California Community Land Trust Network

2023 Conference

October 19-20 • Oakland Museum of California
The State of CLTs Nationally and Globally

Thursday, Oct. 19th
Center for CLT Innovation
Mission of the Center for CLT Innovation

The Center for Community Land Trust Innovation was established in 2018 to promote and to support community land trusts and similar strategies of community-led development on community-owned land in countries throughout the world.
Why the Center for CLT Innovation?

• It grew out of Roots and Branches, an online historical archive of the CLT movement.

• It was inspired by the work of the Caño Martín Peña CLT in San Juan in pioneering the use of the CLT model for informal settlements.

• It responded to a need for an explicitly international focused organization -- in particular to support emerging CLT efforts in Europe and the Global South.
By our estimate, there are 530 active CLTs around the world. The Center maintains the definitive global map and directory of CLTs.
The Center publishes books and monographs under its own imprint, Terra Nostra Press.
The Center curates an online library of technical and educational materials at cltweb.org
The Center presents webinars, hosts virtual gatherings, and organizes World CLT Day.

World CLT Day 2021

Thank You! People and organizations from around the world sent messages and posted photos and videos to share in the celebration. We want to thank our partners from the SHCC Network and World Habitat, who helped make this possible. And we’d love to get your feedback in the short survey below. What did you like about World CLT Day — and how could we make it even better next year? And for your trouble we’ll send you a free PDF of our latest publication, The Growth of Community Land Trusts in England and Europe.

World CLT Day Compilation Video

The very first World Community Land Trust Day was on October 29, 2021. The Center for CLT Innovation compiled the videos and photos that people shared from around the world on social media. Please feel free to download and share!

Center for CLT Innovation 2023
Board of Directors

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• Geert De Pauw, Co-President (Belgium)
• María Hernández Torrales, Secretary (Puerto Rico)
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• Enrique Silva (US)
• Dave Smith (UK)
• Harry Smith (US)
• Brenda Torpy (US)
• Bea Varnai (France)
• Theresa Williamson (Brazil)
Some of Our Current Projects
Interviews with Elders of the CLT Movement

- Shirley Sherrod
- Mtamanika Youngblood
- Kirby White
- Susan Witt
- Gus Newport
- Stephen Hill
- Maria Hernandez Torrales
- Yves Cabannes

Center for CLT Innovation 2023
The City-CLT Partnership

• In collaboration with the Lincoln Institute for Land Policy, we have just begun work on a revision to the 2008 edition of *The City-CLT Partnership*.

• As part of our background research on this project, we will be sending out a survey to all CLTs in the US.

• We are aiming for publication in the first half of 2025.
CLT Legal Collaborative

We will be launching a new initiative to expand the pool of attorneys working with CLTs across the country – and to deepen their knowledge about CLT practice.

• We are organizing a consortium of law school clinical programs with an interest in CLTs to provide training and resources to their students.

• And in 2025 we will be organizing an informal network of practicing attorneys who work with CLTs – to connect them to each other and to relevant resources and training.

Center for CLT Innovation 2023
CLT 2030 Project

• In 2024, we will launch a global initiative to support a just transition to low-carbon economies.

• This project will have a dual prong approach:
  • Supporting innovative CLT practices in sustainable and resilient development.
  • Promoting CLTs as a model for community participation in a transition to low-carbon economies that leave no one behind.
World CLT Day
May 17-18 2024

• We will be coordinating efforts around World CLT Day, set for May 17 and 18 2024.

• We will be working closely with all national and regional CLT networks.

• So stay tuned!!
Community-Led Planning For Environmental Justice

Justice for the Jewel Streets Campaign

Our organizing led the NYC Dep of Housing to launch neighborhood planning initiative and the Mayor announced $75 million investment in the Jewel Sts

17 acre city-owned lot will be RFP’ed for mixed-use development
Community-Led Planning For Reparative Justice

NYPD Land Redistribution

BLACK PAPER #1: The Digital Edition

Redistributing the Land Resources of the NYPD in East New York
Tenant-led Acquisition: 248 Arlington Ave

20-unit rental building owned by absentee landlord → coops/condos on CLT land

Launched campaign with the TA in June 2023 - closing date is Nov 27, 2023
Community Land Act (CLA):
- NYC COPA/NYS TOPA
- Public Land For Public Good
- Abolish the Tax Lien Sale
London CLT
Communities Creating Permanently Affordable Homes and Transforming Neighbourhoods
London Community Land Trust

Where we are

145 genuinely affordable homes in development

34 homes built to date

Sale price between 27% and 56% of market value

100 residents at St. Clements & Citizens House

Key:
- Residents moved in
- Under construction
- Planning received
- Agreement on site
- Campaign ongoing
Radical Roots
Citizens House, Lewisham

11 homes, (1 & 2 beds)
Sold at 55-56% of open market value,
£215,000 for a 1 bed and £272,500 for a 2 bed
Garage site on local authority housing estate
Site gifted by London Borough of Lewisham and grant supported by Greater London Authority
Locally led campaign

Community campaigners & steering group members at the former garage site, May 2018
Community-led design process

“Temporary architects office” 3-day community event, October 2016

© Archio
Meanwhile use

Mural created during COVID-19 lockdowns before start on site
Mural created for start on site celebration, with local young people
Resident management company
European CLT Network
https://www.clteurope.org/
Hurdles

● Difficult to maintain balance of affordability, quality and sustainability

● Difficult to scale due to funding, cost of construction, risk, and local government grant per home needing to be very high

● Community-led housing fund not being renewed

● Infill sites aren’t enough to meet the vast need

● A lack of understanding from the planning system

● Counter cultural
Grounded Solutions Network cultivates communities – equitable, inclusive and rich in opportunity – by advancing affordable housing solutions that last for generations.
2022 National CLT Census
Study Scope

- **Self-identified CLTs**
  (excluding conservation land trusts)
  - Startups
  - Traditional CLTs and their variations
  - Government-housed CLTs
  - Nonprofits with a CLT program

- **Nonprofits with a shared equity homeownership program**
  (excluding nonprofits strictly providing cooperative housing)
The field has grown!

~30% increase since 2011
A total estimate of **43,931 residential units** as of year-end 2022

- 19,545 rental units (44%)
- **15,606 shared equity homeownership units** (36%)
- 6,138 other tenure types (14%)
- 2,642 units with unknown tenure type (6%)
“Classic” CLTs?

- 30% of entities meet “classic CLT” definition
- 54% designate at least one seat for resident/lessee (average 32% board composition)
- 59% designate at least one board seat to community representatives (average 52% board composition)
Number of Staff

Share of Organizations by Total Full- and Part-Time Employees (n = 222)
Over 50% of programs have fair(er) taxation

Taxation of Shared Equity Homes (n = 131)

- 53% Taxed below fair market value
- 36% Taxed at fair market value
- 8% It varies
- 3% Don't know
Income Levels

Share of Organizations by Level of Income Restriction (n = 132)

<table>
<thead>
<tr>
<th>Maximum income level served</th>
<th>% of organizations</th>
</tr>
</thead>
<tbody>
<tr>
<td>At or below 80% AMI</td>
<td>58%</td>
</tr>
<tr>
<td>At or below 120% AMI</td>
<td>35%</td>
</tr>
<tr>
<td>Above 120% AMI</td>
<td>7%</td>
</tr>
</tbody>
</table>
Homeowner Characteristics

- **Households with at least one child under 18yrs**: 26.3% (Total US Market Homeowners) vs. 65.9% (CLT/SE Homeowners)
- **Single Mothers**: 6.2% (Total US Market Homeowners) vs. 31.8% (CLT/SE Homeowners)
- **First-Time Buyers**: 45.0% (Total US Market Homeowners) vs. 87.0% (CLT/SE Homeowners)
Homeowner Characteristics

- 73.0% of CLT homeowners are White
- 54.7% of CLT homeowners are Black/African American
- 23.0% of CLT homeowners are Hispanic, Latino, or Spanish Origin
- 10.9% of CLT homeowners are Asian
- 5.1% of CLT homeowners are Other Race/Ethnicity
- 4.1% of CLT homeowners are American Indian or Alaska Native
- 1.2% of CLT homeowners are Native Hawaiian or other Pacific Islander
- 2.0% of CLT homeowners are Native Hawaiian or other Pacific Islander
- 1.1% of CLT homeowners are Native Hawaiian or other Pacific Islander
- 0.2% of CLT homeowners are Native Hawaiian or other Pacific Islander

Bar chart showing percentage distribution of home ownership by race and ethnicity.
The 2022 Census of Community Land Trusts and Shared Equity Entities in the United States

Prevalence, Practice and Impact

Ruoniu Wang, Celia Wandio, Amanda Bennett, Jason Spicer, Sophia Corugedo, and Emily Thaden

June 2023 | English

Special thanks to our partners Freddie Mac & Lincoln Institute of Land Policy
National CLT Map!

Community Land Trusts & Shared Equity Entities in the United States

Champlain Housing Trust

The map is not meant for the purposes of finding affordable housing. GIS cannot assist with that effort. Please use this map as a display of data collected in the working paper.

# of SE Programs: 312
# SE Home Units: 12,600
% POC Head of HH: 51.8%
% First Time Homebuyers: 86.9%

Powered by Gis

GSA, NOAA, USGS, EPA

This map is not meant for the purposes of finding affordable housing. GIS cannot assist with that effort. Please use this map as a display of data collected in the working paper.