
Community Land Trust Fundamentals



Community Land Trust Fundamentals

We will be exploring

Why are communities turning to this model today?

What is a community land trust?

How are CLTs organized, governed, and sustained?

Where do CLTs work and at what scale?

Who are key stakeholders to partner with?

What about Resources?

First...

Introduce yourself to your breakout room and share the top challenges facing your community with regard to housing and the ability of community members to shape their neighborhoods.

You have 10 minutes so please give everyone a chance to share.

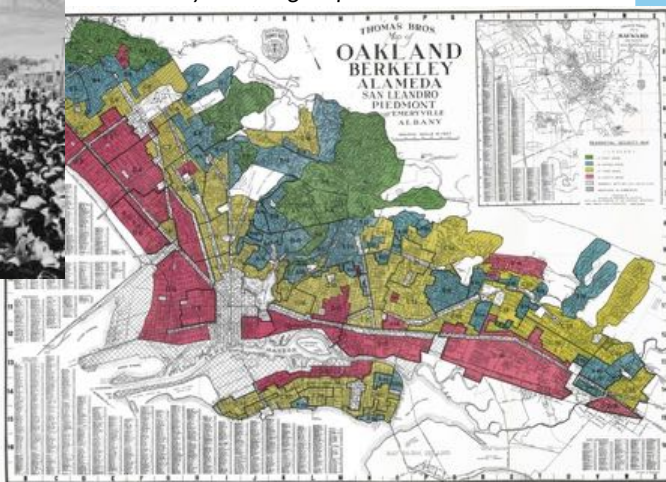
Why?

Our present is shaped by the past ... and our past has delivered enduring racism and extreme inequality leading to the displacement of communities of color across California.



Japanese Internment Camp

East Bay Redlining Map - 1930s



CA Tribal Lands

Source: <https://native-land.ca/>

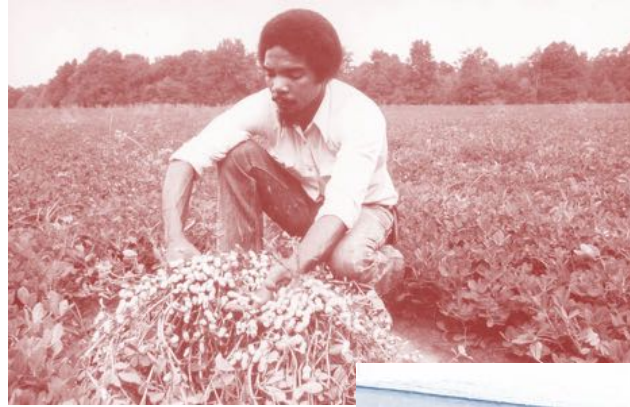
Why?

Community ownership and CLTs are strategies for sustaining and our low-income and POC communities

- ✓ Resisting displacement by creating stable, affordable housing opportunities
- ✓ Establishing grassroots, democratic control over neighborhood decision-making
- ✓ Providing services and facilities that the market will not

What is a Community Land Trust?

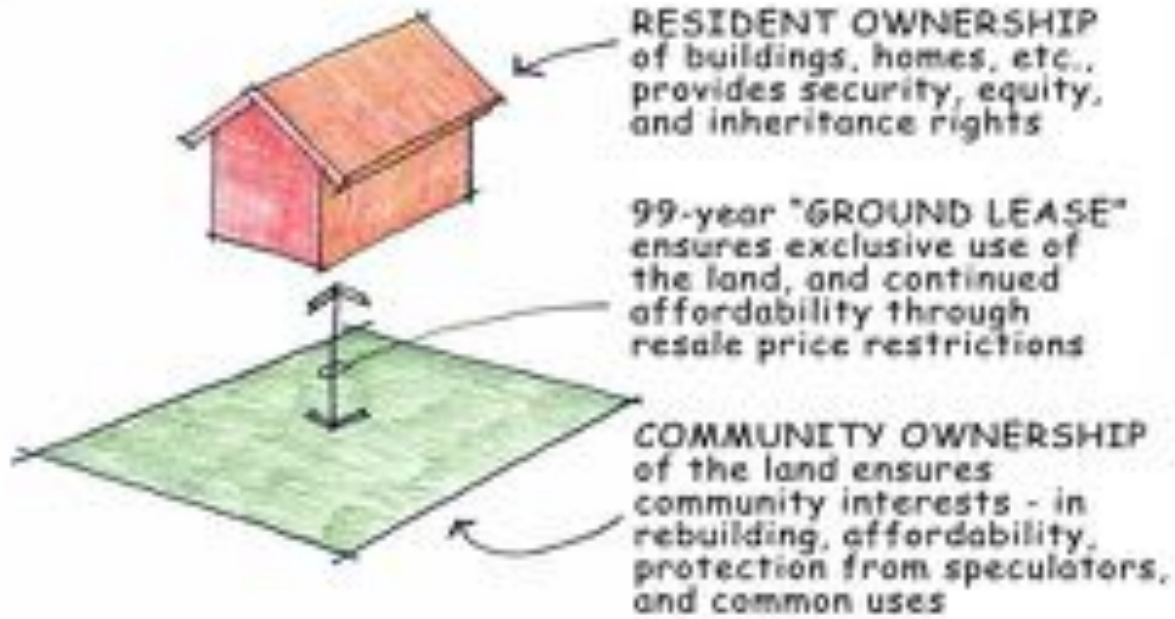
Building on cooperative ownership strategies from around the world



The New
Communities Inc.



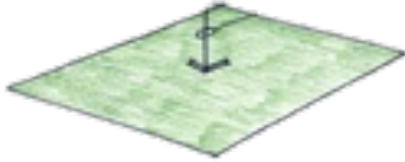
What is a Community Land Trust?



What is a Community Land Trust?



Split Ownership



CLT's retain ownership of land, enabling them to serve their communities across decades.



The “improvements” (aka whatever is on the land – often housing) is owned separately.



A “ground lease” lays out the mutual responsibilities of the CLT and the owner of the improvements, legally ensuring that both will upkeep their commitment to permanent affordability for low-income people

How? – Shared Equity Housing

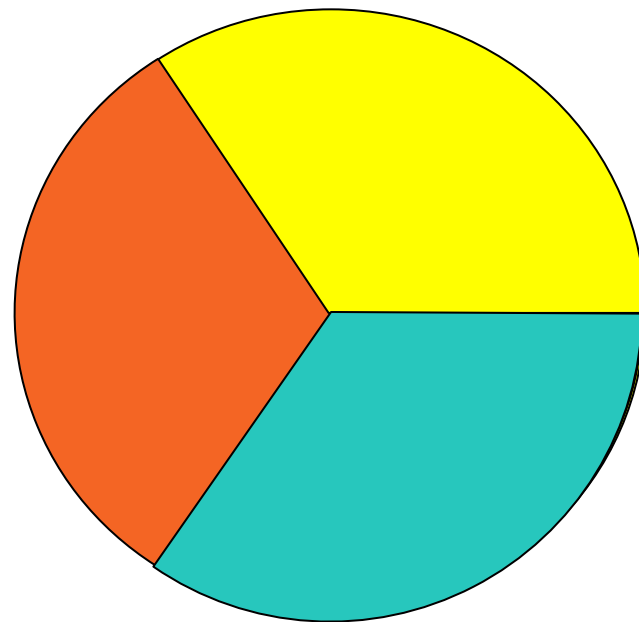
All of the subsidy is retained and recycled in the home



How? – Community Control

Residents and community members guide their CLTs through membership structures and 3 part boards:

- CLT Residents
- Community members
- Stakeholders representing the public interest and/or bringing community development expertise



Many CLTs have 1/3 of each category, but there are many variations, and startup CLTs often don't have residents for some period.

How? – Community Control + CLT Governance

No One Way to Do It!

- Membership org vs non-membership org
- Incubated by a nonprofit
- Transitions towards resident governance
- Incubated by public agencies



Examples

Non-membership org: OakCLT

Membership org: Fideicomiso Comunitario
Tierra Libre

Nonprofit incubation: San Gabriel Valley CLT

Transitional board: Sacramento CLT

Incubated by public agencies: Irvine CLT

How? – Stewardship

Stewardship = Support Services + Monitoring and Enforcement

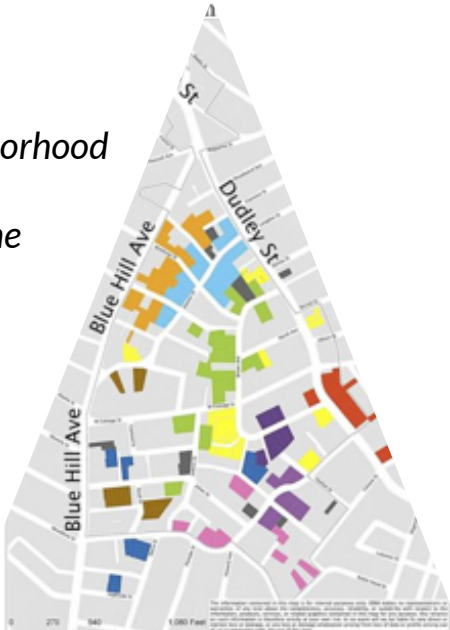
- ✓ Financial counseling
- ✓ Foreclosure prevention
- ✓ Community organizing
- ✓ Resource pooling
- ✓ Occupancy requirements
- ✓ Rent and resale restrictions
- ✓ Property maintenance
- ✓ Ability to intervene in emergencies

Goal: the long term stability, affordability, and financial wellbeing of both buildings and their residents

Where?

Depending on their goals and opportunities, CLTs can work at various scales from a slice of a neighborhood to a whole region.

Dudley Neighborhood Initiative CLT properties in the Dudley Square neighborhood



Our Communities

While most community land trusts are concentrated in a single neighborhood, Elevation CLT has the flexibility to serve any community in Colorado where families are at risk of displacement.



Tenant-CLT Partnership in Pinole



CLT-CDC Partnership in LA

Who?

There isn't one way to start or grow a CLT

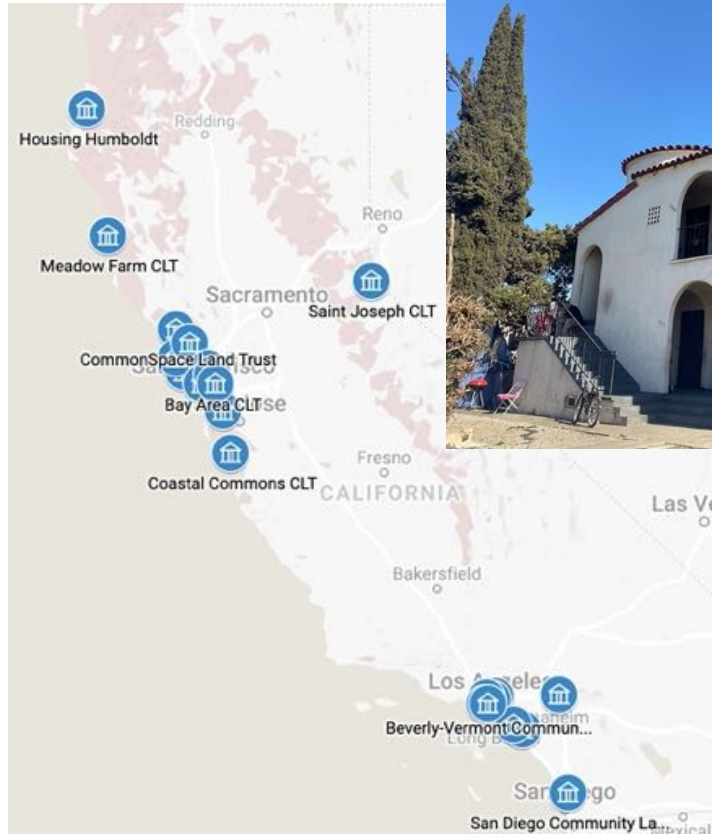
Any combination of these stakeholders can and do partner to launch and sustain CLTs

- ✓ Tenants and neighborhood activists
- ✓ Community based organizations
- ✓ City or regional government
- ✓ Existing CLTs
- ✓ Nonprofit affordable housing developers



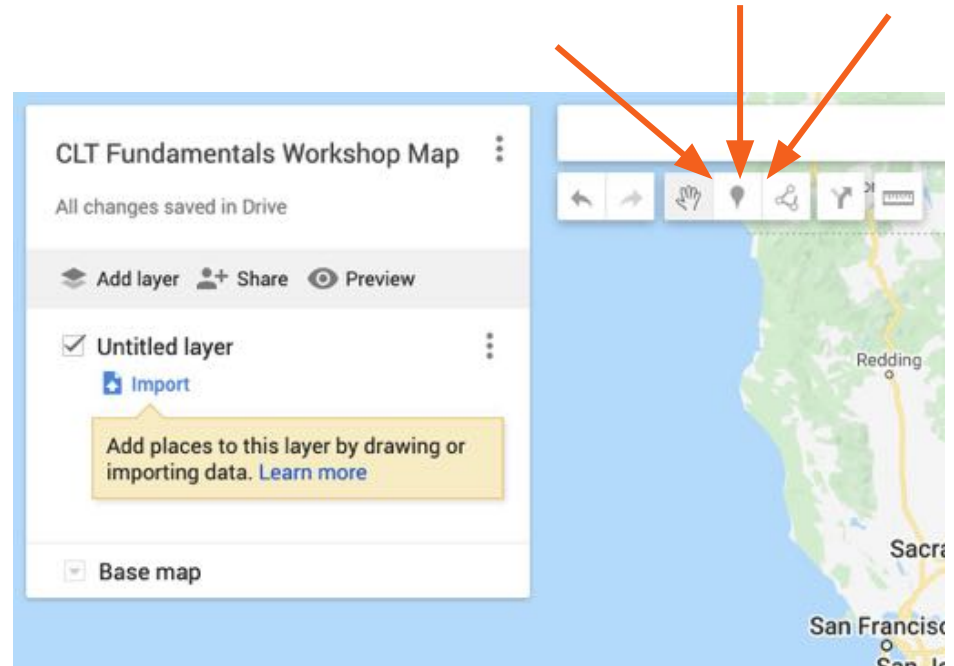
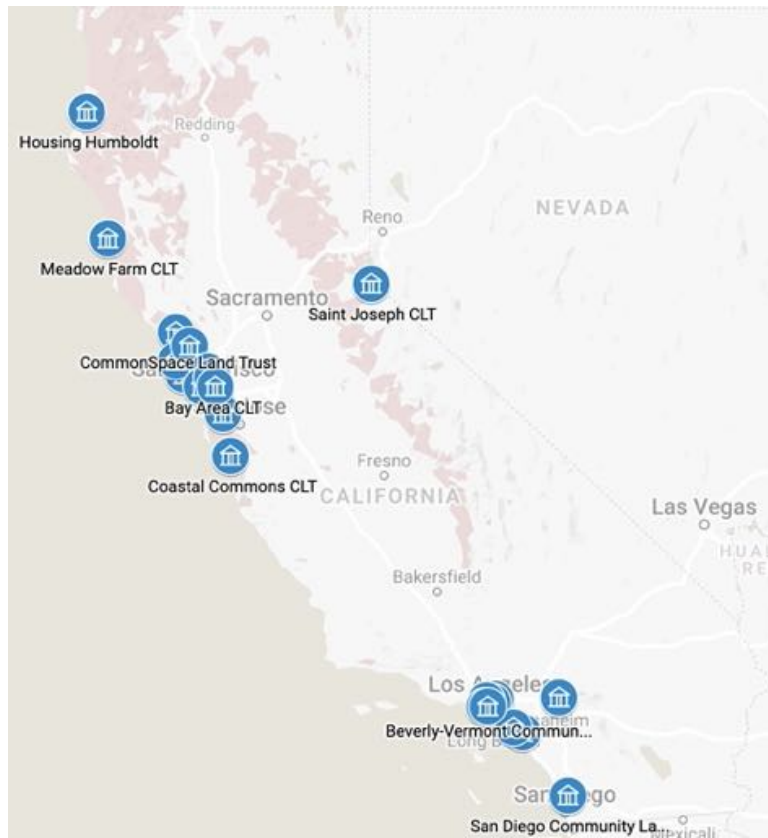
County-CLT Partnership in Sonoma

Who? - CLTs in California



Who? Who are you?

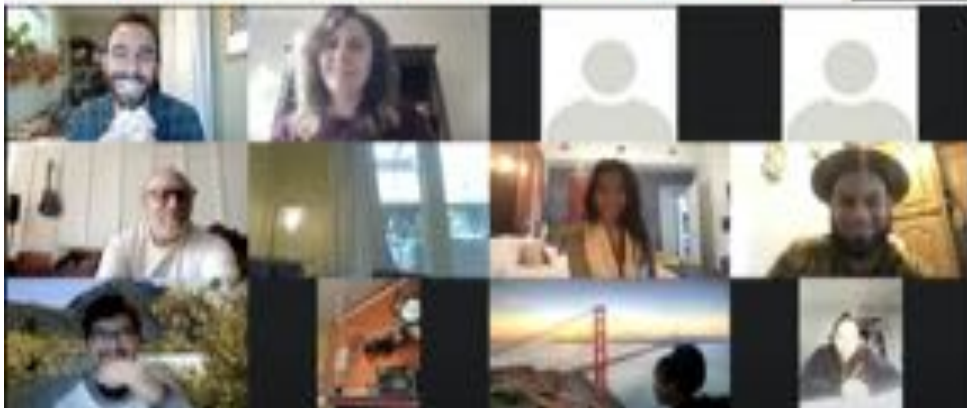
https://www.google.com/maps/d/edit?mid=1UIPq0Wf2b6Kg7OCs50oNXLK_-4yaMo-q&usp=sharing



Who? – The CA CLT Network



The CLT Academy



IN IT FOR THE LONG RUN
Community Land Trusts, Housing Justice
& Protecting our Neighborhoods
April 21, 2021 10-11:30am
An Interactive Panel: Stabilizing Communities and
Creating Intergenerational Wealth
in the Post-Covid Real Estate Market

Who? – The CA CLT Network

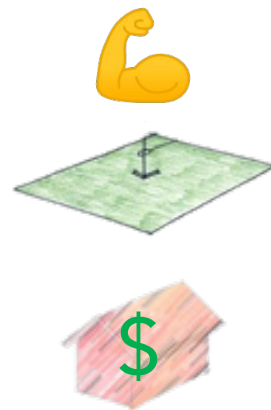
Advocacy



What about Resources?

Eventually, every CLT needs

- Operating funds to support staff and administration
- Land to build or grow on
- Acquisition funding to build or rehab with



What about Resources?

CLTs have found a number of different sources

- **Government:** state, city, and county housing programs, public land dispositions, FIHPP
- **Philanthropy**
- Low cost financing from **banks and nonprofit lenders**
- **Program revenue** through service delivery (e.g. from offering housing counseling services)
- **Operating revenues** (e.g. from rental properties)

Considerations for Starting or Growing a CLT

STAFFING - **No One Way to Do It!**

- Volunteers and board do the work
- Hire a community organizer to start
- Borrow staff capacity from an existing CLT, CDC, or other nonprofit

Examples

Volunteers: Liberty CLT

Organizer: Vallejo CLT

Borrow Staff Capacity: PAHALI

Considerations for Starting or Growing a CLT



Source: Northern CA Land Trust

Considerations for Starting or Growing a CLT

Please share what you, your organization, or your community would need to organize for community ownership and permanently affordable housing.

... could be knowledge, funding, people You tell us!

Thank you!

Questions?