

Struggling with a challenging land use or development issue?

A Technical Assistance Panel (TAP) can help!

Since 1947, ULI has harnessed the multidisciplinary expertise of its members to help communities solve challenging land use, development, and redevelopment issues on behalf of government agencies and community-based nonprofits.

ULI is the oldest and largest network of cross-disciplinary real estate and land use experts in the world. ULI's members are inspired and guided every day by its mission: to shape the future of the built environment for transformative impact in communities worldwide.



We can arrange a 2-day workshop that harnesses the collective professional expertise of ULI members to tackle a broad range of topics such as:

Exploring commercial corridor revitalization

Identifying public/private land use opportunities

Developing community and climate resiliency strategies, including decarbonization

Analyzing re-use of existing properties

Evaluating development & land use proposals

Housing attainability



A TAP can help you to refresh or revitalize your thinking about a project, catalyze change in your community, or gain traction for an idea or project.

Want to know more? Read on below.

NOW ACCEPTING PROPOSALS FOR 2026!

TIMELINE

December 12, 2025

Application Deadline. Submit by this date to be considered for an upcoming TAP.

January 2026

Selected Applicants Notified

Spring, Summer, Fall 2026

Technical Assistance Panels are Conducted

[CLICK HERE TO SUBMIT A PROPOSAL](#)

Questions? Reach out to chris.karakul@uli.org

REQUEST AN INFO SESSION

ULI NEW YORK TECHNICAL ASSISTANCE PANELS

Curious to learn about ULI New York's TAP program or to see if a TAP is right for you? Set up a time to chat with ULI staff to hear more about the program, get feedback on your ideas, and discuss the application process.

[CLICK HERE TO REQUEST AN INFO SESSION](#)

LEARN MORE ABOUT TAPS



ULI EXPERTS. DONATING THEIR TIME FOR YOUR PROJECT AND COMMUNITY

Panelists are esteemed ULI members who generously donate all of the time they spend on a TAP, driven by a dedication to furthering the ULI mission. Their invaluable contributions are estimated to provide a substantial value of \$100,000+.

Panelists are selected from ULI's interdisciplinary membership based on the specific nature of each assignment – providing an opportunity to create a truly multidisciplinary team that may include developers, property owners, investors, architects, urban planners, designers, public officials, real estate brokers, appraisers, attorneys, engineers, financiers, and academics.



5-12 Experts
specifically selected for your project



1 Presentation
summarizing panel's work + recommendations



1 Report
analysis, strategic advice, + next steps



Invaluable Insight
to catalyze progress and build momentum

What is a TAP?

A TAP is a 2-day workshop during which a panel of senior-level experts offer recommendations on a specific question or issue posed by you and refined in collaboration with the ULI TAPs Steering Committee. The focus of a TAP can be either site-specific or a general topic.

During the TAP, the Panel tours the study area, interviews stakeholders, and works collaboratively to produce preliminary findings and recommendations which are presented at the conclusion of the workshop in either a private or public forum. A complete report follows with detailed recommendations.

What are my responsibilities as a TAP Sponsor (i.e. client)?

At a high level, the client is responsible for:

- Preparing briefing materials for panelists
- Briefing the panelists before/during the workshop
- Arranging a site tour for day one of the TAP
- Inviting key stakeholders to attend interviews during the TAP
- Arranging for a public presentation of the TAP's recommendations (if appropriate)

What does the TAP Process Look Like?

Pre-TAP

Once a TAP agreement is finalized we assemble a multidisciplinary group of panel members, compile briefing materials, and plan for the TAP (~90-120 days). The Sponsor will host a briefing call for the panelists one to two weeks prior to the TAP commencing.

During the TAP

A TAP consists of two days of intensive working sessions, including:

- Introduction and overview by the client
- Guided site tour of the study area
- Confidential stakeholder interviews conducted by the panelists
- Panel deliberation and work sessions
- Presentation of the final panel recommendations to the client

Post-TAP

Following the TAP presentation ULI will draft a final report which will be delivered 3-4 months after the TAP workshop. The client will be provided a professionally-designed TAP report in high-resolution PDF format.

What is the cost of a TAP?

The TAP fee helps to cover staff time and associated costs. The fee for a two-day TAP is \$25,000 (if in New York City). The fee for a TAP outside of NYC is \$35,000 dependent on additional travel costs.

PREVIOUS TAPS

Click below to view ULI New York's previous TAP reports and see the wide variety of topics we have covered and the experts involved with each panel.

[ULI New York TAP Reports](#)