FROM COLLABORATION TO TRANSFORMATION INCOCAMPAIGNS 2003-PRESENT

Code Enforcement: Targeted Cyclical Enforcment Program (T-CEP)

7200 UNITS INSPECTED / YR

The T-CEP campaign created a mechanism for regular, targeted inspections of the city's worst buildings, along with guaranteed enforcement action against owners who refuse to make repairs. The pilot program will guarantee repairs to 7,200 apartments per year.

2004 - 2005

Battery Park City I

\$130.000.000

In a historic win, the Battery Park City campaign compelled the city to honor its promise to use revenues from the Battery Park City Authority for low-income housing, securing \$130 million over four years, to build and preserve affordable housing.

Creation of Community Action for Safe Apartments

New Settlement Apartments created CASA, which aims to improve living conditions by holding local landlords accountable for building repairs, maintenance, and safety.

2004-2005

Mobilization Against Displacement (MAD)/ Williamsburg/Greenpoint Rezoning

3500 AFFORDABLE UNITS

Thanks to the inclusionary zoning campaigns waged by INCO groups and others, rezoning plans for Manhattan's Far West Side and Brooklyn's Williamsburg/Greenpoint neighborhoods include tax and building incentives that are expected to generate nearly 3,500 affordable units.

Save Our Homes-Section 8 **1110** UNITS PRESERVED

INCO group outreach and activism was directly responsible for stopping eleven buildings, containing over 1,100 units of housing, from leaving the affordability program.

Housing Preservation Initiative \$7,250,000 Secured \$1.5 million in annual support for critical housing

preservation, \$7.25 million to date.

200 BLDGS INSPECTED / YR

2004-2007 Safe Housing Act

INCO organizing contributed to passage of the Safe Homes Act, requiring the city to annually identify 200 buildings with the most housing code violations and target them for aggressive inspection, follow-up, and comprehensive repairs, becoming a model for future pro-active approaches.

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INCO WIDE CAMPAIGNS

MEMBER ORGANIZATION

CAMPAIGNS

ASSOCIATION FOR NEIGHBORHOOD AND HOUSING DEVELOPMENT, INC.

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- Harassment- Tenant Protection Act

9736 FEWER HARASSMENT CASES

This landmark legislation gave tenants an entirely new source of protections and has resulted in a dramatic decrease in the incidence of tenant harassment. It is difficult to measure the amount of harassment prevented, but the data shows that there were 9,736 fewer Holdover Eviction cases (the type of housing court case most abused as a form of harassment) filed in the threeyear period after the Act was passed compared to the three-year period immediately before. This major reduction represents many affordable tenancies saved.

2004-2008

421A Reform

The campaign resulted in an expansion of the City's exclusionary zone, increasing the area requiring the inclusion of affordable housing; capping the benefits for buildings outside of that zone and eliminating the inefficient off-site negotiable certificates program.

2004-2008

Source of Income Discrimination

INCO groups organizing helped win passage of Intro 61-A, which prohibits housing providers from discriminating based on lawful source of income

2006-2008

Phony Demolitions

INCO groups led organizing to stop the loss of affordable, rentregulated apartments by abuse of "phony demolition" in state law, resulting in substantial reduction of phenomenon.

2005-2008

Queens For Affordable Housing: Inclusionary Zoning

INCO-led groups won a first-ever-in-Queens inclusionary zoning provision.

1999-2008

HUD 203(k) Fraud

300 TENANTS / **59** BLDGS

Local organizing protected tenants in buildings impacted by the HUD 203(k) Fraud scandal. The program was intended to provide home-ownership opportunities for low-income people, but abuses and corruption caused HUD to end most of its activities. INCO organizing helped Harlem tenants remain in their homes, by ensuring that nearly 300 tenants, in 59 buildings were not displaced during the re-development process.

Queens For Affordable Housing: Willets Point

1925 AFFORDABLE UNITS

Won commitment to include 1,925 (35%) units of affordable housing with housing set aside for very low, low, moderate, and middle-income families in the Willets Point Development.

2004-2009

Language Access **Executive Order EO120**

1.8M NEW YORKERS PROTECTED

INCO groups, as part of the Communities for Housing Equity Coalition, succeeded in getting a Mayoral executive order requiring all City agencies serving the public to provide translation and in terpretation, helping the 25% of the NYC population that is limited English proficient access critical services.

2004-2009

Hudson Yards West Side Stadium

3400 AFFORDABLE UNITS

Local neighborhood led organizing was central to defeat of the proposed West Side Jet's Stadium, opening up the land for more appropriate use and leveraging 3,400 new units of affordable housina.

Battery Park City II \$400.000.000 IN FUNDS

Secured long term commitment of \$400 million for affordable housing.

Coalition for Asthma Free Homes/ Asthma Free Housing Bill

3000 UNITS INSPECTED / YR

The CAFH Coalition succeeded in passing the Asthma Free Housing Act, which strengthens and expands the Alternate Enforcement Program, requiring building-wide remediation of asthmatriggering code violations in 3000 of the City's most hazardous housing units.

2008-2010 Vantage Settlement

\$1.000.000 SETTLEMENT

The campaign concluded with an unprecedented agreement providing \$1 million in compensation and heightened protections to tens of thousands of tenants living in buildings owned and managed by predatory equity actor, Vantage Properties.

2006-2011 Illegal Hotels Bill

1000 UNITS UNWAREHOUSED

The campaign concluded with an unprecedented agreement providing \$1 million in compensation and heightened protections to tens of thousands of tenants living in buildings owned and managed by predatory equity actor, Vantage Properties.

Rent Regulation Law of 2011

State lawmakers for the first time in nearly two decades passed rent regulation laws that provided new protections for tenants, marking the reversal of a twenty-year legislative run in favor of landlords and deregulation.

2009-2011 11th Avenue Corridor Rezoning

Expanded the Clinton Special District which protects tenants from landlord harassment. It makes demolition illegal and if a landlord is looking to do major renovations, the owner must prove that the tenants have not been harassed for the past 30 years. If harassment is found, the owner must "cure" the harassment by making 20% of the units affordable.

2009-2011 Multiple Dwelling **Registration Act**

Won passage of legislation requiring all corporate owners of multiple dwellings to register the names of individuals with at least 25% ownership of the corporation, and requires them to register an actual brick-and-mortar address.

2003 - PRESENT

Inclusionary Zoning

6900 AFFORDABLE UNITS

INCO led organizing campaigns to establish inclusionary zoning for the first time in New York City won affordable housing provisions in Hudson Yards, North Brooklyn, Maspeth, and Woodside.

2007-PRESENT

Long Term Affordability DOUBLED LENGTH OF AFFORDABILITY

Over the past 2 years, the city has committed to permanent affordability for over 3,100 units of affordable housing. In February 2012, NYC Council Speaker Quinn announced she and the City were moving towards an agreement to double the required affordability term, from 30 to 60 years, for \$145,000,000 worth of tax credit subsidy vearlv.

2007-PRESENT Predatory Equity \$750.000.000

The campaign won a commitment of \$750,000,000 in city funds to a preservation transfer program to incentivize banks to move away from the speculative model and reduce the sale price of the asset to its true income-based value.

Individual Apartment Improvement Program

Achieved 1/3rd reduction in rent increase pass-along to tenants, by reforming a regulatory loophole that contributed to loss of thousands of affordable units.

2008-PRESENT

Lower East Side Coalition for Accountable Zoning (LESCAZ)

450 AFFORDABLE UNITS

Led inclusionary zoning campaign to preserve affordable housing in Lower East Side, securing 450 units of permanently affordable housing, an inclusionary zoning bonus and height restrictions.