

What is a Community Land Trust?

- ◉ Mission: to own and steward land for the common good in perpetuity
 - > Affordable housing
 - > Commercial Ventures
 - > Community Services
 - > Farming



CLT Basics: The Organization

- ◉ Generally Non-Profit 501 (c)3:
 - > Community based
 - > Membership organization
 - > Tri-partite governance
 - > Defined service area
 - > Sustainable - perpetual responsibility



Dual Ownership

- ◉ Individual owns leasehold right and house
- ◉ Community Land Trust owns the land



Perpetual Affordability

- ⦿ Lower price initially
- ⦿ Lower price at resale
- ⦿ Again and again

Perpetual is a very long time!

Perpetual Responsibility

- Long Term Maintenance
- Sustainable Organizations



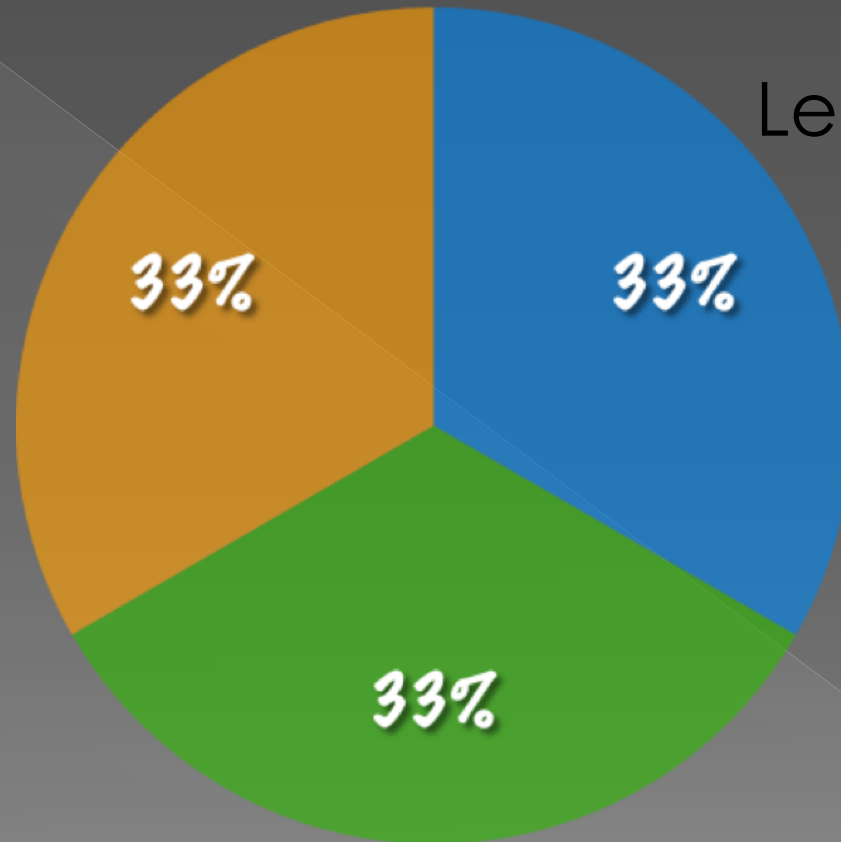
Perpetual is a very long time!

Governance

“Classic” Tripartite
board

Leaseholders

Community
Members



Public
Representatives

Service Area

- ◉ Neighborhood
- ◉ City-wide
- ◉ County-wide
- ◉ Metropolitan
- ◉ State-wide



Development Strategies

- CLT Development
- Buyer initiated scattered site
- Developer initiated
- Municipal projects
- Partnerships



The Houses

- ◉ Single Family Detached
- ◉ Condos
- ◉ Coops
- ◉ Co-housing
- ◉ Rental
- ◉ Mobile Home Parks



Vashon Cohousing

- What is cohousing?

[What is a cohousing community?](#)

[Cohousing Resources](#)



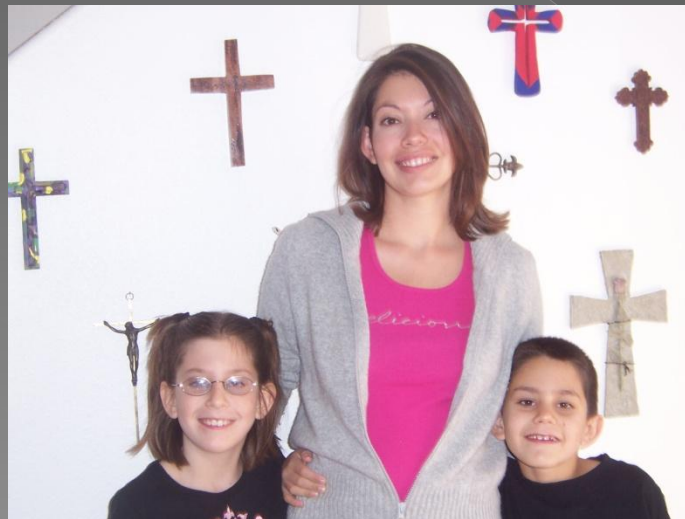
CLT Sustainability

- ◉ Donations & Operating Grants
- ◉ Developer Fees
- ◉ Ground Lease Fees



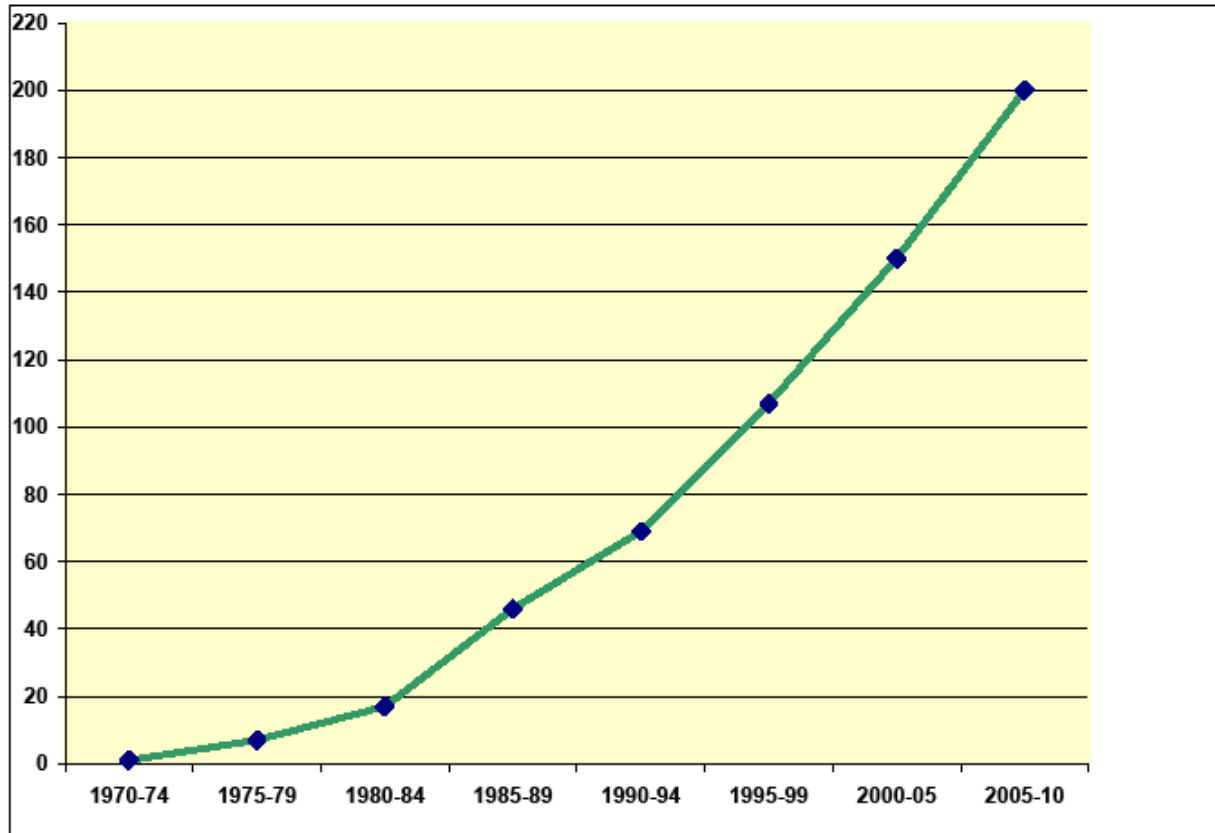
Why Community Land Trust?

- * STEWARDSHIP: scarce resources
- * STABILITY: communities control
- * SECURITY: homeowner support
- * MOBILITY: housing tenure ladder



The CLT BOOM!

Community Land Trusts in the United States
1970-2008



DELRAY BEACH CLT

- ◉ CRA SPONSORED
- ◉ FOCUS ON SINGLE FAMILY HOUSING

NEW ORLEANS INITIATIVE

- ◎ TWO PILOT ORGANIZATIONS
 - > RESIDENTIAL
 - > COMMERCIAL
- ◎ CITY –WIDE EXPANSION
 - > STEERING COMMITTEE

BRUNSWICK, GEORGIA

- HOUSING AUTHORITY SPONSORED
 - > SUBSIDIARY NON-PROFIT
 - > NSP/CDBG RESOURCES

MONTGOMERY, ALABAMA

- ◎ CITY SPONSORED
 - > CDBG RESOURCES

BHPCLT

- ◎ COUNTY-WIDE
- ◎ NSP RESOURCES
 - > MULTI-FAMILY
 - TARGETING VERY LOW AMI
 - > SINGLE FAMILY
 - BAND PARTNERSHIP