



Sample I - Flushing Water Pumping Station

The NYC REIC identified a city-owned vacant property in northeast Queens, which might be possible to purchase at a low price. A lot of work needs to be done toward identifying a use for the property, and transferring the building to community use. There is strong interest from a local pastor, and through her organizing work she has identified some key community needs that it could serve. One recommendation has been to retrofit the space as a health center, others in the neighborhood envision it as a community center that offers adult education classes. However, they have not yet developed a business plan or done the research to figure out how much it would cost to make the property meet those needs.

Those the pastor has engaged have expressed an interest in permanent affordability mechanisms, and have strong ties to local stakeholders that might support the formation of a Community Land Trust (CLT). An REIC member continues to be engaged with the property, and has asked us to meet with the pastor after our next quarterly meeting. At present, he is the only REIC member living in the neighborhood. However, the pastor believes that many members of her church and community would join the REIC if a solid project idea was proposed.

Sample II – Furnisure

Furnisure is a not for profit in NYC that allows low income populations to collect discarded furniture and redeem it for money at Furnisure's warehouse in Bushwick. Many of the people that use their service also have physical disabilities, and the space has already been renovated to accommodate that.

Furnisure has evolved into a community space and sustainable living hub committed to fostering a resilient urban culture. It intends to develop educational programs teaching underprivileged people how to restore furniture and do basic woodworking. It resells the furniture it restores and uses the revenue for community programs and homeless services in keeping with its nonprofit purpose. Furnisure currently rents space for its operations in Bushwick. They have never been late on rent. The landlord is willing to sell the property, but they are looking for more money than Furnisure can afford.

Sample III – Queens Community Services

Queens Community Services (QCS) offers affordable foreclosure defense and financial counseling services to low to middle income customers. Their organization is structured cooperatively and is democratically governed by its worker owners. They have been renting space in Sunnyside for over two decades and have been given an option to purchase their property. The sale price for the building is affordable compared to similar properties in the area. In this scenario, if the REIC purchased the land and QCS purchased the building, a ground lease to rent the land could be established in conjunction with a Community Land Trust (CLT). QCS has expressed a willingness to make the property permanently affordable by putting it into such a CLT.