

Support Community Land Trusts in the NYS FY 2027 Budget

Amid a deepening affordability crisis, more than 30 community land trusts (CLTs) across New York State are creating and preserving permanently affordable, tenant- and community-controlled affordable housing, as well as accessible community and commercial spaces—stabilizing neighborhoods and combating displacement of low-income and Black and Brown New Yorkers.

CLTs are community-governed nonprofits that own and steward land for the public good. They issue 99-year renewable ground leases that set housing affordability restrictions and other terms of development on CLT land. By keeping homes affordable over generations, CLTs protect and recycle public investment in affordable housing.

BUDGET REQUEST:

We urge the legislature to increase its support for CLTs to \$7.5 million in the FY 2027 budget. This catalytic funding will fill critical gaps, enabling CLTs to advance projects and expand the supply of permanently affordable, community-controlled housing across the state.

- **The Community Controlled Affordable Housing (CAAH) Program (\$5,000,000).** The CCAH Program provides planning, predevelopment, and other grants for housing projects that emphasize resident governance and long-term affordability. Enhanced funding and larger maximum award amounts per project will support CLTs, shared equity cooperatives, and other housing providers to develop sustainable, affordable homes statewide.
- **The Community Land Trust Support Program (\$2,500,000).** The CLT Support Program provides critical operating support to established and emerging CLTs in New York City working to develop permanent affordable housing on community-controlled land. Enhanced funding and larger maximum award amounts per organization will enable CLTs to pursue additional housing projects, build internal capacity, and advance their long-term sustainability.

IMPACT EXAMPLES:

East New York CLT received a **CAAH** grant for pre-development costs related to the CLT's acquisition of a neglected 20-unit building—the first private acquisition by a CLT in New York City. East New York CLT is now working with the tenants to rehabilitate and convert the building to an HDFC cooperative.

The Bronx CLT, incubated by the Northwest Bronx Community and Clergy Coalition, used its **CLT Support Program** award to conduct resident education and board development with tenants in two multifamily buildings transitioning on to the CLT.

Western Queens CLT received funding from **both programs** to organize community members around vacant lots and to support the acquisition of its first property: a community food pantry with two adjoining units of housing.

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