

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.

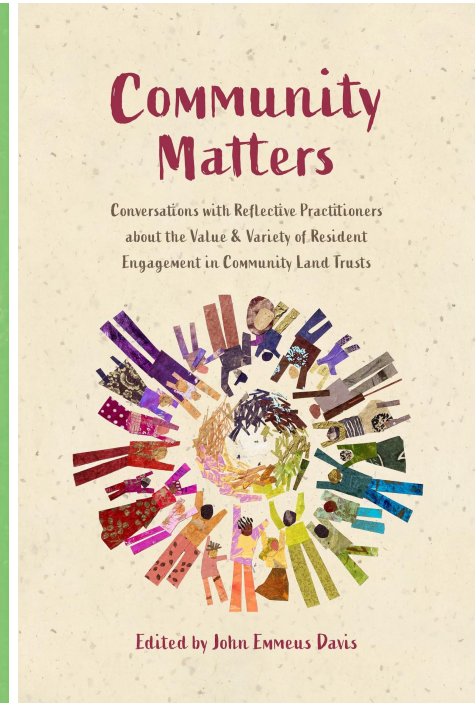
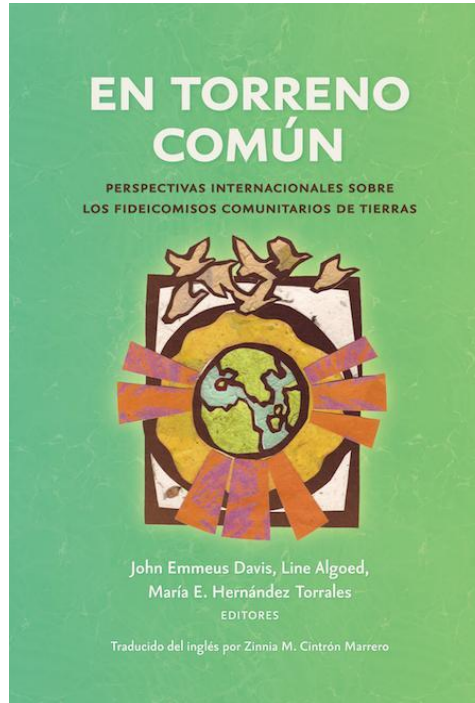
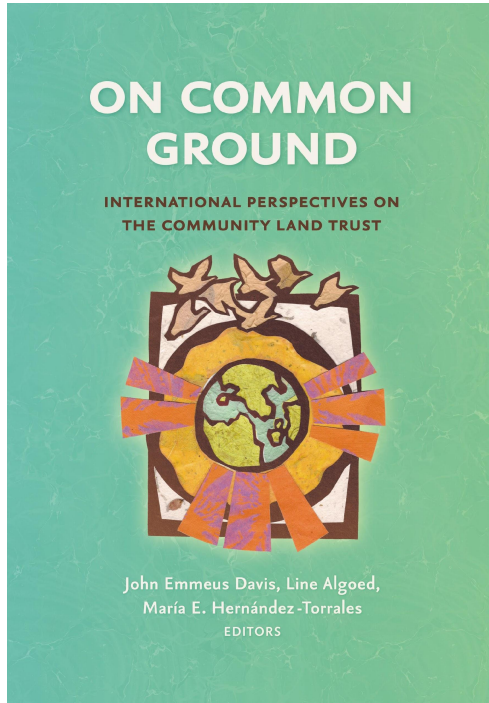


Hide fields Filter Sort ...

ADDRESS	COUNTRY	STATE/PROVINCE	WEBSITE
Mount Alexander Community Land Ltd PO Box 323, Castle...	Australia		http://www.macll.org.au/
Alodgi	Belgium		
1241 Oudekerk...		Wallede	http://www.kbbit.be/



The Center publishes books and monographs under its own imprint, Terra Nostra Press.



Global CLT Map + Directory



Video Library

ALL Animation Bangladesh Belgium Brazil Canada CLT Roots English Europe French Portuguese Puerto Rico South Africa Spanish Terra Nostra Press UK US

A BOOST FOR COMMUNITY LAND CONTROL
Penn Loh of Tufts University and Eliza Parod of the Dudley Street Neighborhood Initiative talk about the launch of a new network in Boston to promote community control of development to serve community needs, such as limiting the loss of affordable housing to gentrification. Interview for BNN News.

11/03/2021
English

A COMMUNITY LAND TRUST FOR BURLINGTON, VERMONT
A documentary about the Champlain Housing Trust produced by the Sanders Institute.

12/11/20
English

ALBANY COMMUNITY
This video features t president, homeowner tenant — and covers t program

12/11/20
English

Timeline

History of the Community Land Trust Movement

The Center for CLT Innovation has constructed a Timeline tracing the intellectual and political pedigree of the international community land trust movement. The modern CLT is derived from New Communities Inc., a prototype pioneered in the 1970s by African-American civil rights activists in the United States, but that “first CLT” was itself a product of seminal ideas, social experiments, and political struggles that preceded it by many years. This Timeline denotes major milestones in the CLT’s development, honoring thinkers, activists, publications, and precedents from around the world that contributed to the creation of New Communities – while highlighting key events that came after, seeding the growth of a global CLT movement. Additions will regularly be made to the Timeline as new historical information comes to light and as practitioners write new chapters in the unfolding story of the CLT.

Land Tenure in the Ancient World

In ancient India, as in much of the world, land was seen and used as a common heritage, a gift from nature to all inhabitants of the earth. References to land tenure in the Vedic texts, the foundation of Hindu spirituality, prohibit the deeding of land. In the early Judeo-Christian tradition, land is similarly viewed as a shared inheritance of humankind, not as

International CLT Bibliography – All Languages (6/1/22)

Abello, Oscar Perry. 2021. An unusual community land trust in Colorado is making its mark. *Next City* (August 10). Available at: <https://nextcity.org/daily/entry/an-unusual-community-land-trust-in-colorado-is-making-its-mark>

Abrams, Amanda. 2019. Helping at-risk homeowners stay put with a land trust. *Shelterforce* (April 25). Available online at: <https://shelterforce.org/2019/04/25/a-land-trust-model-for-seniors/>

---. 2020. Lessons from the last housing crisis: how to get control of properties. *Shelterforce* (September 17). Available online at: <https://shelterforce.org/2020/09/17/lessons-from-the-last-housing-crisis/>

Abromowitz, David M. 1991. An essay on community land trusts: Towards permanently affordable housing. *Mississippi Law Journal* 61: 663-682.

---. 1992. Long-term affordability, community land trusts and ground leases. *ABA Journal of Affordable Housing & Community Development Law* 1(2): 5-6, 17.

---. 2000. An essay on community land trusts: Toward permanently affordable housing. In *Property and values*, ed. Charles Geisler and Gail Daneker, 213-231. Washington, DC: Island Press.

---. 2008. *Addressing foreclosures: A great American dream neighborhood stabilization plan*. Washington, DC: Center for American Progress.

Abromowitz, David, and Roz Greenstein. 2008. A foreclosure-free option. *Boston Globe*, January 23.

Abromowitz, David, and Kirby White. 2006. Deed restrictions and community land trust ground leases: Protecting long term affordable homeownership. *Housing News Network, Journal of the Florida Housing Coalition* 22 (May): 7-10, 24.

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 [SHICC 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!*



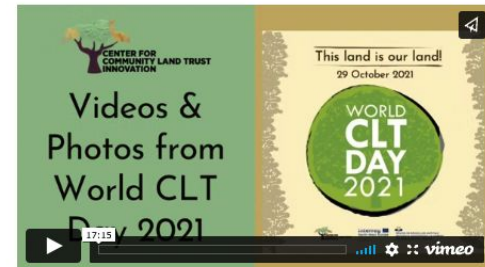
World CLT Day on
Twitter



World CLT Day on
Facebook

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!



Board of Directors

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Some of Our Current Projects

REWEAVING THE TAPESTRY OF TENURE



Eight Elders of the CLT Movement
Who Championed Community Ownership of Land

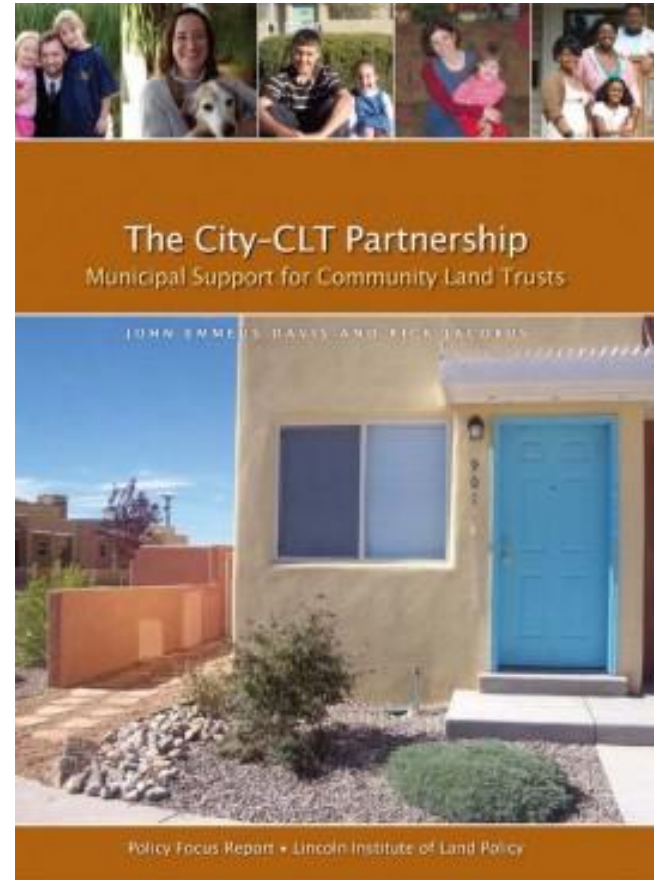
Edited by John Emmeus Davis

Interviews with Elders of the CLT Movement

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

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.



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 matters!

October 28-29, 2022





East New York CLT



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**



NYC Community Land Trust Initiatives

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

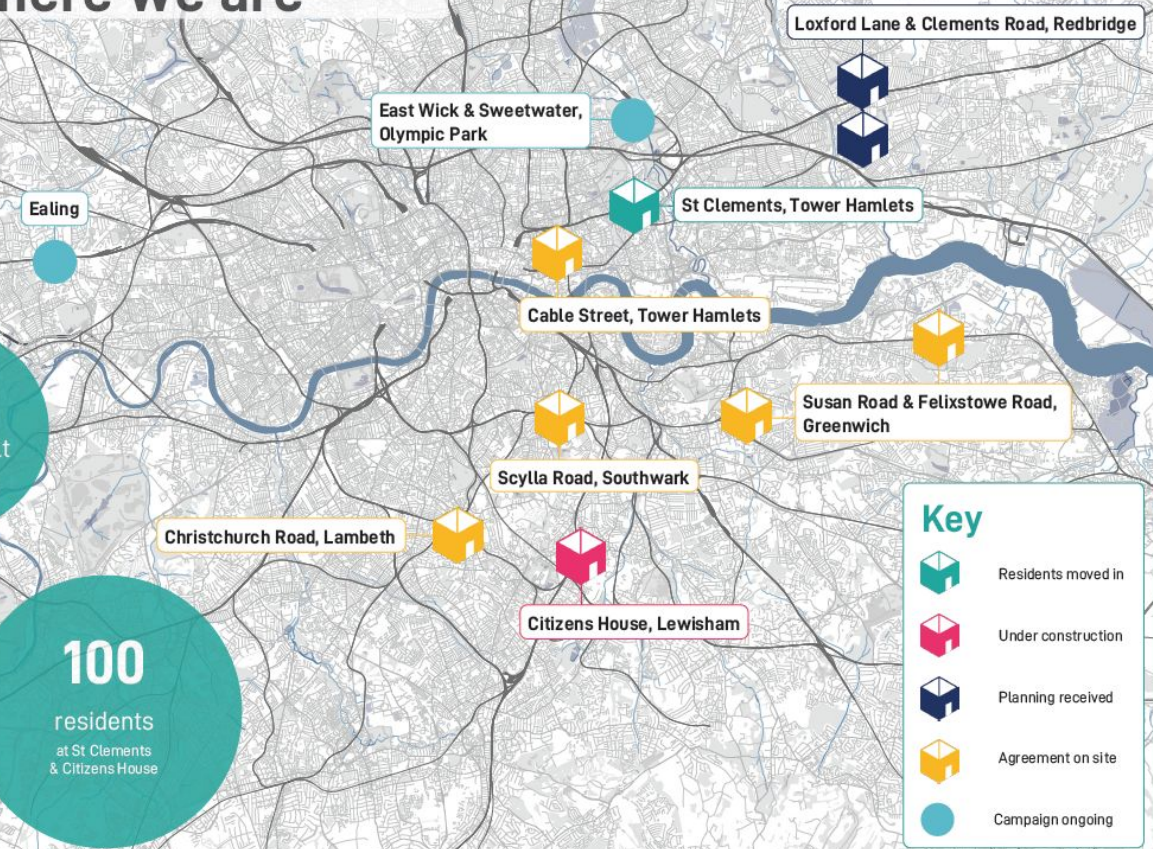


145
genuinely affordable
homes in
development

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

www.citizensuk.org

Community-led design process



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



Community steering group meetings

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





WORKING

TOGETHER

TO BUILD

LEWISHAM'S

FUTURE

LONDON
CLT

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



**GROUND
ED
SOLUTIONS
NETWORK**

strong communities
from the ground up

**Grounded Solutions Network cultivates communities
– equitable, inclusive and rich in opportunity –
by advancing affordable housing solutions
that last for generations.**



2022 National CLT Census



- **Self-identified CLTs**

(excluding conservation land trusts)

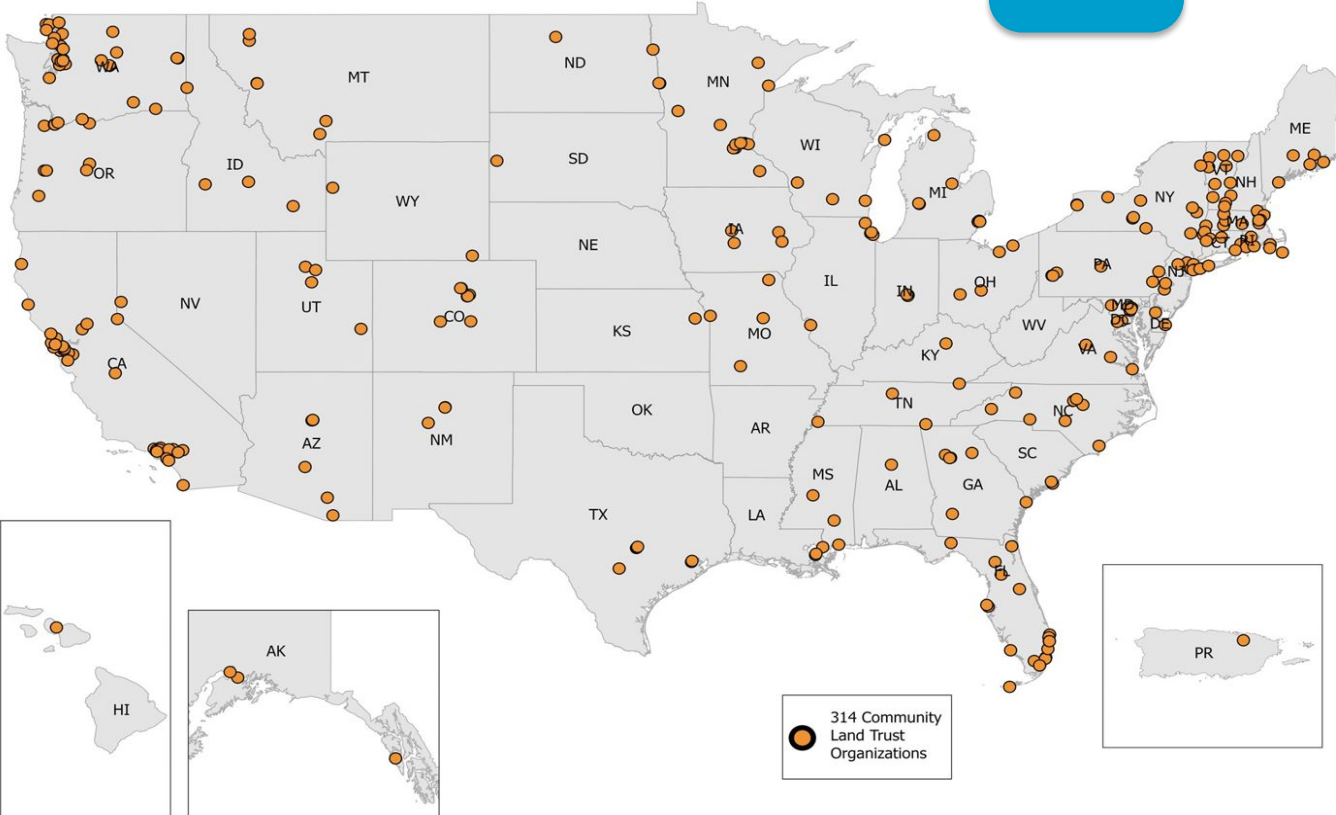
- ✓ Startups
- ✓ Traditional CLTs and their variations
- ✓ Government-housed CLTs
- ✓ Nonprofits with a CLT program

- **Nonprofits with a shared equity homeownership program**

(excluding nonprofits strictly providing cooperative housing)

The field has grown!

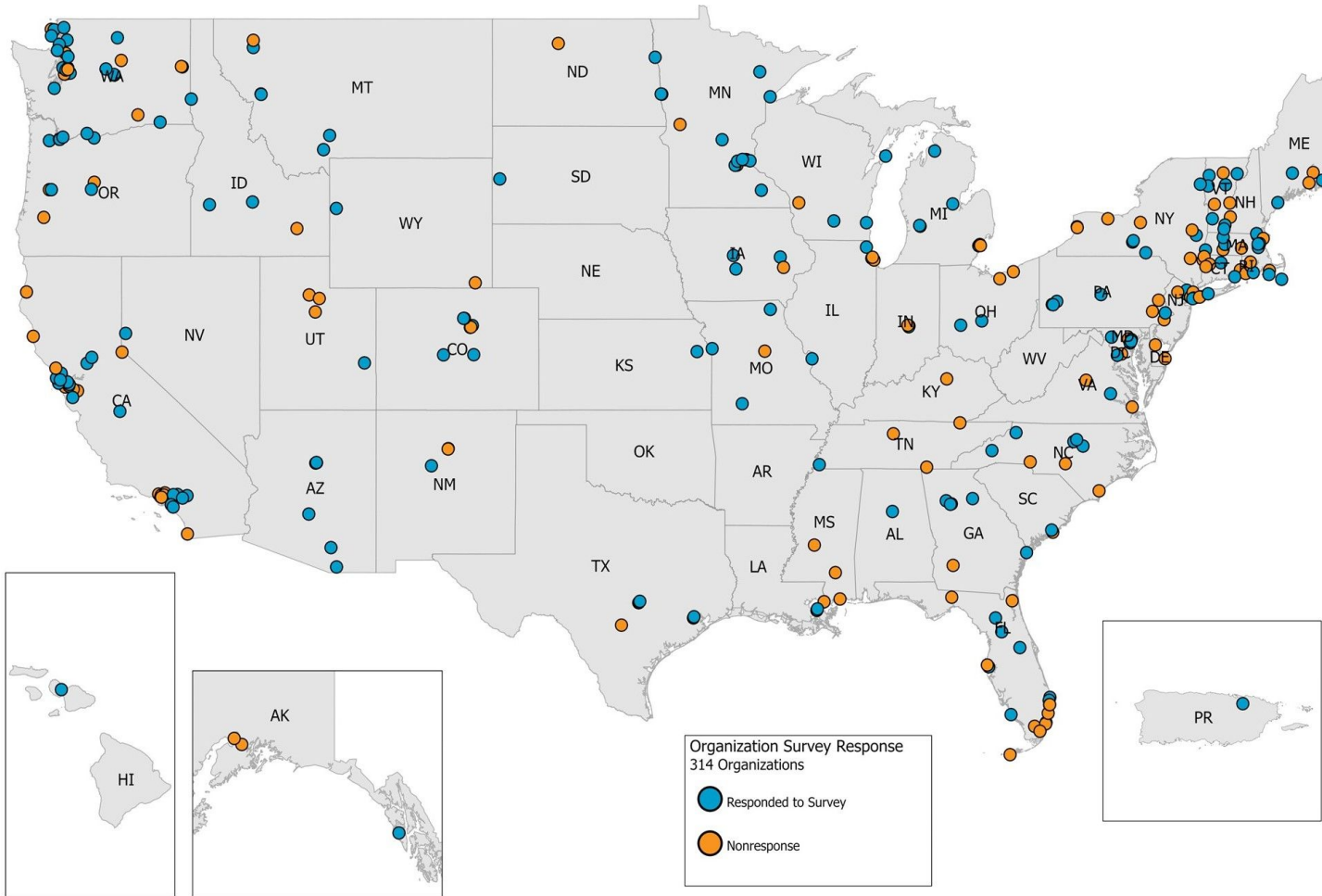
~30%
increase
since 2011





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?



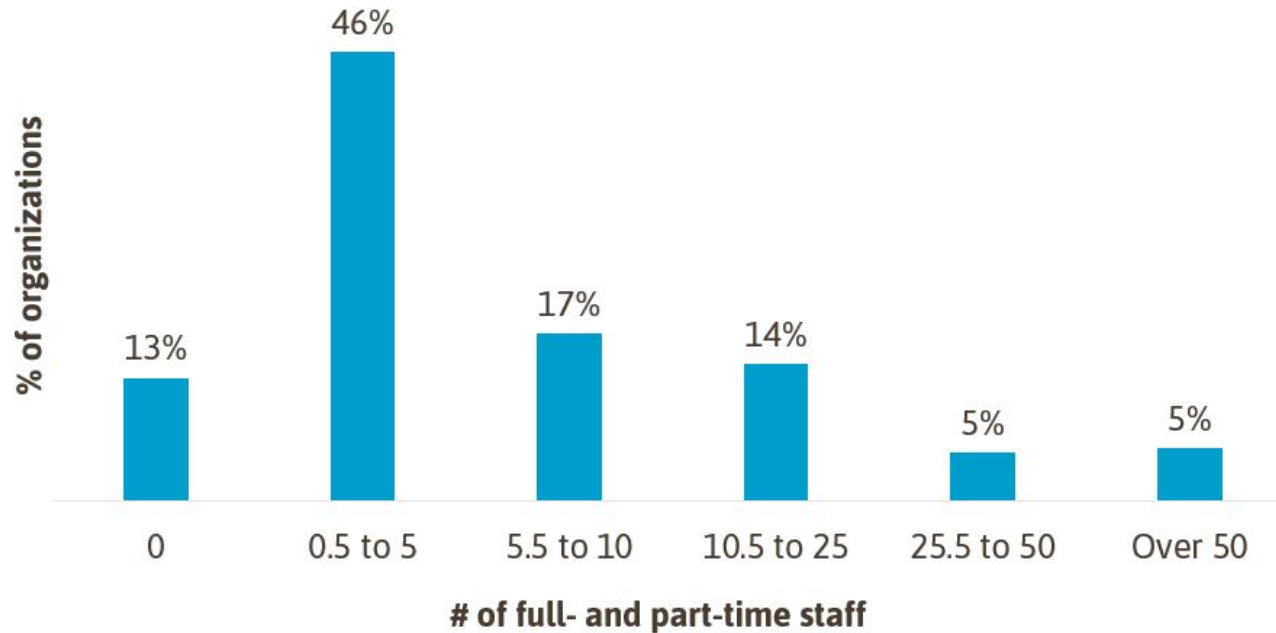
- 30% of entities meet “classic CLT” definition
- 54% designate at least one seat for resident/lessee (average 32% board composition)
- 59% designate at least one board seat to community representatives (average 52% board composition)



Number of Staff



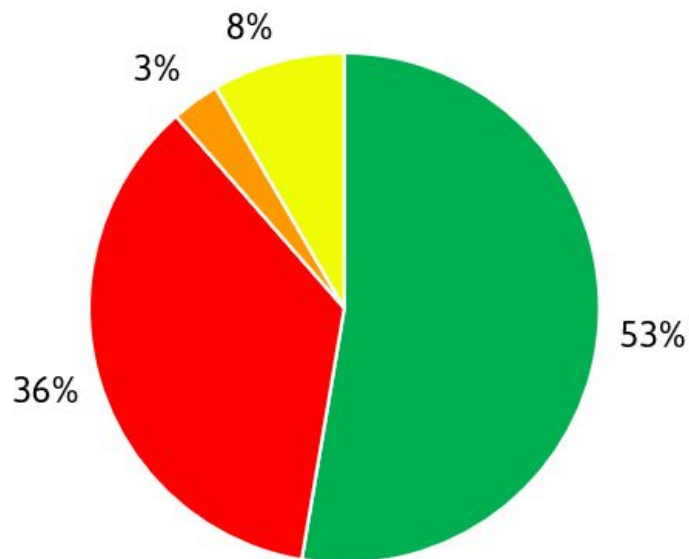
Share of Organizations by Total Full- and Part-Time Employees (n = 222)



Over 50% of programs have fair(er) taxation



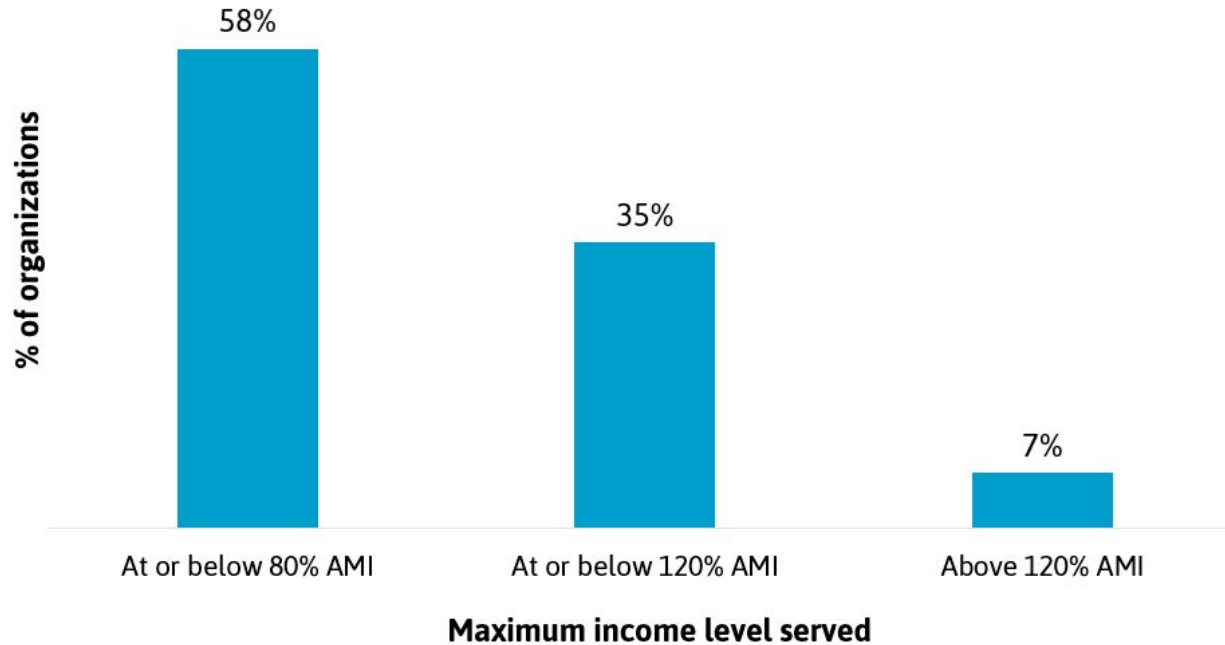
Taxation of Shared Equity Homes (n = 131)



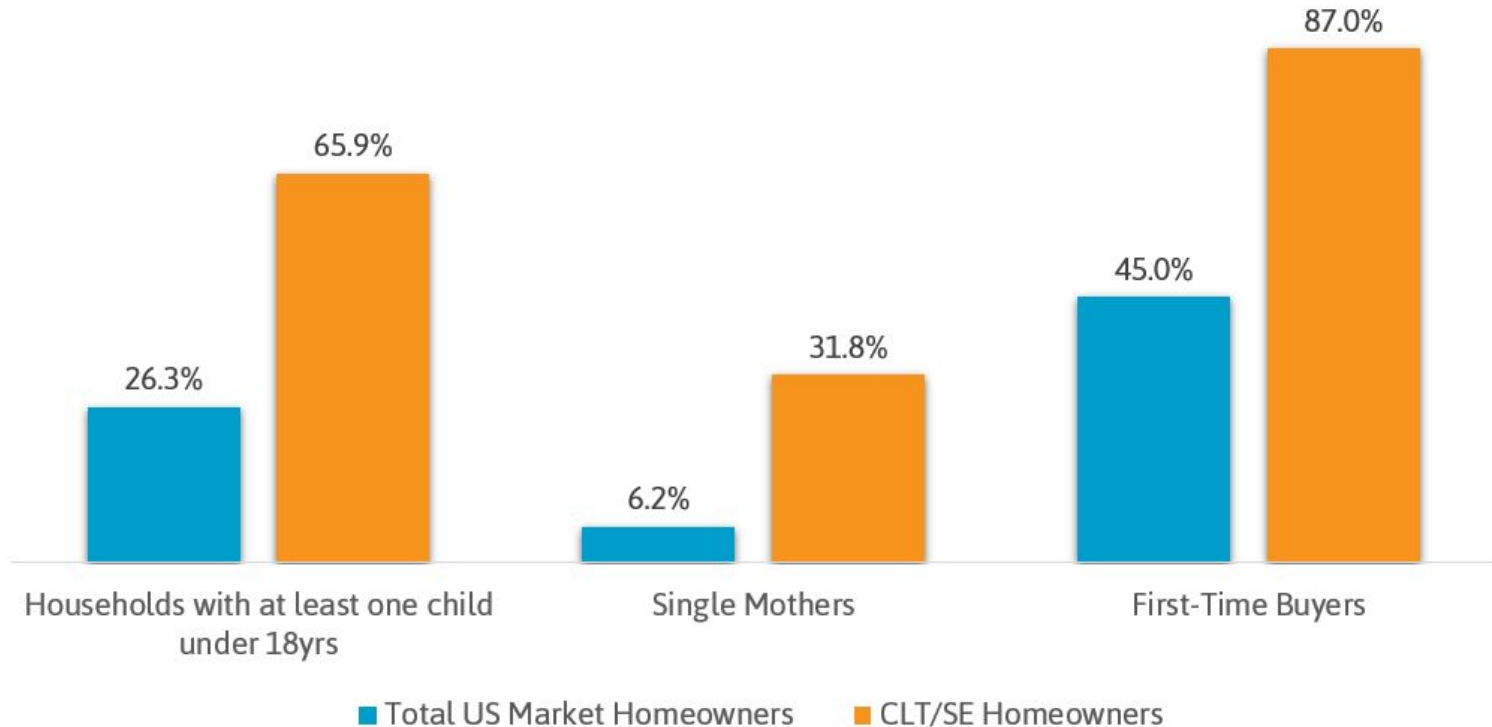
■ Taxed below fair market value ■ Taxed at fair market value ■ It varies ■ Don't know



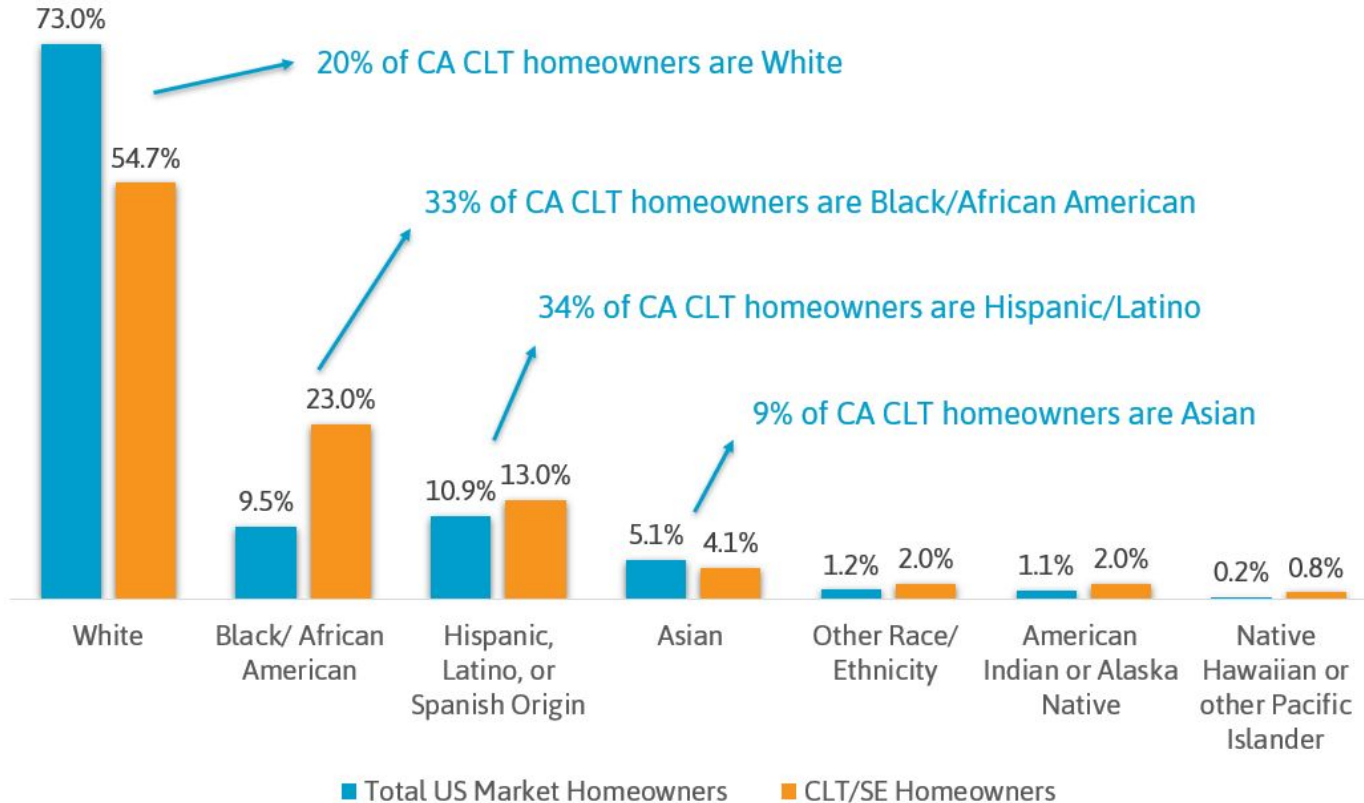
Share of Organizations by Level of Income Restriction (n = 132)



Homeowner Characteristics



Homeowner Characteristics





LINCOLN INSTITUTE
OF LAND POLICY

Publications / Working Papers

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

PDF | Free | 90 pages

DOWNLOAD PDF

APPENDIX: SURVEY
QUESTIONNAIRE

Special thanks to our partners Freddie Mac & Lincoln Institute of Land Policy

National CLT Map!

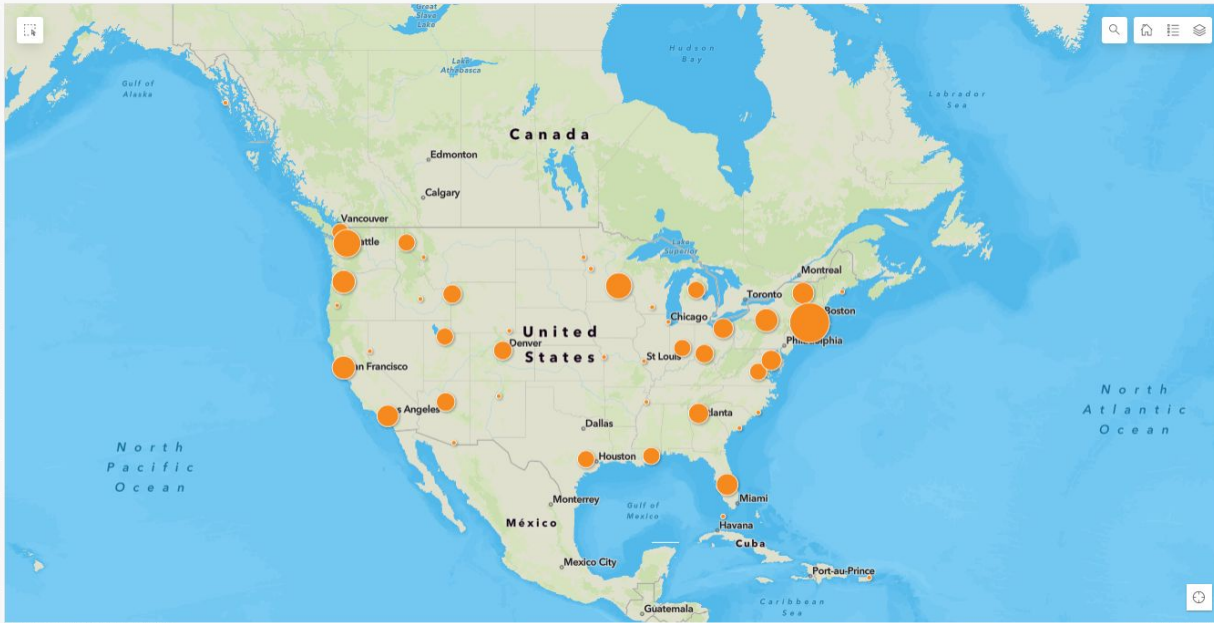


Community Land Trusts & Shared Equity Entities in the United States

Grounded Solutions Network

CLT/SE Entities

- Search...
- Boston Neighborhood Community Land Trust
 - Bread & Roses Housing, Inc.
 - Bridging Communities Inc.
 - Bright Community Trust
 - Brownsville Partnership
 - Caño Martín Peña Community Land Trust
 - Cape Fear Community Land Trust
 - Carver County Community Development Agency
 - Casas del Pueblo Community Land Trust
 - Cass Clay Community Land Trust
 - Cedar Valley Habitat for Humanity
 - Central Minnesota Community Land Trust
 - Central Ohio Community Land Trust Corporation
 - Centre County Housing and Land Trust
 - Chaffee Housing Trust
 - Champlain Housing Trust
 - Charleston Redevelopment Corporation
 - Charm City Land Trusts
 - Chelan Valley Housing Trust
 - Chicago Housing Trust
 - Chinatown Community Land Trust
 - Church Community Housing Corporation



Esri, Garmin, FAO, NOAA, USGS, EPA

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

Powered by Esri

Map | Map & Data Disclaimers

of SE Programs

312

SE Home Units

12.6k

% POC Head of HH

51.8%

% First Time Homebuyers

86.9%

State

No category selected



Champlain Housing Trust

Entity Details

If data updated = 2022, all units are counted as of 12/31/21

Year Data Collected	2022
City	Burlington
State	VT
Year Entity Established	1,984
Entity Total Staff	126
HUD-Approved Housing Counseling Agency	Yes
Habitat for Humanity Affiliate	No
NeighborWorks America Affiliate	Yes
SE Program Status	Established
Service Area	Other
Total SE Units as of 12/31/21	698
Total Rental Units as of 12/31/21	2186
Total Co-op Units as of 12/31/21	212
Total Lease-to-Purchase Units as of 12/31/21	
Total Manufactured Housing Units as of 12/31/21	33
Total Non-SE Homeownership Units as of 12/31/21	
SE program uses ground lease	Yes
SE program uses deed restriction	Yes
SE program uses other type of legal document	No
SE program uses index-based resale formula	No
SE program uses fixed-rate resale formula	No
SE program uses	Yes

