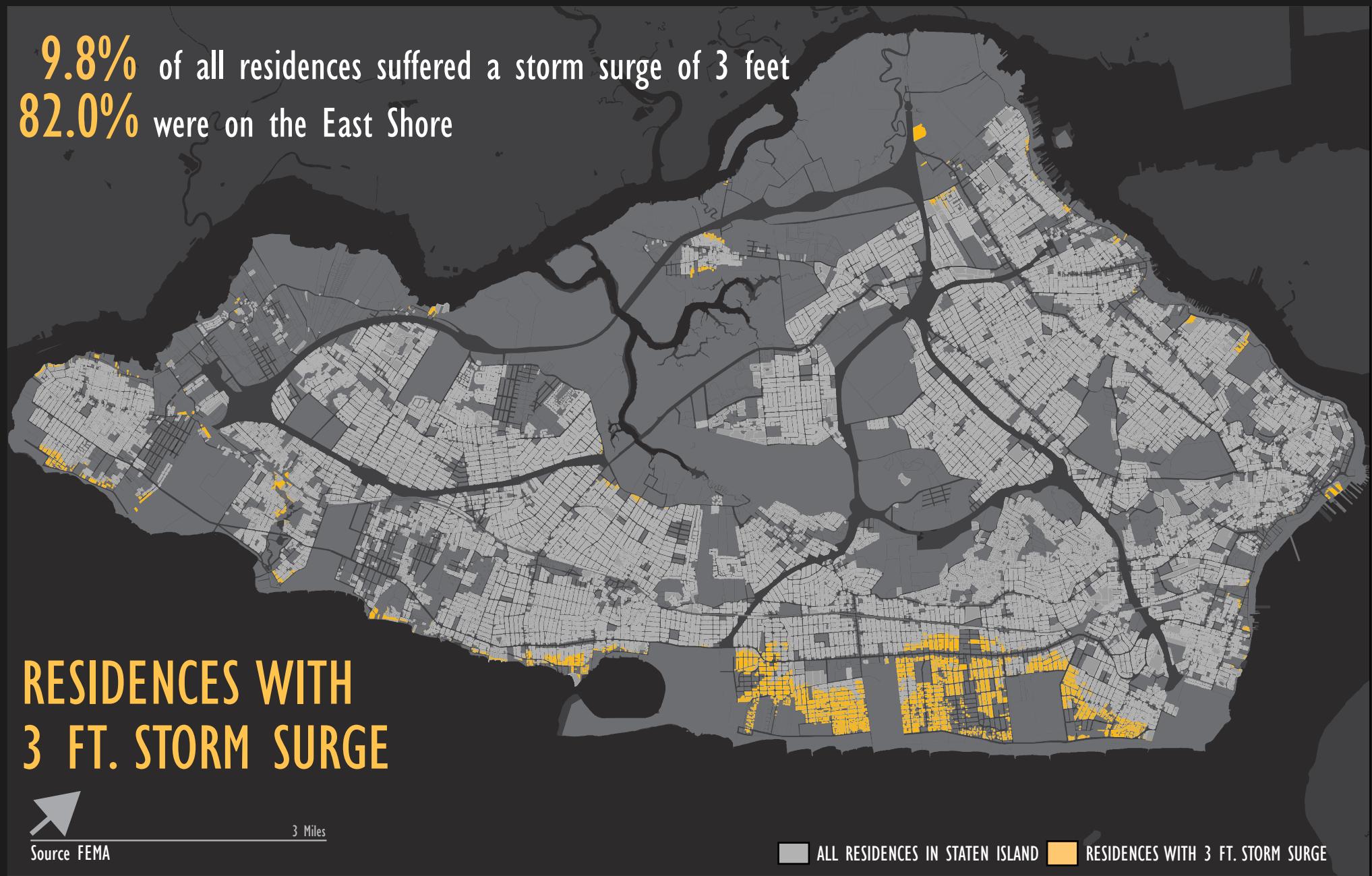


Source: US CENSUS

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

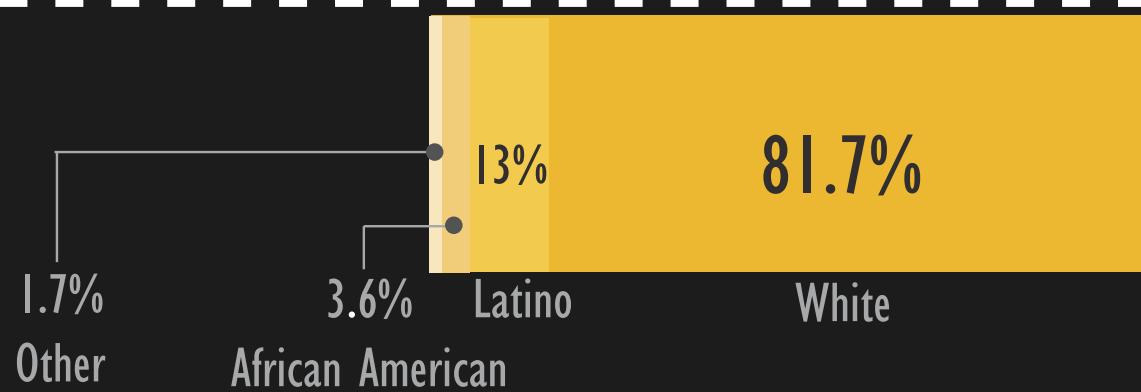


EAST SHORE POPULATION



TOTAL RESIDENTS - **64,224**

TOTAL HOUSEHOLDS - **23,786**



1 Mile

Source ACS, US Census, FEMA

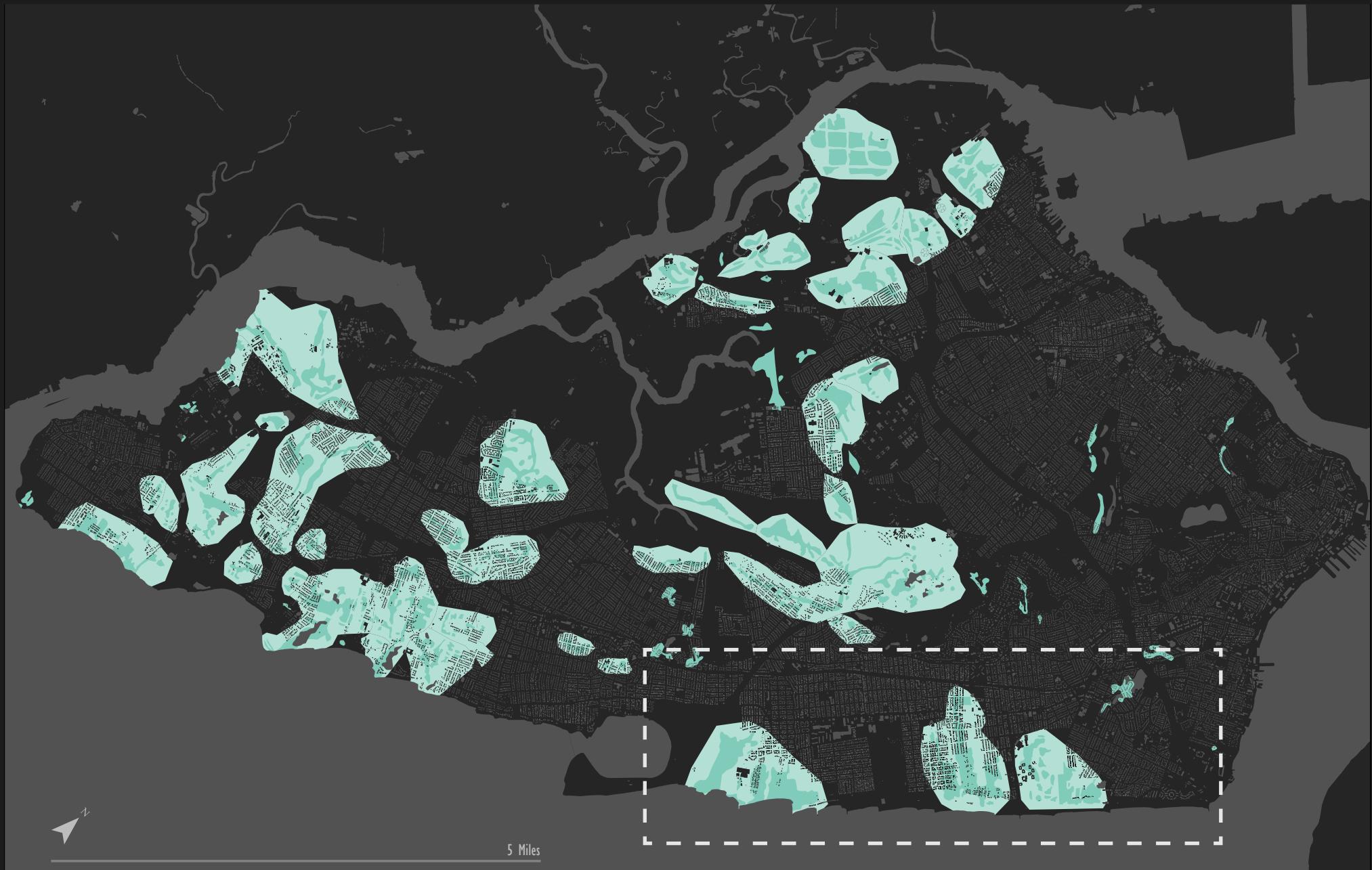
EAST SHORE CONTEXT



THE EAST SHORE HOUSING TYPOLOGY

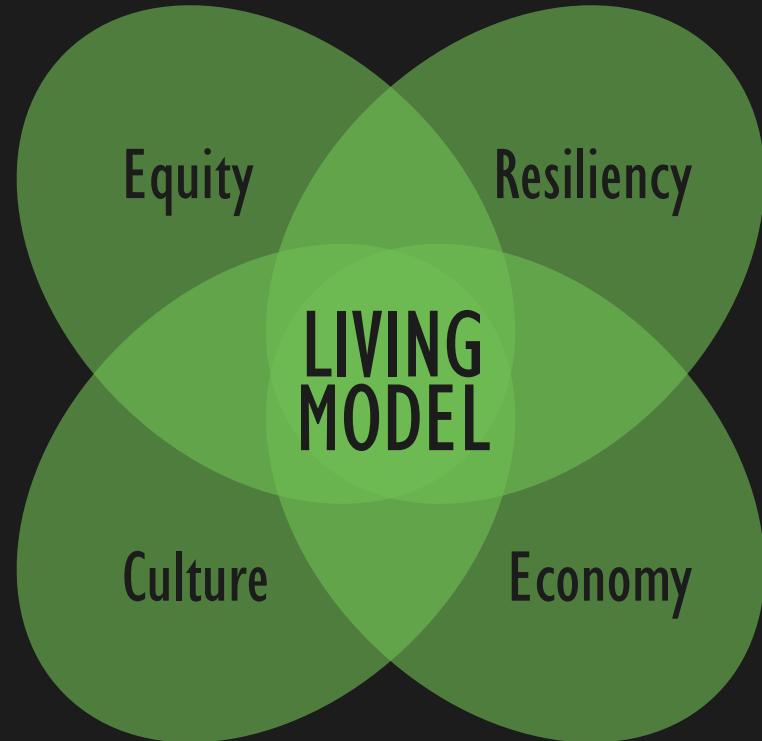


STATEN ISLAND WETLANDS



Source DEP

WHAT WE ARE DOING



Resiliency
Land Trust

Community
Land Trust

Funding
Strategy

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
- Amalgamated Housing Cooperative
 - Community Land Trust
 - Multi-Family Cooperative Housing
 - Community Development Corporations

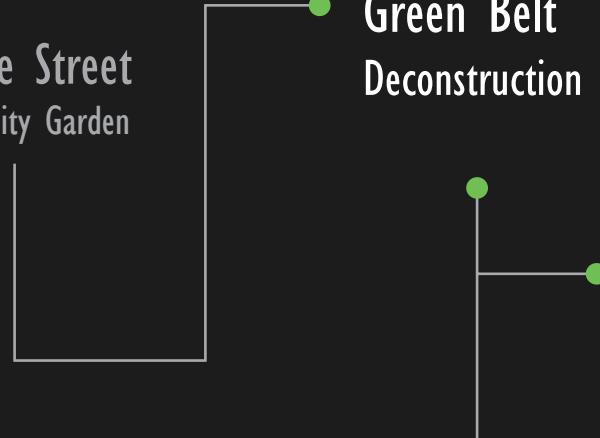
West Eugene Wetland



RESILIENCY

- Wetland
- Green Belt
- Deconstruction Materials Reuse

Bodine Street
Community Garden



Greenbridge, King County

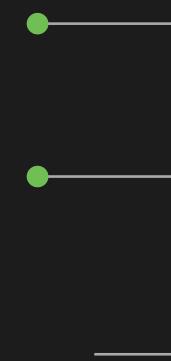
- ## COMMUNITY ENGAGEMENT
- Public Meetings
 - Ecocharrette Workshop
 - Advisory Committee
- DHCD Community Challenge Planning Grant



- ## COMMUNITY FACILITIES AND SERVICES
- Food Hub
 - Education Program

Dubley Neighbors, Inc.

Orange North Carolina



CASE STUDIES: COMMUNITY LAND TRUSTS TAKE AWAYS

Cooper Square CLT

Burlington Community Land Trust

Orange North Carolina

The Champlain Housing Trust

Vida Urbana Boston

Dubley Neighbors, Inc.

Community Land Trust

Take-aways

Organizer

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

Operation

Membership

Parcels for resell go back to CLT

Land Acquisition

Restrict resell housing price to keep permanent affordability

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 Community Garden

Greenbridge, 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



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

STUDIO SOLUTION



PRIVATE LAND

EAST SHORE
COMMUNITY LAND TRUST

RESILIENCY
TRUST

PUBLIC LAND

AN ALTERNATIVE STRATEGY TO AFFORDABLE HOUSING

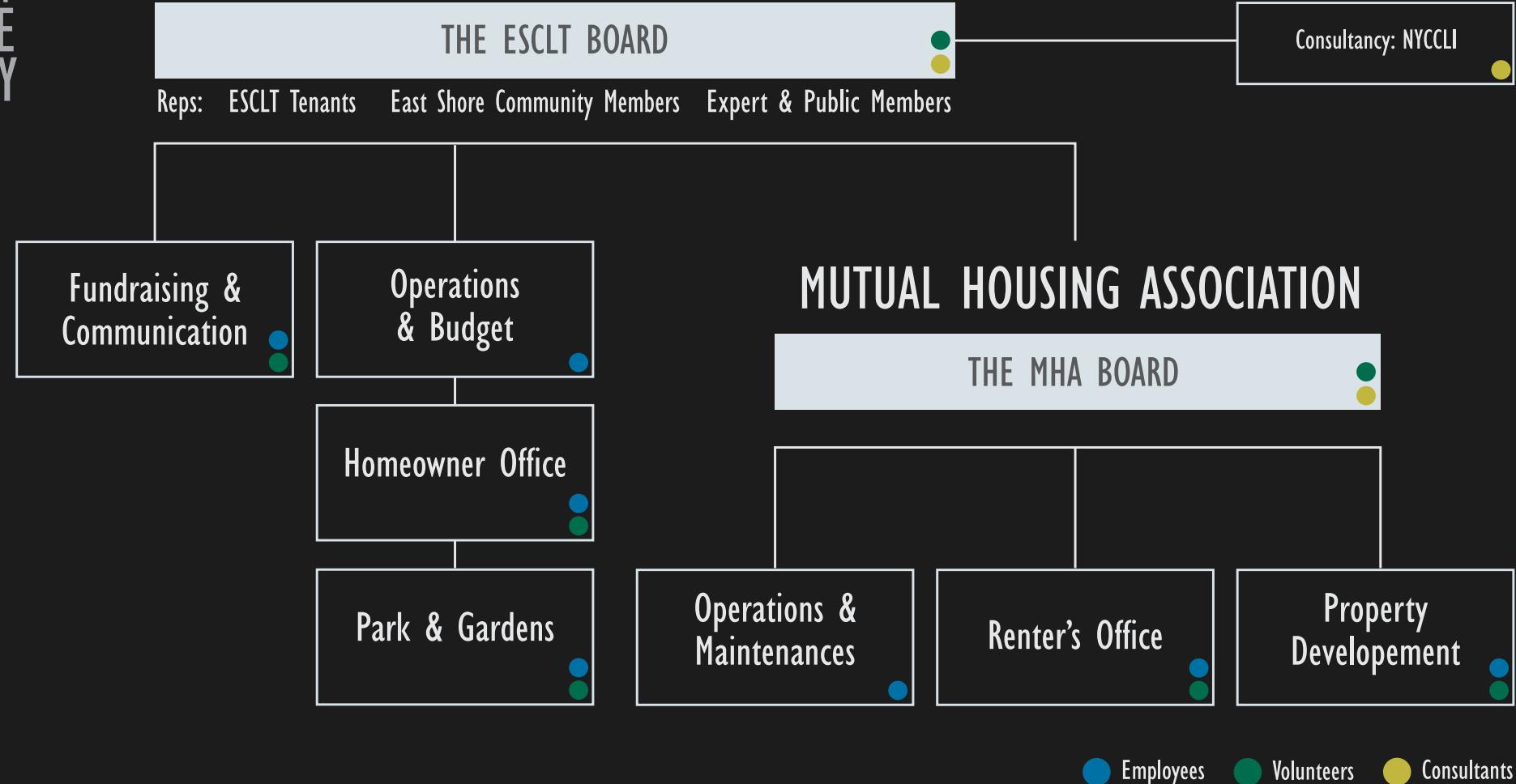
WHAT
WHO
HOW
WHERE
WHY



ESCLT: GOVERNANCE

WHAT
WHO
HOW
WHERE
WHY

THE EAST SHORE COMMUNITY LAND TRUST



ESCLT: THE ROLE OF MRNY IN THIS PROPOSAL

WHAT
WHO
HOW
WHERE
WHY

Resiliency Trust

ESCLT

Mutual Housing Association

Advocate

Startup: Active

Consultant

Operation: Friend

MRNY Members: Active resident members of the Trust

ESCLT: RESIDENT MEMBERS

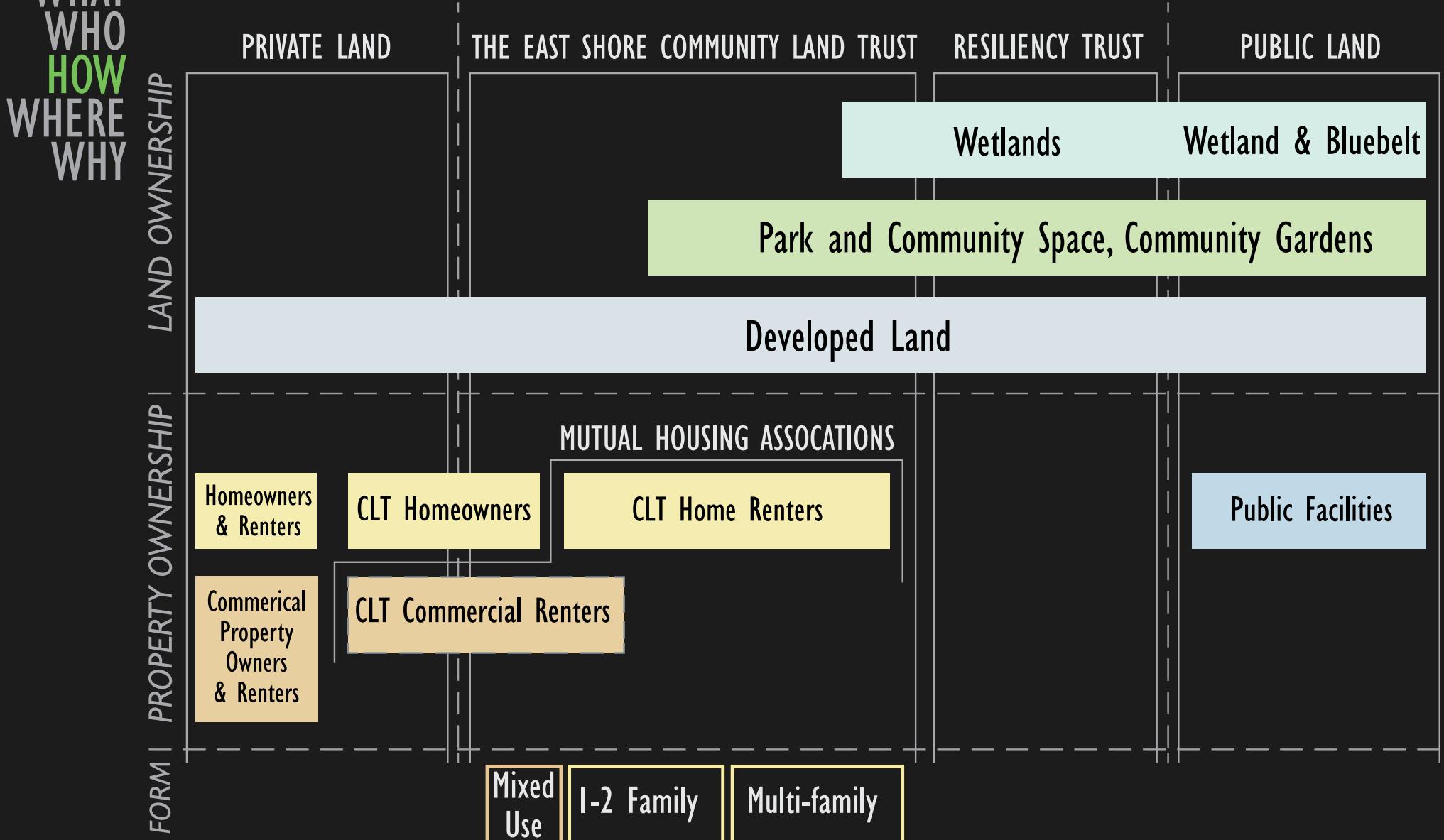
WHAT
WHO
HOW
WHERE
WHY



Huffington Post

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

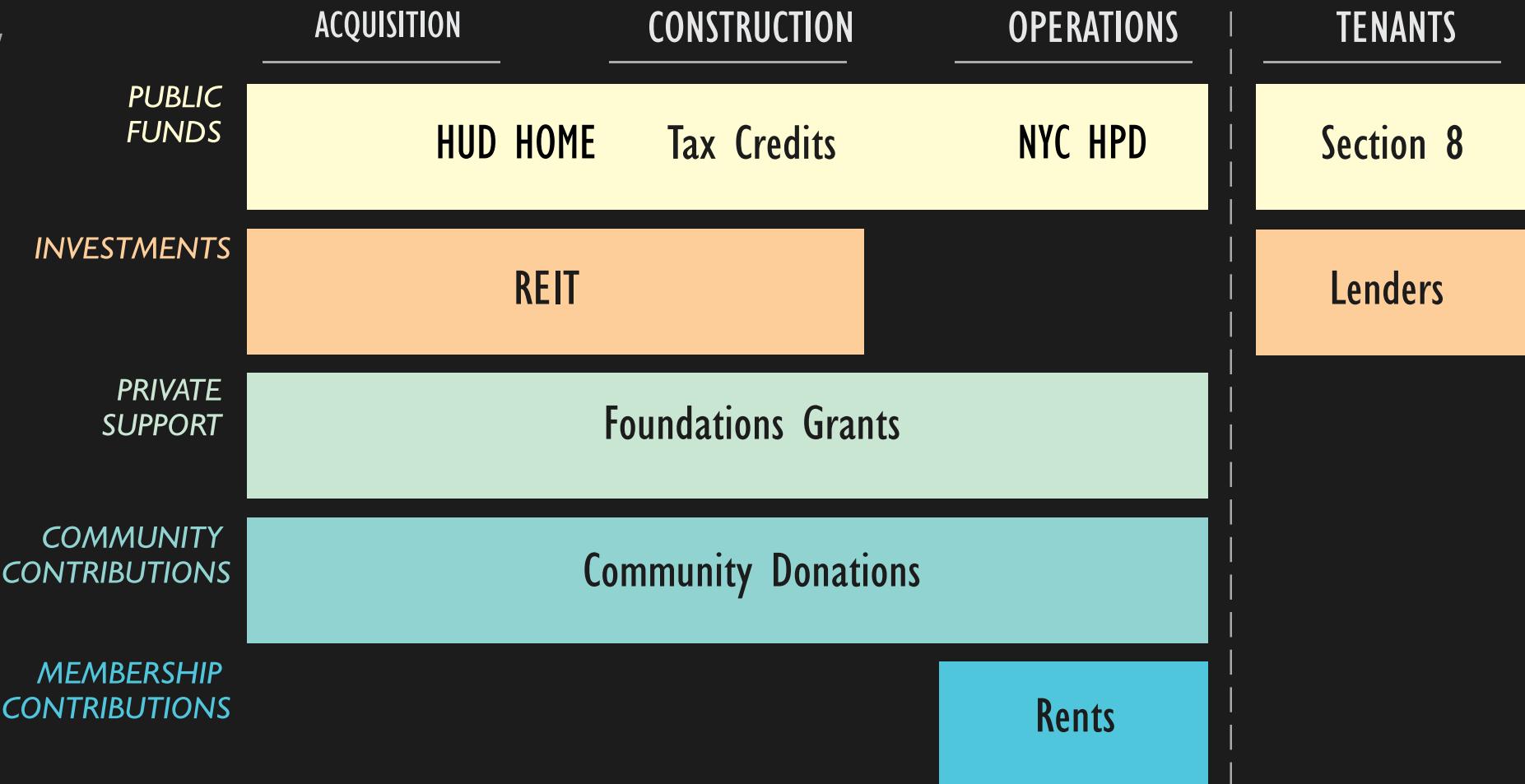
- ✓ CDBG-DR requirements
- ✓ Alleviate responsibilities



ESCLT: SOURCES OF FUNDS AND REVENUES

WHAT
WHO
HOW
WHERE
WHY

THE EAST SHORE COMMUNITY LAND TRUST SOURCES OF FUNDING



ESCLT: AFFORDABILITY STRATEGY

WHAT
WHO
HOW
WHERE
WHY

HOMEOWNERS

MAINTENANCE

2%

OF HOME VALUE

RENTERS

RENT

30%

OF INCOME

THE STATEN ISLAND RESILIENCY TRUST

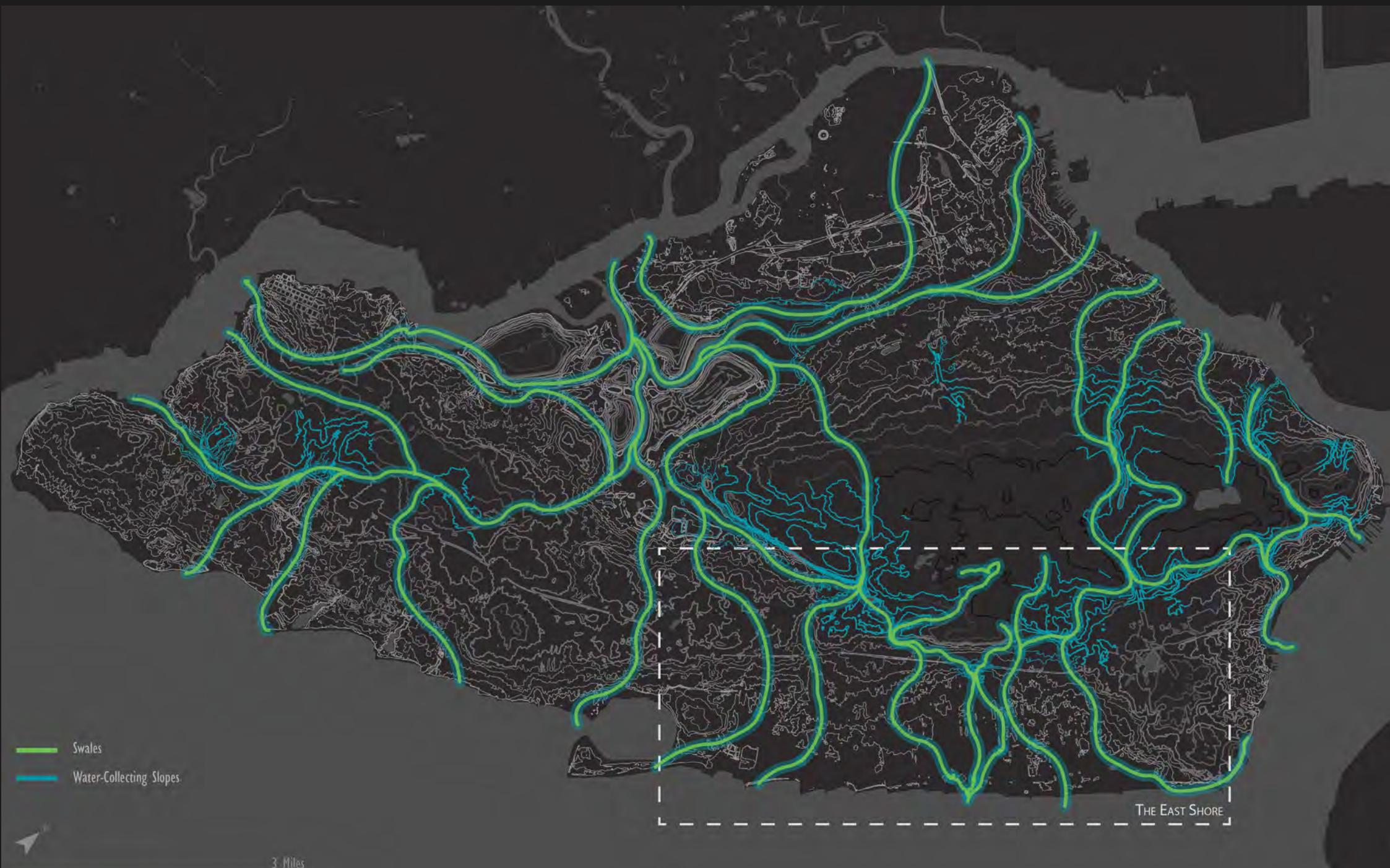


A NEW LIVING MODEL | CONTOUR STUDY

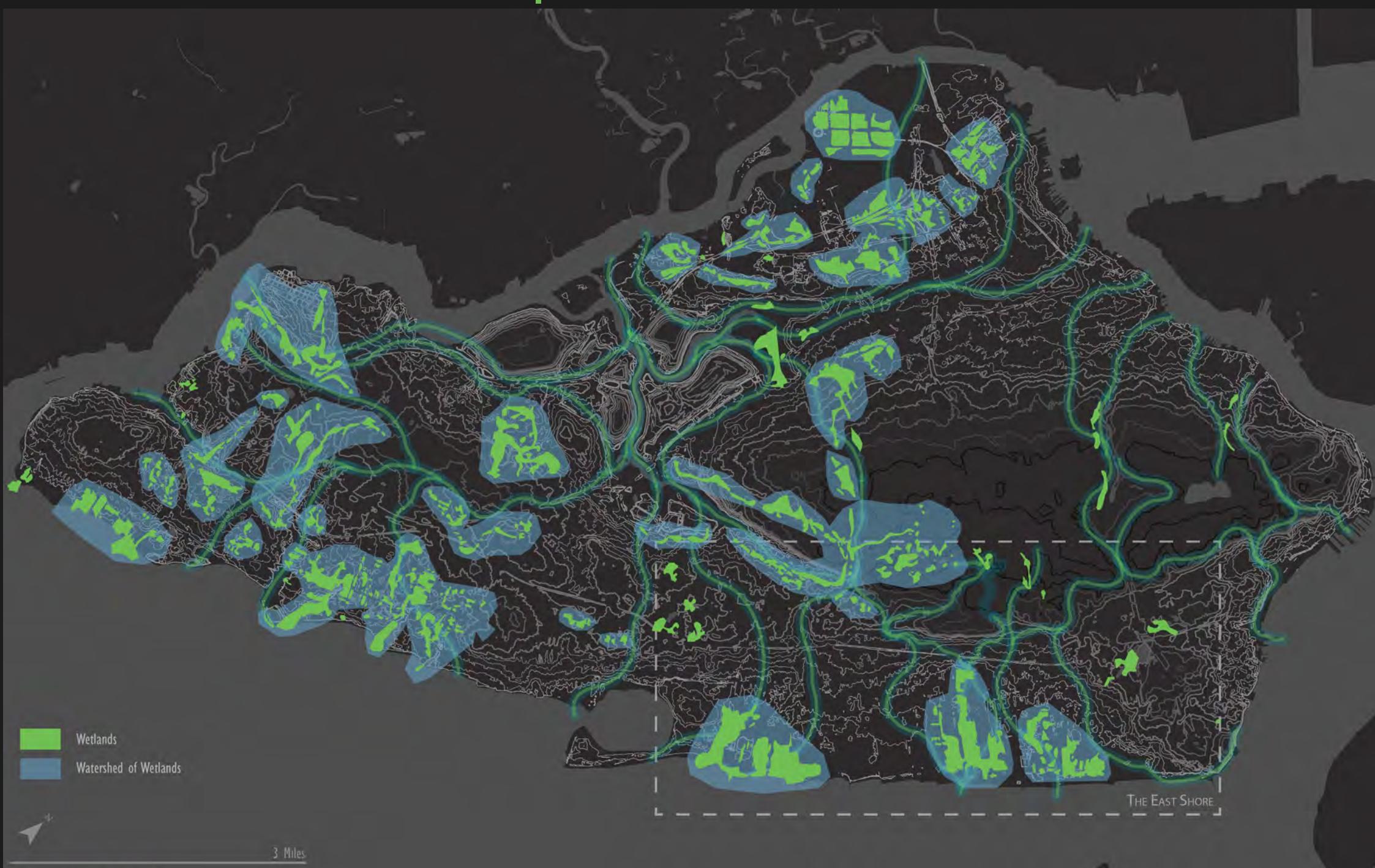


3 Miles

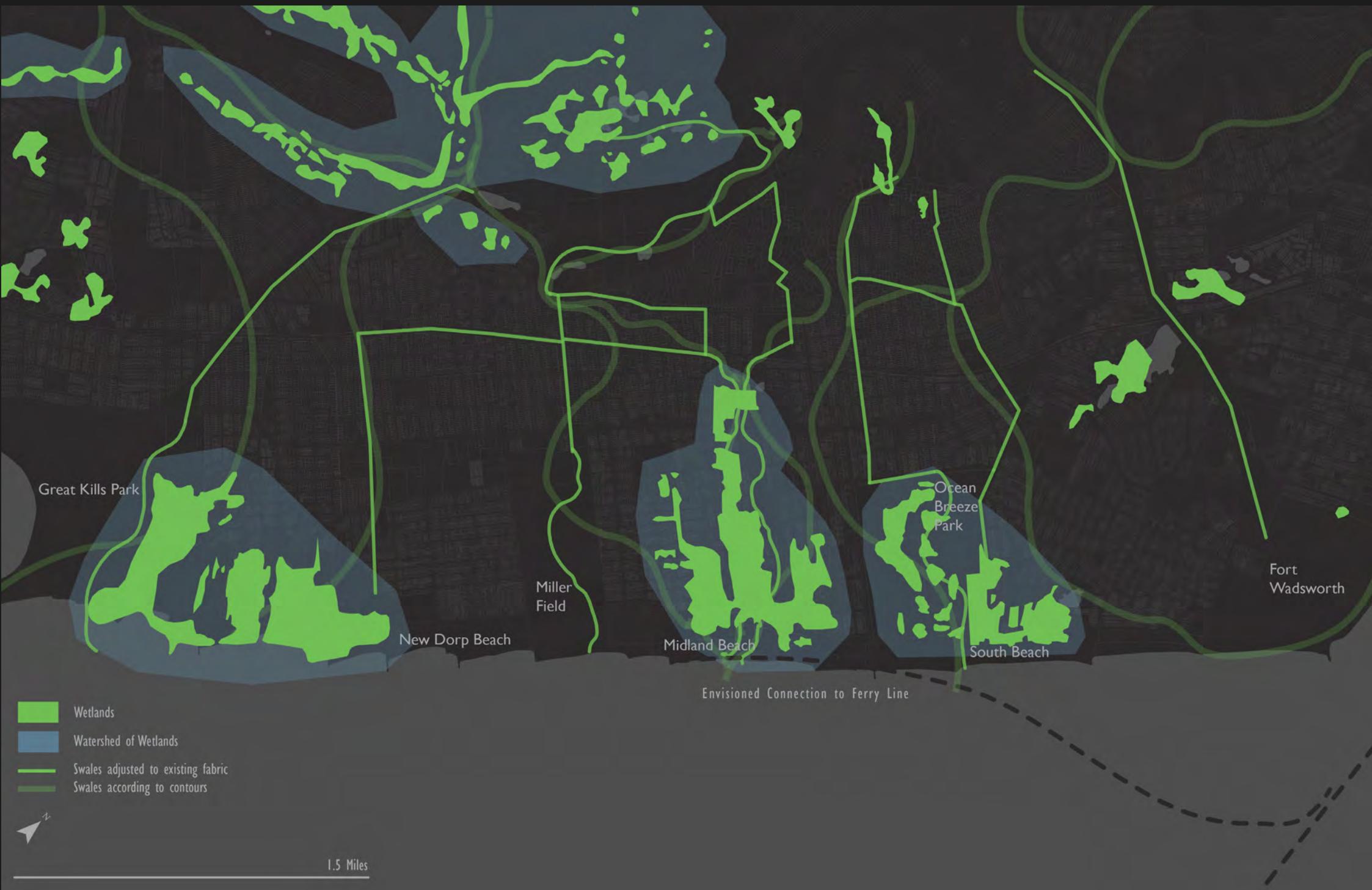
A NEW LIVING MODEL | WATER-COLLECTION SLOPES AS SWALES



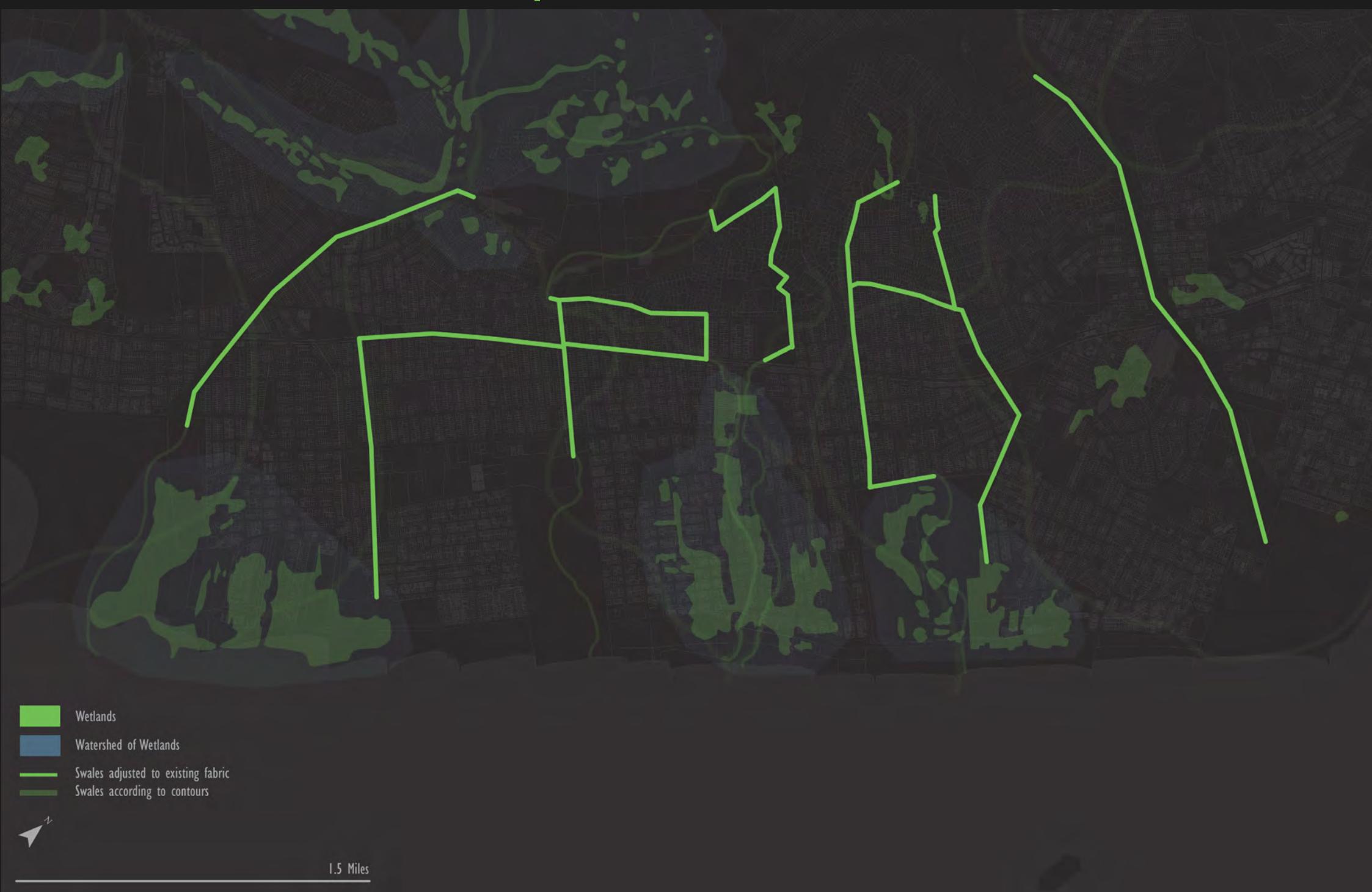
A NEW LIVING MODEL | SWALES CONNECTIONG WETLANDS



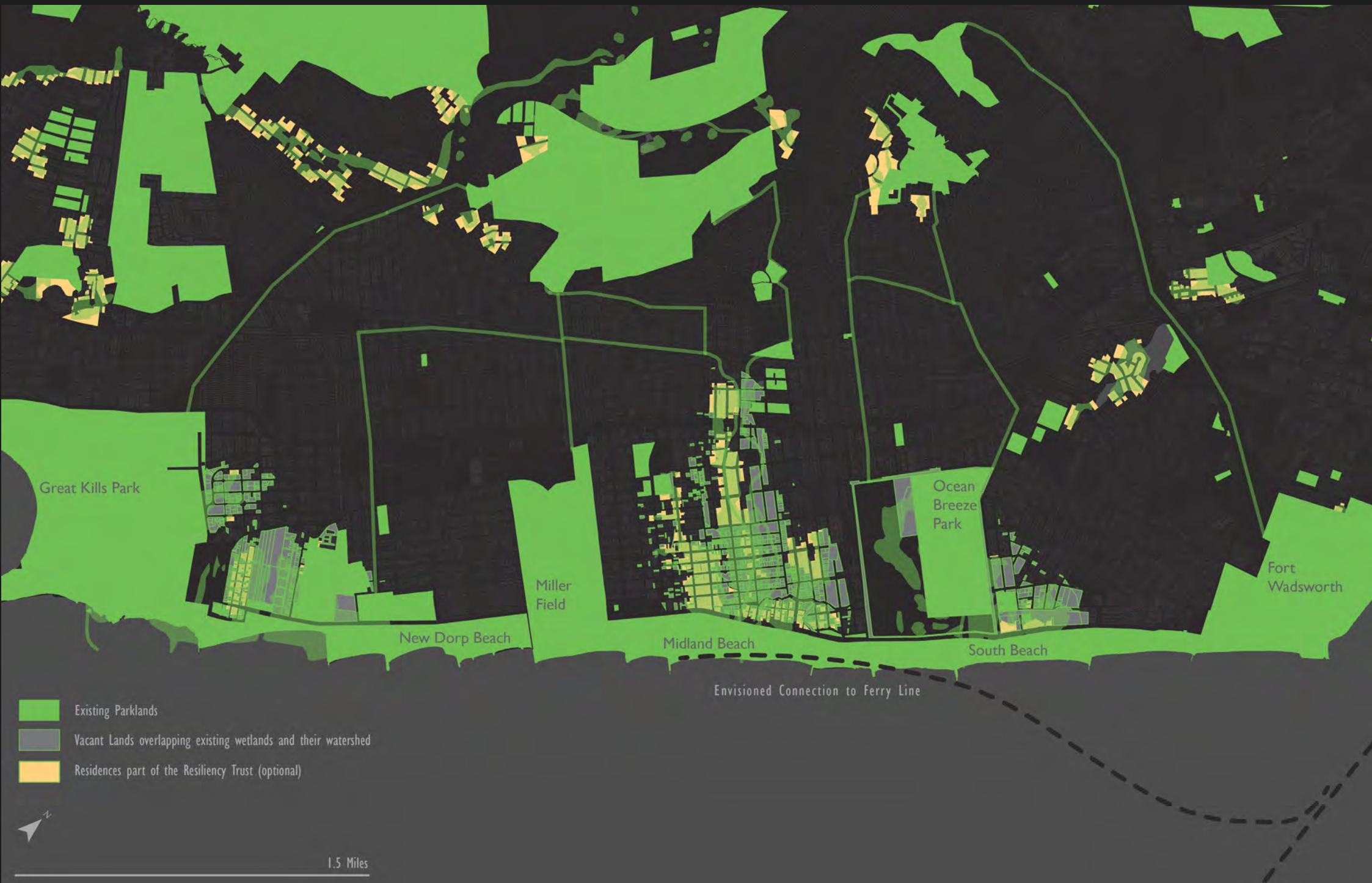
A NEW LIVING MODEL | TRANSLATING RESILIENCY



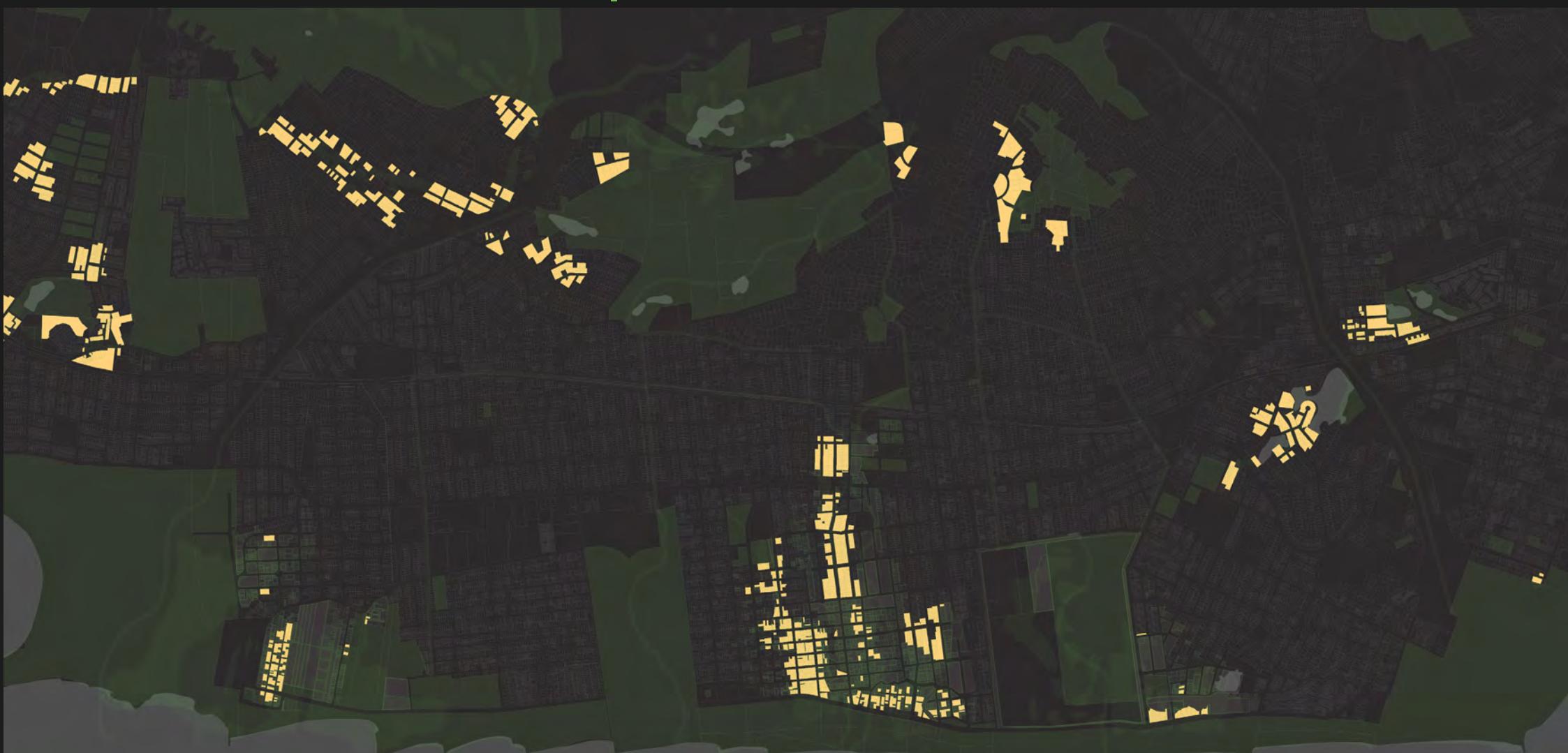
A NEW LIVING MODEL | TRANSLATING RESILIENCY



A NEW LIVING MODEL | EXPANDING GREEN SPACE



A NEW LIVING MODEL | EXPANDING GREEN SPACE



Existing Parklands

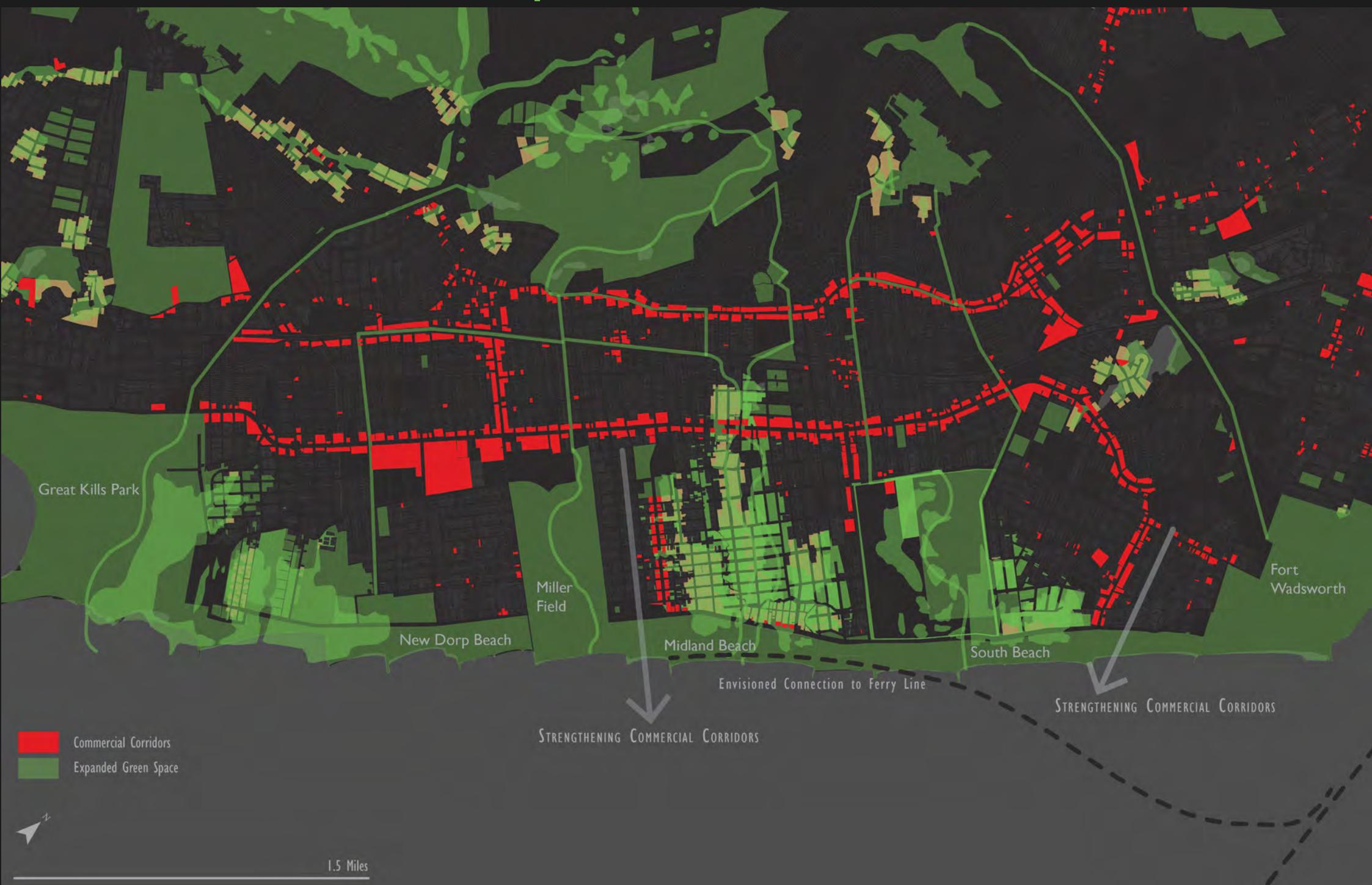
Vacant Lands overlapping existing wetlands and their watershed

Residences part of the Resiliency Trust (optional)



1.5 Miles

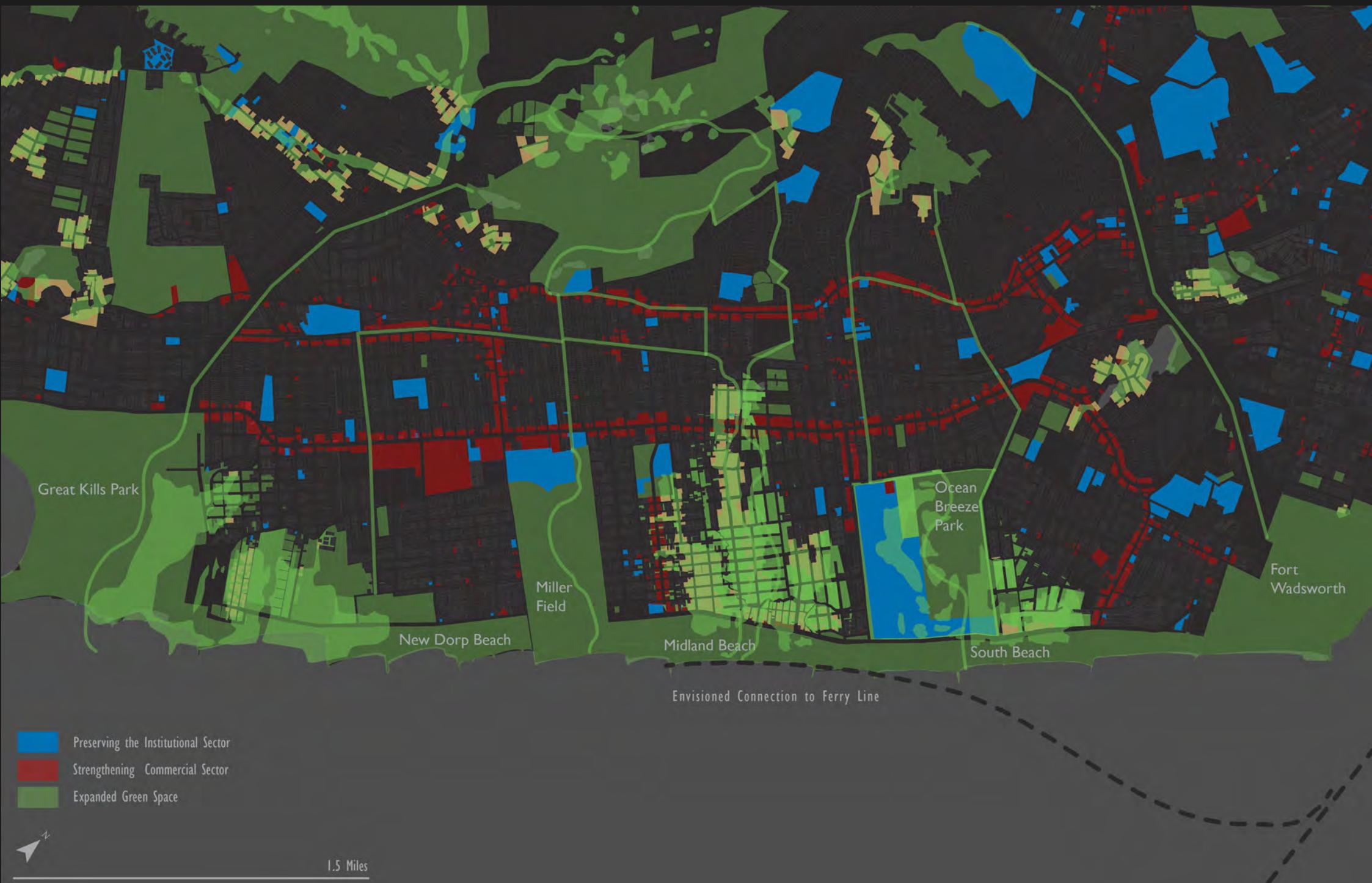
A NEW LIVING MODEL | VIBRANT ECONOMY



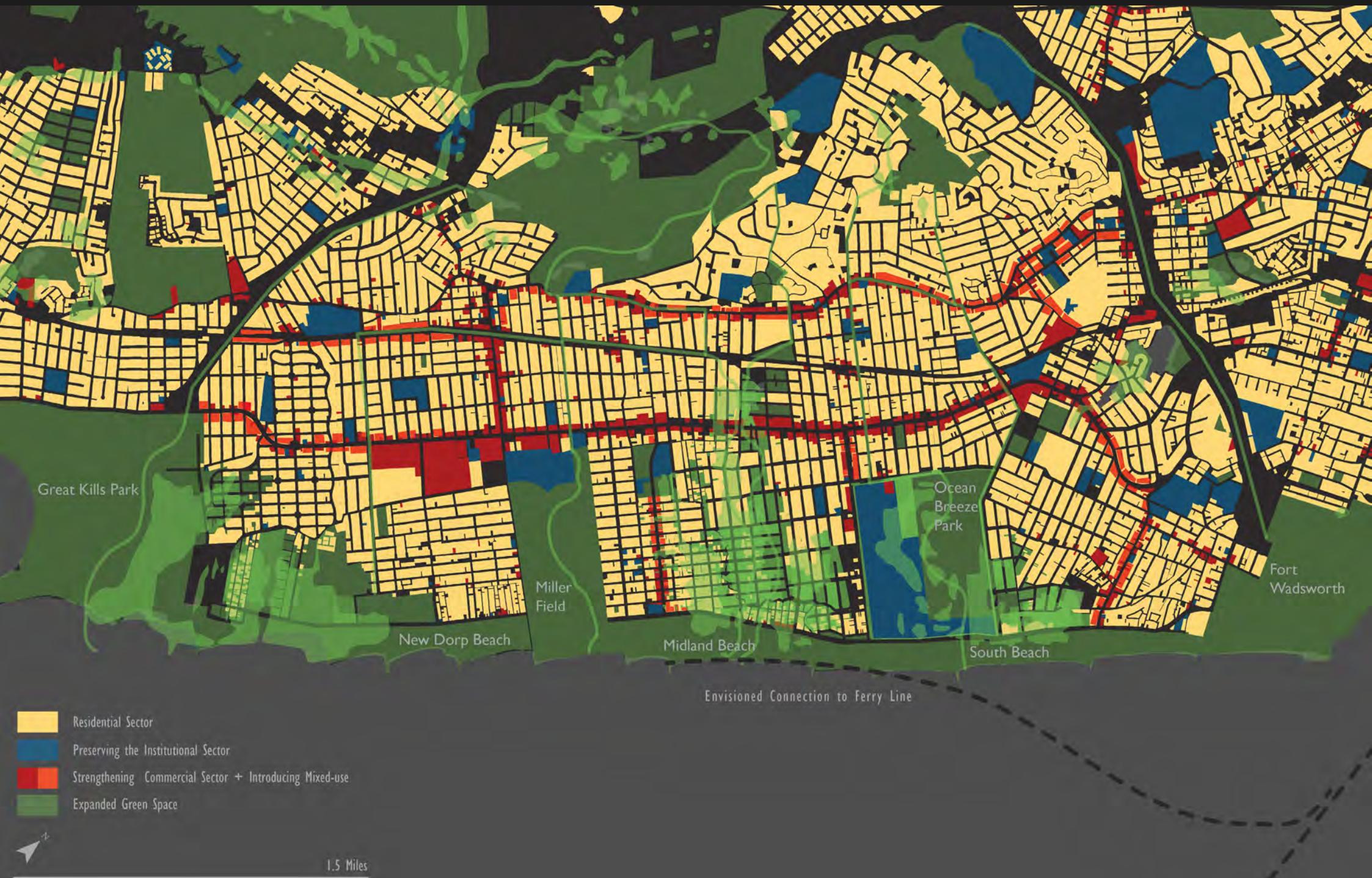
A NEW LIVING MODEL | VIBRANT ECONOMY



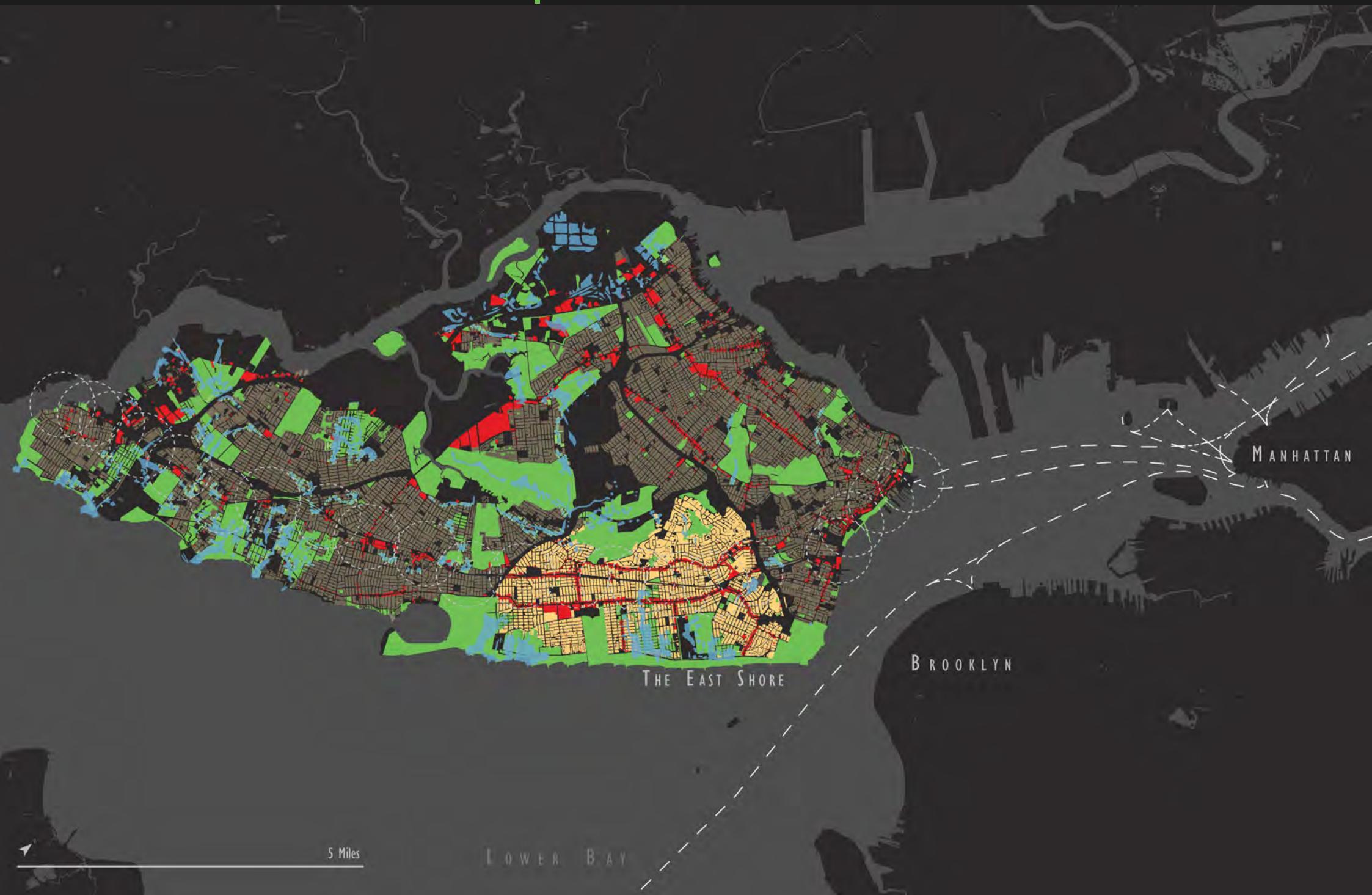
A NEW LIVING MODEL | INSTITUTIONAL USES



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



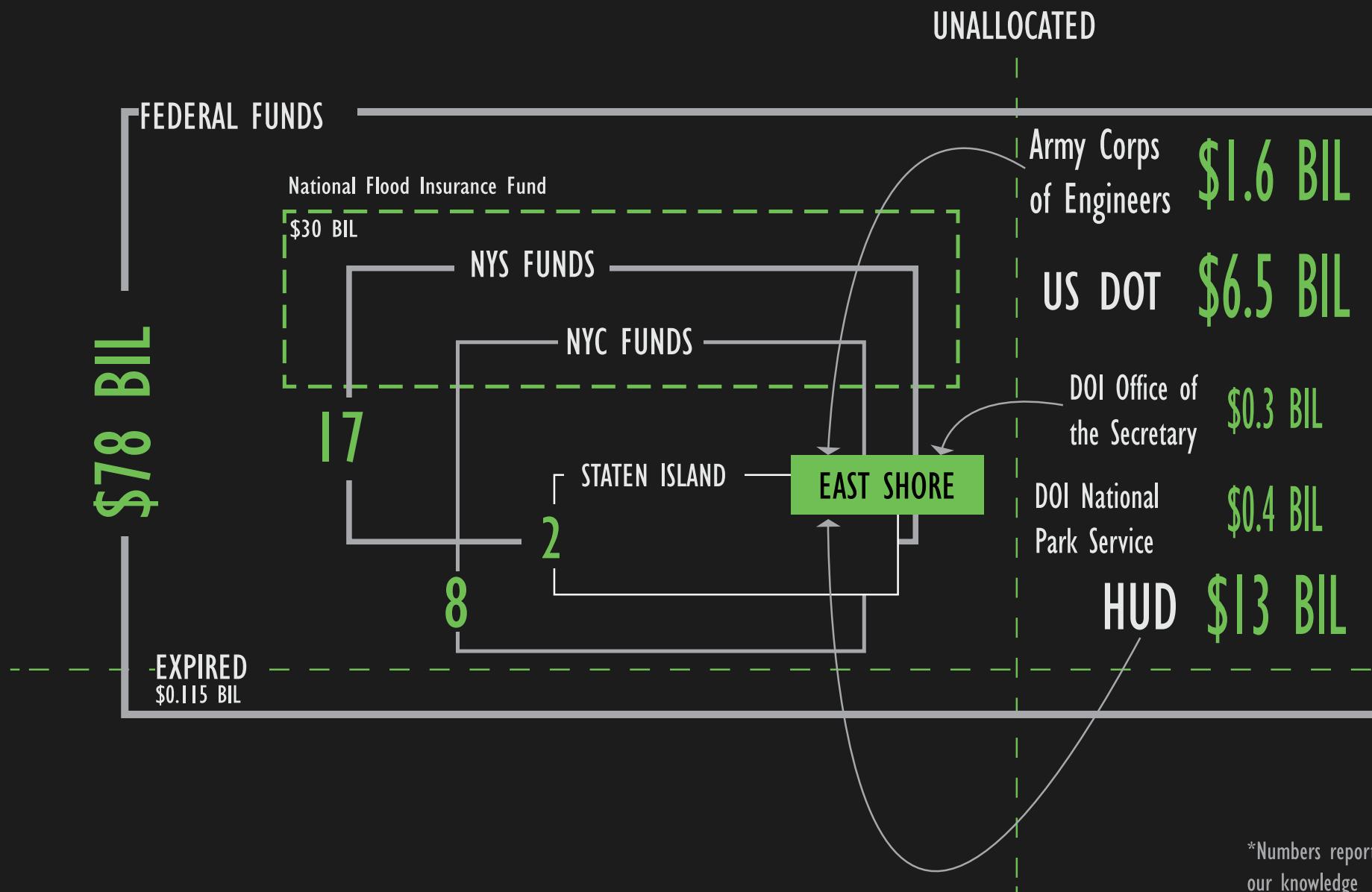
Biking and Pedestrian routes in the ecological corridors



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

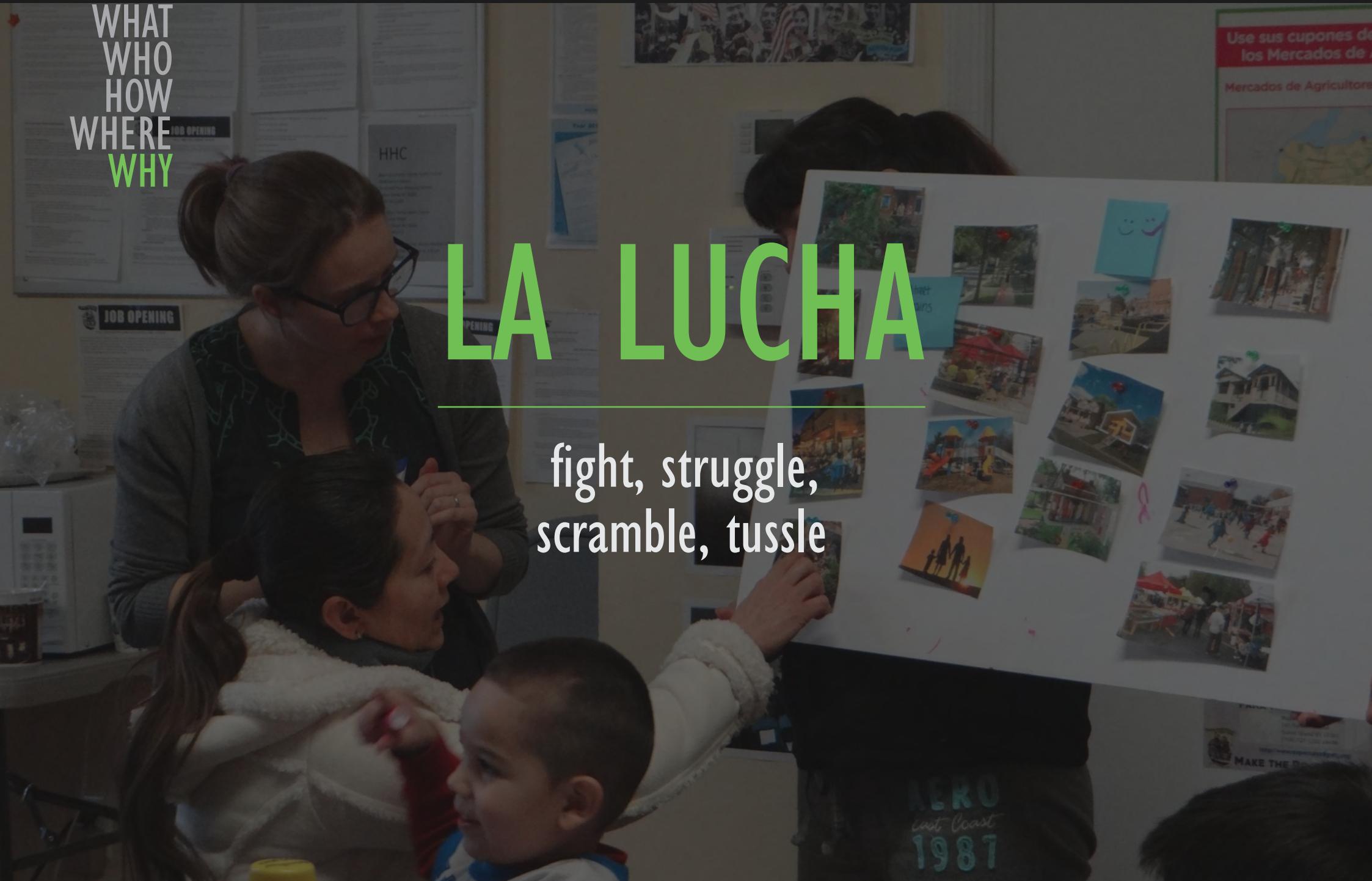


THE VALUE TO THE EAST SHORE: COMMUNITY INDEPENDENCE

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

Equity

Safe Homes

Opportunities

ESCLT: THE TOOLKIT

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

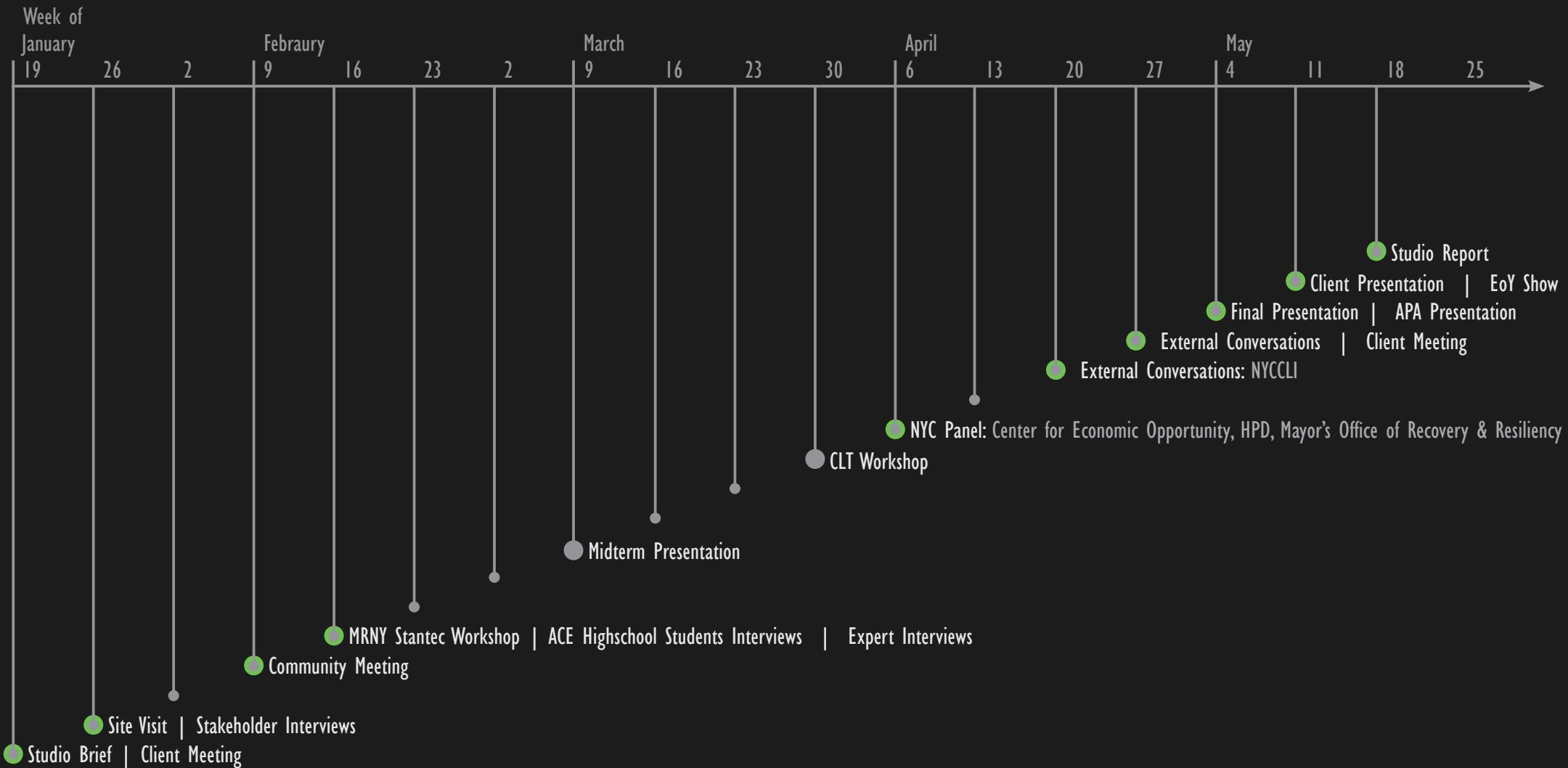
BUILDING POLITICAL AND INTELLECTUAL STRENGTH

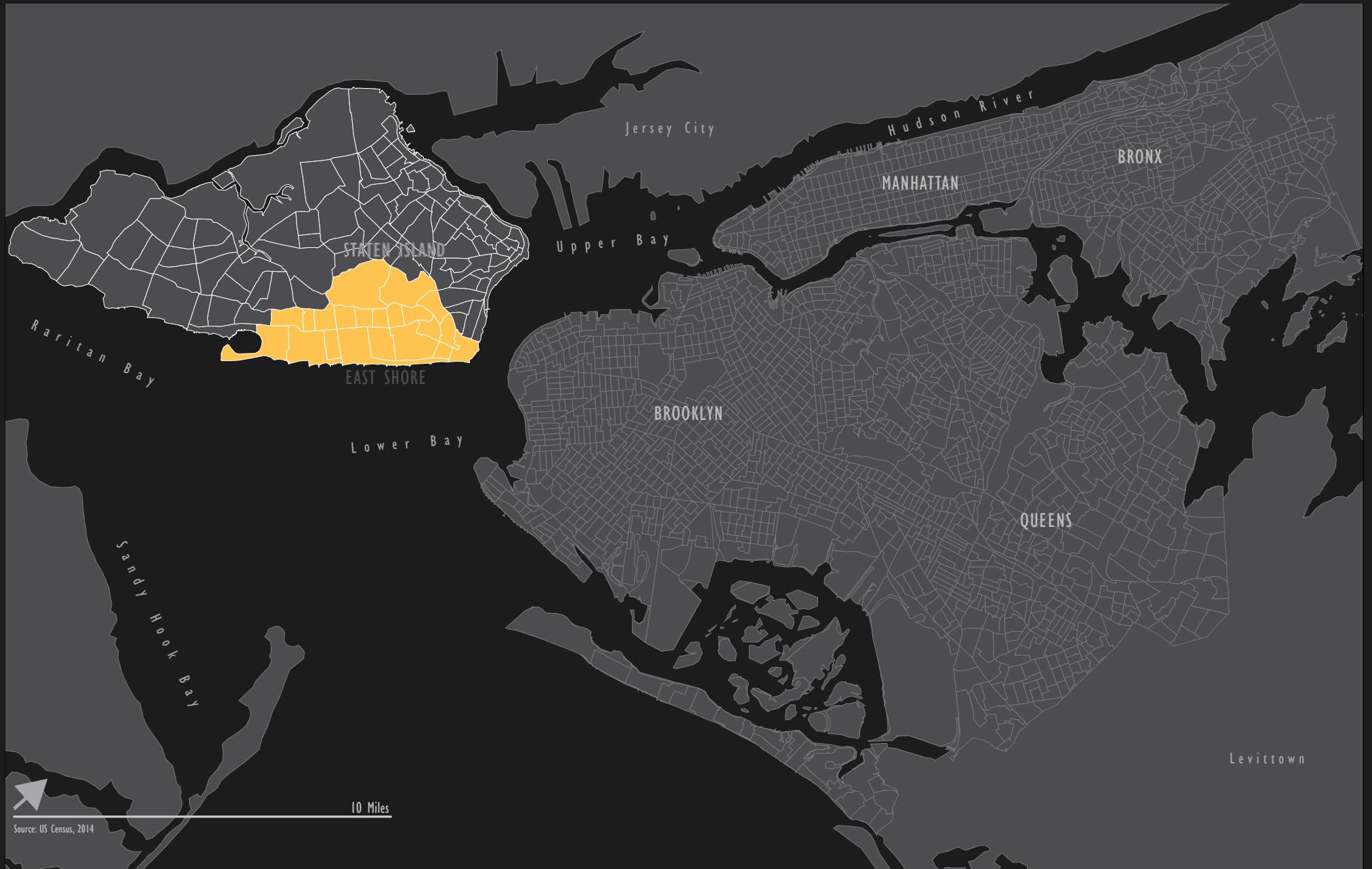
Contact List

IN RETROSPECT

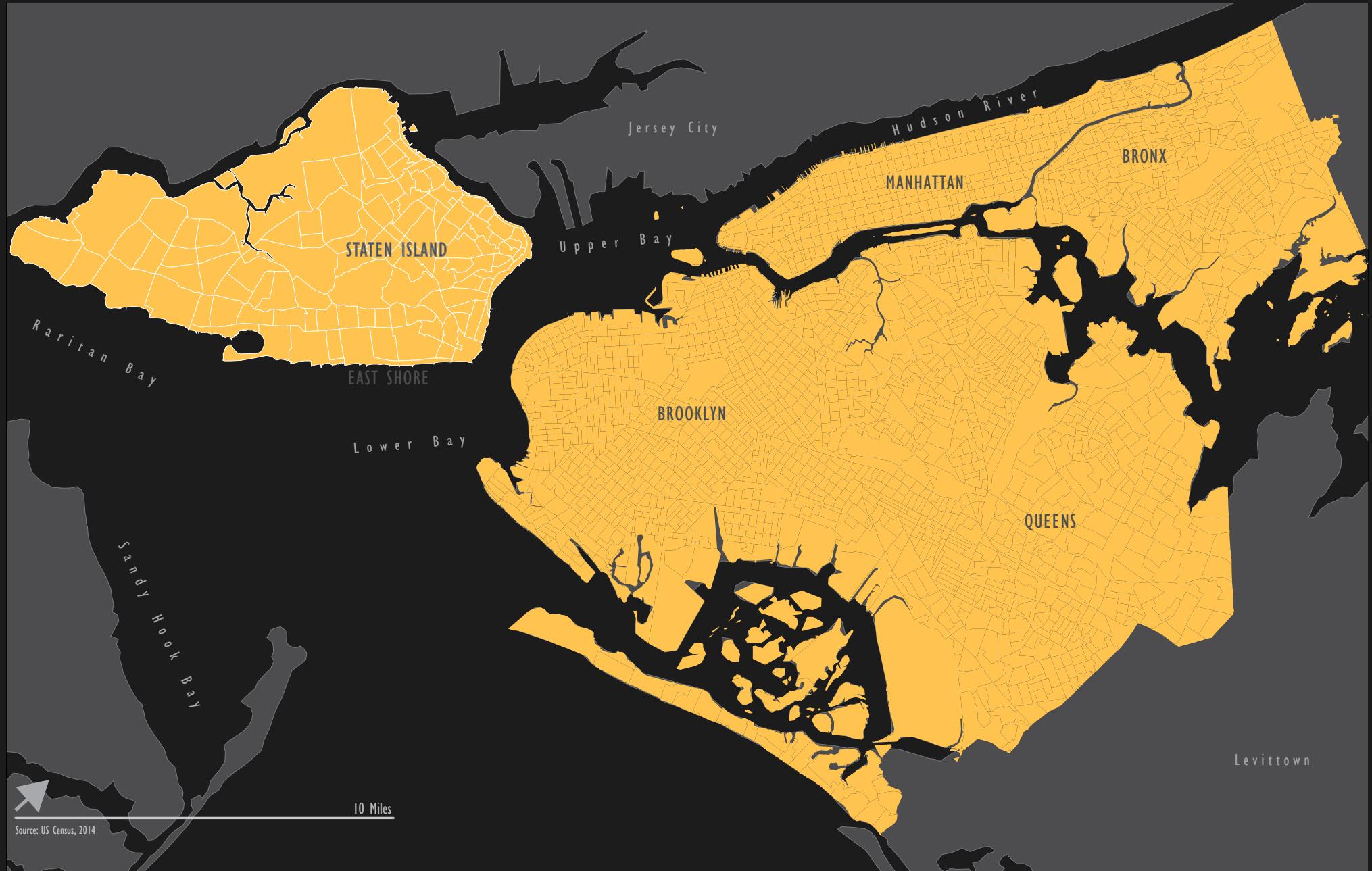


STUDIO PROCESS















THANK YOU

Yue Dou | Andrea Forsberg | Yuhan Ke | Haolun Li

Isha Patel | Mehak Sachdeva | Jialei Wu | Xinchi 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.

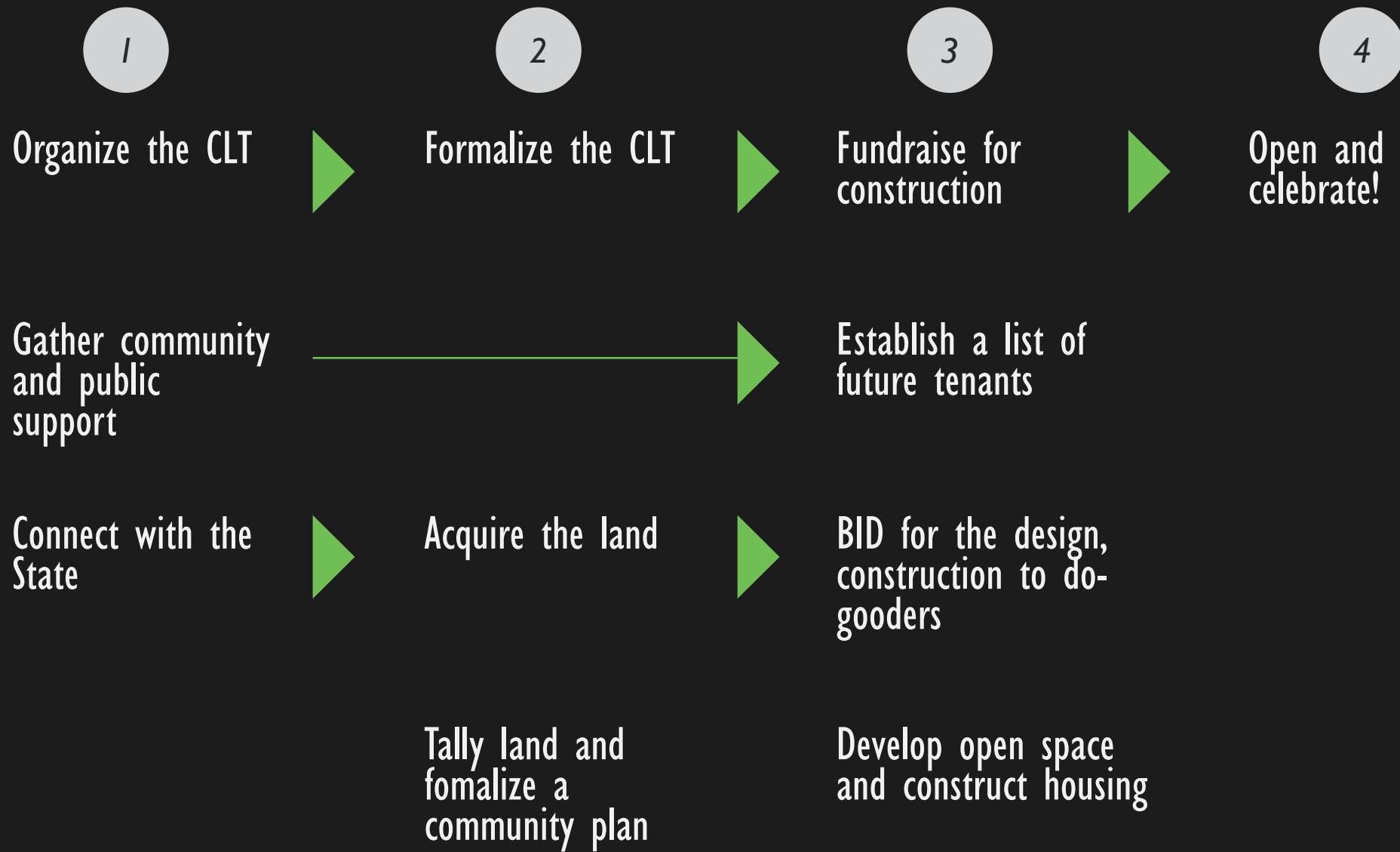
Staten Island

Appendix

ESCLT: SOURCES OF FUNDS AND REVENUES

WHAT
WHO
HOW
WHERE
WHY

	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 Maintenance MHA Lease
MEMBERSHIP CONTRIBUTIONS				2% of property value annually
OTHERS	Private Land Donations		Other fee activites	Rents 30% of income



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
Groups

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

MISSION STATEMENT (wip)

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.