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Won't You Be my Neighbor: Breaking the Barriers to Creating Affordable Housing

**The Land Use Law Center 18th Annual
Alfred B. DelBello Land Use and Sustainable
Development Conference
December 5, 2019**



Great Supply of Religious Properties

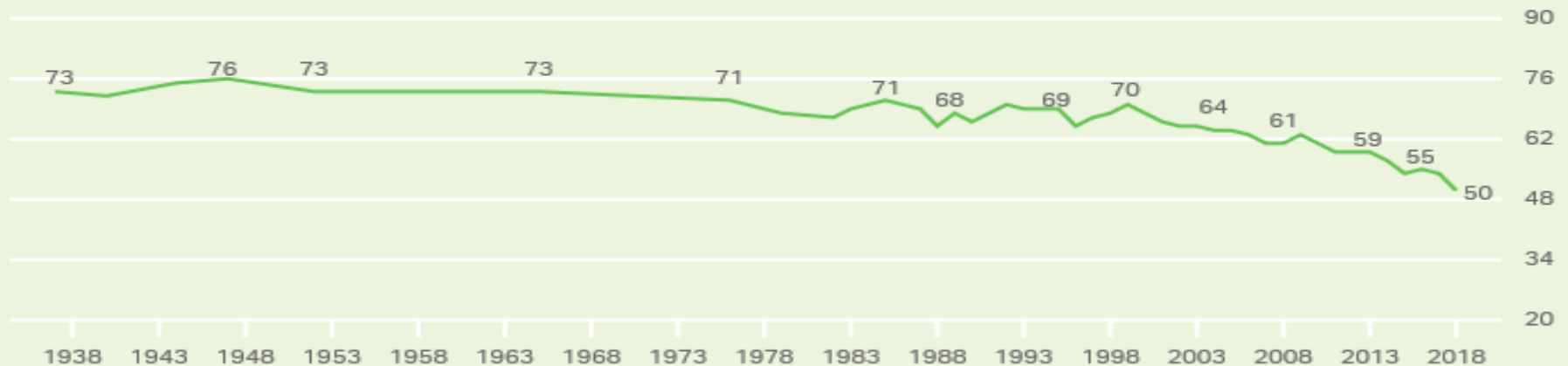
	New York State	Westchester County	Putnam County	Dutchess County	Rockland County	Orange County	Ulster County	Sullivan County	Total of Counties
CLERGY RESIDENCE	3,853	213	2	36	305	83	49	14	702
NONPROF ORGNZTN-RELIGIOUS	23,845	1,072	153	457	751	592	458	532	4,015
TOTAL	27,698	1,285	155	493	1,056	675	507	546	4,717



Church Membership Among U.S. Adults Has Declined, Especially in the Past 20 Years

Do you happen to be a member of a church, synagogue or mosque?

■ % Yes, member



Based on annual aggregated data, usually based on two surveys

GALLUP

Mapping
R

es of V



The New York Times

N.Y. / REGION

Struggling
to Sell

By VIVIAN

<https://www.nytimes.com/2019/11/11/nyregion/18-shuttered-catholic-churches-may-soon-be-up-for-sale.html>

Shuttered Catholic Churches May Soon Be Up for Sale

Soon

In (a) 17 in region 18 shuttered catholic churches may soon be up for sale. The move would allow the state to transform the houses of worship into secular use of worship, say would bring tens of millions was one of 18 shuttered churches the way for the property. "Two canon lawyers they had ever seen in a single d



Why Partner with FBOs

1. Supply - 4,717 properties in HV (*there is likely one near you and usually in prominent parts of town*)
2. Need
 - FBO
 - Declining revenues and increasing deferred maintenance
 - Desire to perform Mission
 - Community
 - Great need for affordable housing (and other community uses)
 - Great need to put properties into use and improved condition
3. Creative Options – space, build-outs, land-use options, community benefit/buy-in etc.

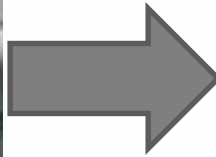


Attorney General & Court Approval

FOR SALE, MORTGAGE or LEASE \geq 5 Years

- Demonstrate consideration is fair, reasonable and in the best interest of the Mission-Driven Organization
 - If the organization has debts how they will be repaid
 - Exceptions when transferred to a religious or nonprofit corp
- Must have an appraisal
- Must have evidence of value of consideration if the consideration is not cash
- Must demonstrate the certainty that the consideration will be received by the Organization.
- Must be approved by Directors and Members (if any)

Partnership Example





Community Board 1 approves plan for LGBTQ homeless teen housing facility in Astoria





New Rochelle RFP



Trinity St. Paul's Episcopal Church
311 Huguenot Street, New Rochelle, NY 10801

and

The Episcopal Diocese of New York
1047 Amsterdam Avenue
New York, New York 10025



Google Maps Trinity Saint Paul's Episcopal Church



REQUEST FOR PROPOSALS

April, 2018

Yonkers Charter School of Educational Excellence to expand with high school grades in 2019

Colleen Wilson, Rockland/Westchester Journal News Published 6:00 a.m. ET Oct. 8, 2018 | Updated 5:38 a.m. ET Oct. 9, 2018





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Jason Labate practices in the areas of faith-based development, not-for-profit law, affordable housing and community development, banking and finance, and general real estate law. Jason represents a wide range of for-profit, not-for-profit and public organizations in various corporate, tax-exemption and real estate matters. Jason graduated cum laude from Brooklyn Law School with a focus on economic empowerment and community development and was a Sparer Public Interest Fellow. He participated in Brooklyn Law School's Community Development Clinic, where he advised local groups on not-for-profit corporate formation, corporate governance, and tax issues. Jason has an MPA from NYU's Wagner School of Public Service and a BA from the University of Chicago with Honors in Public Policy.



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