

# 2017 TAX LIEN SALE SAFETY PROTECTING NEIGHBORHOOD NONPROFITS

**596  
ACRES**

**URBAN  
JUSTICE  
CENTER**



COMMUNITY  
DEVELOPMENT  
PROJECT

**Hundreds of community properties** will be wrongfully headed to the tax lien sale this year, permanently damaging our neighborhoods' vitality and affordability. Nonprofit organizations are meant to be permanently exempt from taxes on their properties, but since 2012 the New York City Department of Finance has required them to fill out annual renewal forms to maintain this status. Last year alone, this led to 89 churches, community centers, gardens, and other vital community properties falling into tax lien sale — initiating a cycle of fees, foreclosures, and the transfer of precious neighborhood resources to private capital.

## CITY COUNCIL DISTRICT 17

Thanks to community advocacy and leadership from the City Council, **we have the opportunity to stop the course of calamity in 2017.** The following lists show the types of endangered properties in your district, with directions for how organizations to begin removing their lots from the tax lien sale.

**1**

### REMOVING 2017 PROPERTIES

**Nonprofit-owned properties appearing on the 60-Day Tax Lien Sale list<sup>1</sup>**

**Deadline: May 15, 2017.** These organizations need to call the Department of Finance to save their properties. Callers should try both DOF offices, and say: "Our charity property is on the 2017 lien sale list and needs to be removed."

Organization	Exemption Type	Address	Block, lot
FORT APACHE YOUTH CENTER	Charitable Organization	1111 FOX STREET 10459	2718, 48
Hunts Point Multi Service Center	Charitable Organization	411 EAST 154 STREET 10455	2376, 35
Hunts Point Multi Service Center	Charitable Organization	765 WESTCHESTER AVENUE 10455	2655, 1
Hunts Point Multi Service Center	Charitable Organization	775 WESTCHESTER AVENUE 10455	2655, 23
ABUNDANT LIFE TABERNACLE	Contemplated Use	851 PROSPECT AVENUE 10459	2677, 24
BRIDGES COMMUNITY CHURCH INC.	House of Worship	1010 EAST 174 STREET 10460	3010, 23
CENTRO CRISTIANO RECONCILIANDO LA FAMILIA CON CRISTO	House of Worship	1297 UNION AVENUE 10459	2961, 38
LA RESURRECCION UNITED METHODIST CHURCH OWNED BY GER M E CH OF MELROSE <sup>2</sup>	House of Worship	450 EAST 158 STREET 10451	2379, 45

IGLESIA CHURCH OF THE CHRISTIAN FAMILY DISCIPLES IGLESIA LA FAMILIA CRISTIANA	House of Worship	880 EAST 180 STREET 10460	3123, 55
INGLESIA APOSTOLICA/ETC	House of Worship	899 TELLER AVE 10451	2421, 33
ALL SOULS EVANGELICAL CHURCH	House of Worship, Parsonage	1701 VYSE AVENUE 10460	2990, 33
TAFSC HOUSING DEVELOPMENT FUND CORPORATION <sup>2</sup>	Charitable Housing	1061 HALL PLACE 10459	2691, 98

Continued on reverse

### Contacting the NYC Department of Finance

Tax Lien Ombudsperson: (212) 440-5408  
Office of the Taxpayer Advocate: (212) 312-1800  
DOFTaxpayeradvocate@finance.nyc.gov

Learn more about the tax lien sale at  
[596acres.org/protecting-our-places](http://596acres.org/protecting-our-places)

Paula Z. Segal, Esq.  
Community Development Project at the  
Urban Justice Center  
646.459.3067  
[Psegal@urbanjustice.org](mailto:Psegal@urbanjustice.org)

# 2

## RENEWING EXEMPTIONS

Nonprofit-owned properties that have not yet renewed their exemptions for 2017<sup>3†</sup>

**Deadline: May 1, 2017.** These properties will be headed to the 2018 lien sale if their exemptions are not renewed. Renewals must be done online: visit <http://on.nyc.gov/2ntyIP3> or consult [596acres.org/protecting-our-places/](http://596acres.org/protecting-our-places/)

Organization	Address	Block, lot
HERITAGE HEALTH & HOUSING, INC.	3305 3 AVENUE	2369, 1001
MASJID AQSA	701 ELTON AVENUE	2376, 23
ARGUS COMMUNITY INC	734 MELROSE AVENUE	2377, 7
GREATER VICTORY BAPTIST CHURCH	378 EAST 156 STREET	2402, 15
CHRISTIAN MISSION BETHEL CHURCH	664 EAST 161 STREET	2630, 47
NEW BEGINNING OUTREACH MINISTRY INC	789 JACKSON AVENUE	2636, 24
ARGUS COMMUNITY INC	758 EAST 160 STREET	2656, 7
CHURCH/ST.ANTHONY/PADUA	1060 UNION AVENUE	2679, 13
CHURCH/ST.ANTHONY/PADUA	1062 UNION AVENUE	2679, 14
CHURCH/ST.ANTHONY/PADUA	UNION AVENUE	2679, 15
CHURCH/ST.ANTHONY/PADUA	EAST 166 STREET	2679, 17
CHURCH/ST.ANTHONY/PADUA	EAST 166 STREET	2679, 19
CHURCH/ST.ANTHONY/PADUA	832 EAST 166 STREET	2679, 25
CHURCH/ST.ANTHONY/PADUA	822 EAST 166 STREET	2679, 27
Hispanic Catholic Charismatic Center	PROSPECT AVENUE	2679, 30
THESSALONIA BAPTIST CHUR	960 PROSPECT AVENUE	2690, 109
UNITED CHURCH	764 HEWITT PLACE	2695, 6
SO BRONX MENTAL HEALTH	932 KELLY STREET	2711, 11
ASSEMBLY CHRISTIAN CHURCH JOHN 3:1	1080 KELLY STREET	2716, 29
TRIED STONE BAPTIST C	1591 BOSTON ROAD	2939, 118
SION PENTECOSTAL CHURCH	1313 BRONX RIVER AVENUE	3861, 165

# 3

## DEFECTING WRONGFUL LIEN SALES

Nonprofit-owned properties that have had liens sold in previous years<sup>4†</sup>

**Immediate action required.** These groups need to seek assistance in having their lien sales defected ASAP in order to avoid foreclosure. Groups should reach out to the DOF Office of the Taxpayer Advocate **immediately**.

Organization	Year Lien Was Sold	Address	Block, lot
NEW WASHINGTON HEIGHTS BAPTIST CHURCH	2013	597 COURTLAND AVENUE	2410, 44
MINSKER CONGREGATION OF THE BRONX, INC.	2013, 2016	1028 INTERVALE AVENUE	2705, 3
SOUTH BRONX OVERALL ECONOMIC DEVELOPMENT CORP.		370 EAST 149 STREET 10455	2327, 52
EBENEZER BAPTIST CHURCH	2011, 2013, 2014, 2015	921, EAGLE AVENUE	2620, 32

### Notes

1 The Department of Finance does not provide direct information about which lien sale properties are currently charity-owned or previously had property tax exemptions. 596 Acres and Urban Justice Center derived the figures from the complete Lien Sale lists, narrowing to those Tax Class 4 properties with building classifications that reflect potential community-serving uses, then looking up each property in the City Registrar portal, ACRIS, to determine its ownership at the time of the lien sale. This process allows identification of all charity properties, not just those that had been granted prior property tax exemptions. Lien sale lists can be found at <http://www1.nyc.gov/site/finance/taxes/property-lien-sales.page>.

2 Water debt only: [http://www.nyc.gov/html/dep/html/customer\\_services/lienfaq.shtml](http://www.nyc.gov/html/dep/html/customer_services/lienfaq.shtml).

3 Data from the 2017 Lien Sale 60 Day Notice List Parcels with Property Tax Exemptions pursuant to 420-A, 420-B, 446 or 462 of Real Property the Tax Law (2012-2016), [http://www1.nyc.gov/assets/finance/downloads/pdf/lien\\_sale/2017/60\\_day/60-day-non-profits.pdf](http://www1.nyc.gov/assets/finance/downloads/pdf/lien_sale/2017/60_day/60-day-non-profits.pdf)

4 Weekly Not-For-Profit Non-Responders List, March 2, 2017, [http://www1.nyc.gov/assets/finance/downloads/pdf/not\\_for\\_profit/not\\_for\\_profit\\_non\\_responders.pdf](http://www1.nyc.gov/assets/finance/downloads/pdf/not_for_profit/not_for_profit_non_responders.pdf)

† This list only identifies properties that have been granted prior property tax exemption by Department of Finance; it does not capture those that never applied or were denied exemption and are in the process of appealing. DOF data have been refined, with properties that were sold to entities ineligible for tax exemption removed from totals. Sale determinations made by individually looking up each property in the City Registrar portal, ACRIS.

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