

Growth of Community Land Trusts in the USA

Key Lessons from 50 years of Building a Movement . . . and Making Mistakes

John Emmeus Davis





Sorry about our president.

Elnézést az elnökünk miatt.

對我們的總統抱歉

Désolé pour notre président.

Tut mir leid wegen unseres Präsidenten.

Perdón por nuestro presidente.

Oprostite nam za našega predsednika.

מצטער על הנשיא שלנו.

Beklager vores præsident.

أسف لرئيسنا.

Mijn excuses voor onze president.

Przepraszam za naszego prezydenta.

Съжалявам за нашия президент.

Կնէրէք մեր նախագահի.

➤ **Here's what we mean in the USA when say "community land trust"(CLT)**



➤ **Here's what we did RIGHT in spurring the growth of CLTs**



➤ **Here's what we are now doing WRONG**



New Communities, Inc., 1969

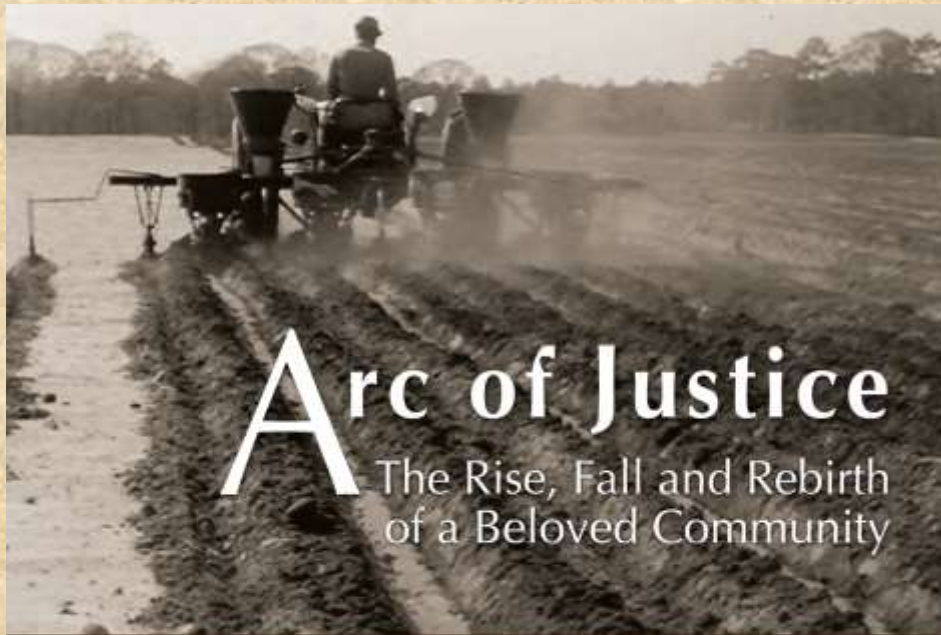
“A nonprofit organization to hold land in perpetual trust for the permanent use of rural communities.”



Southern Civil Rights Movement, 1960s

Albany, Georgia





Arc of Justice

The Rise, Fall and Rebirth
of a Beloved Community



PRODUCER/DIRECTORS: HELEN S. COHEN, MARK LIPMAN CO-PRODUCER: JOHN EMMEUS DAVIS
EDITOR/SOUND RECORDIST: MARK LIPMAN CINEMATOGRAPHER: RICK BUTLER

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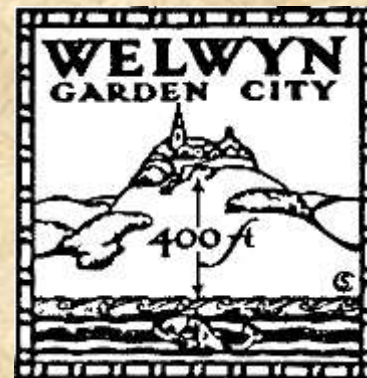
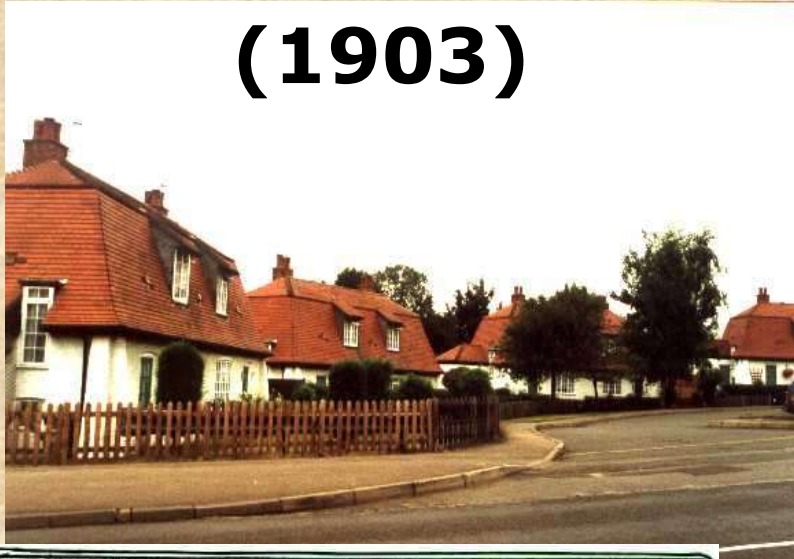
DVD
VIDEO



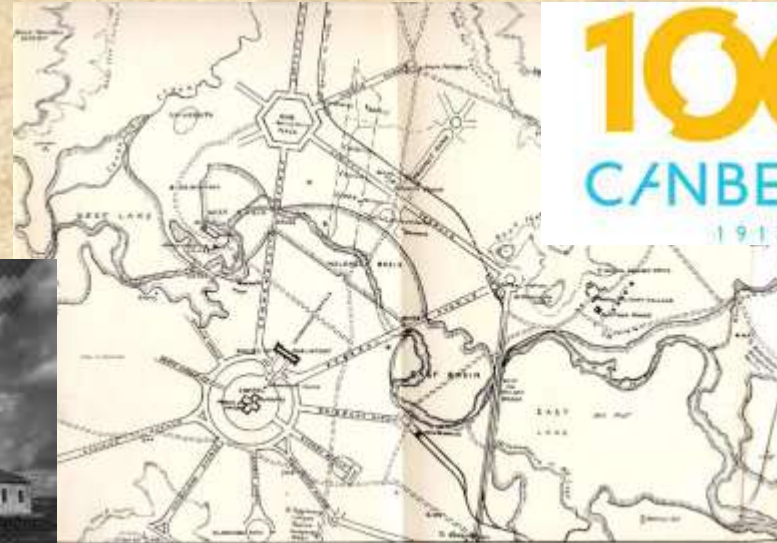
Garden Cities of England

Letchworth (1903)

Welwyn (1920)



Large-scale Leasehold Systems in **Israel** (1901) and **Australia** (1910)



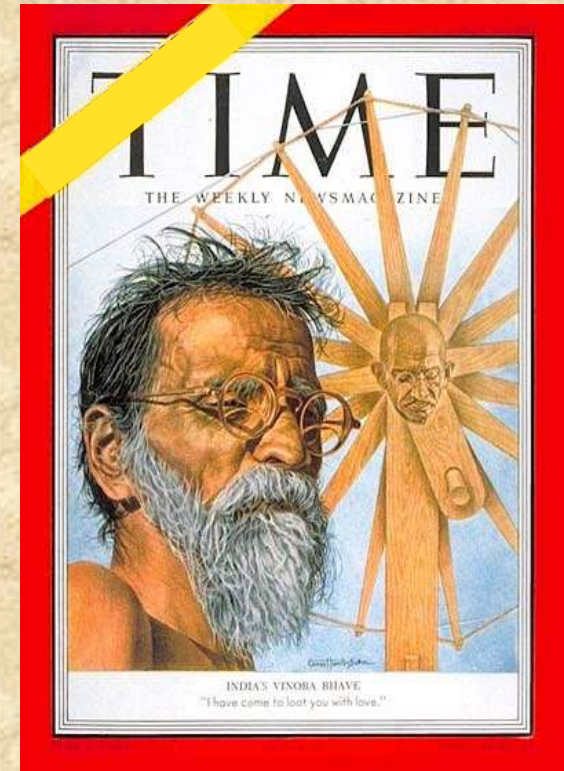
Land Reform in India

Vinoba Bhave & the Gramdan Movement

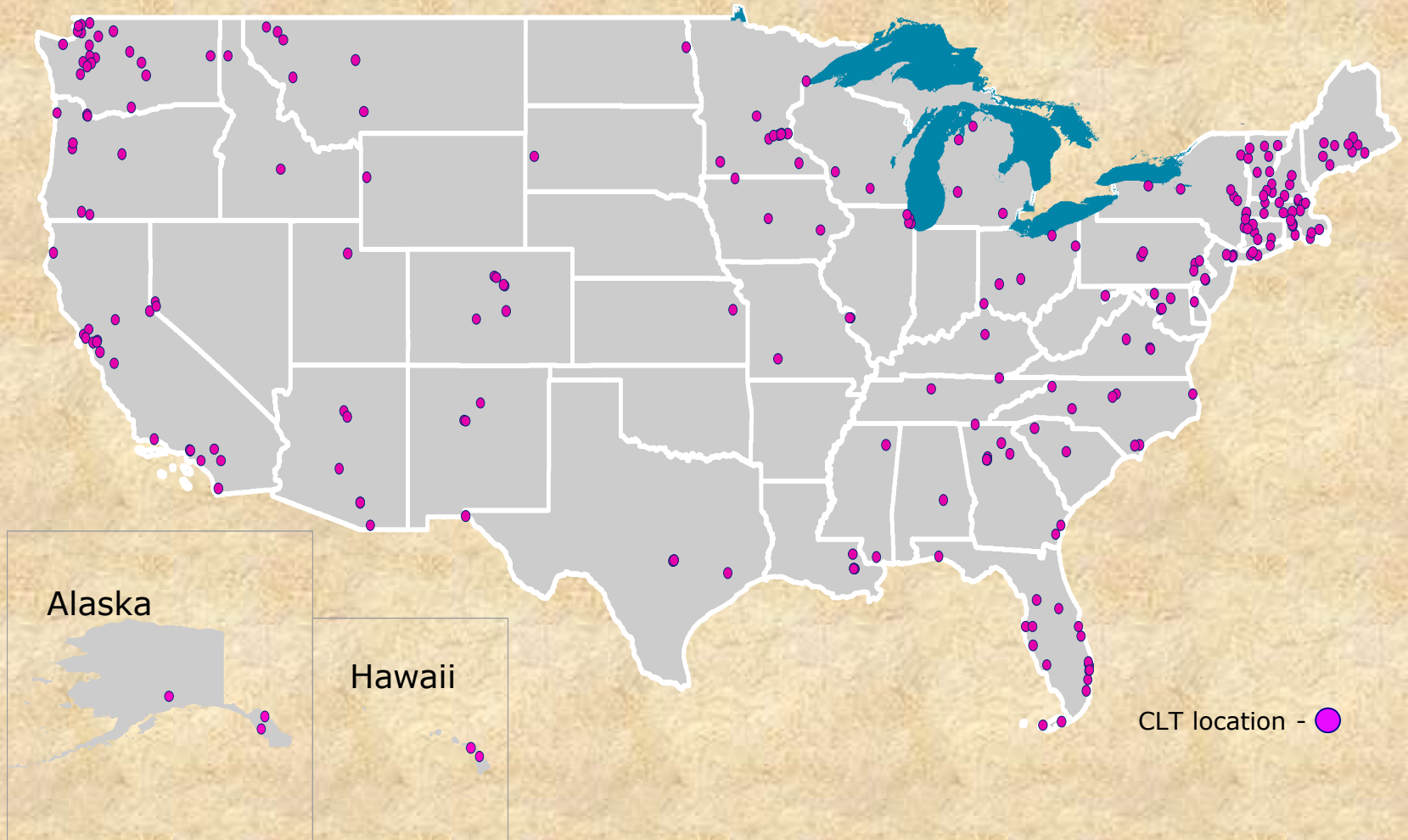
“The land problem is the main problem before us. . . . The land should belong to the community.”

Nehru

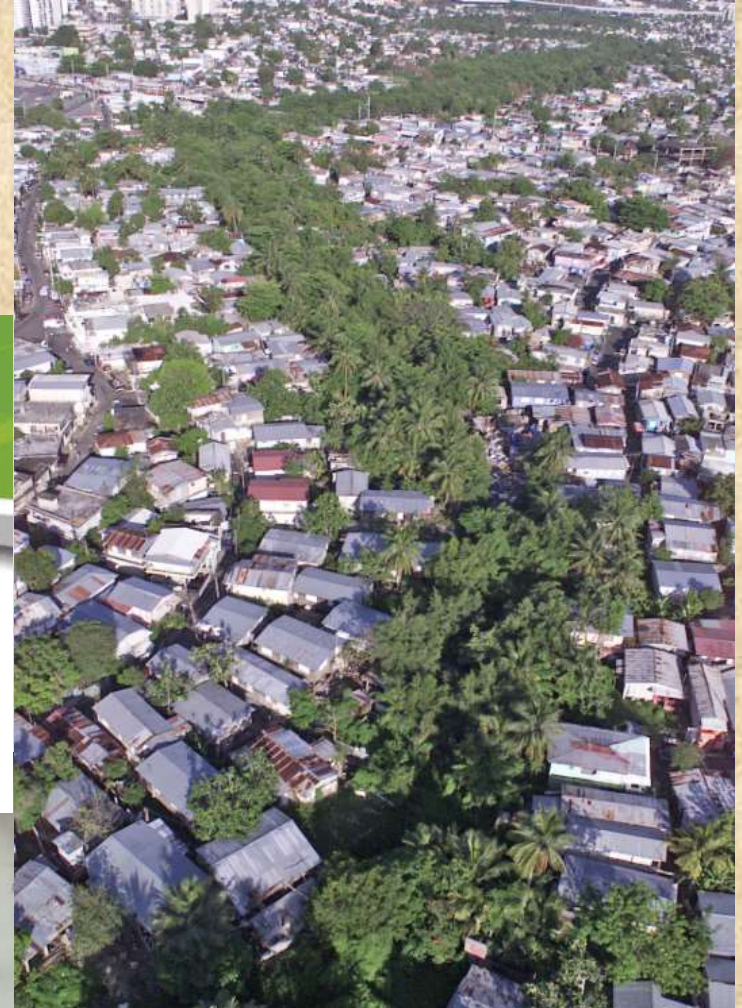
December 29, 1958



Community Land Trusts in the United States



Puerto Rico



Fideicomiso de la Tierra
del Caño Martín Peña
**GANADOR Premio Mundial
Naciones Unidas**

www.cano3punto7.org



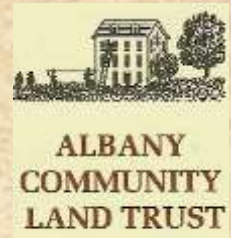
**caño
3.7**
* g-B • enlace • fideicomiso





Women's
Community
Revitalization
Project

Proyecto de
Mujeres para la
Revitalización
Comunal





What do we mean by “community land trust”?

“Community-led development on community-owned land of homes (and other buildings) that remain permanently affordable”

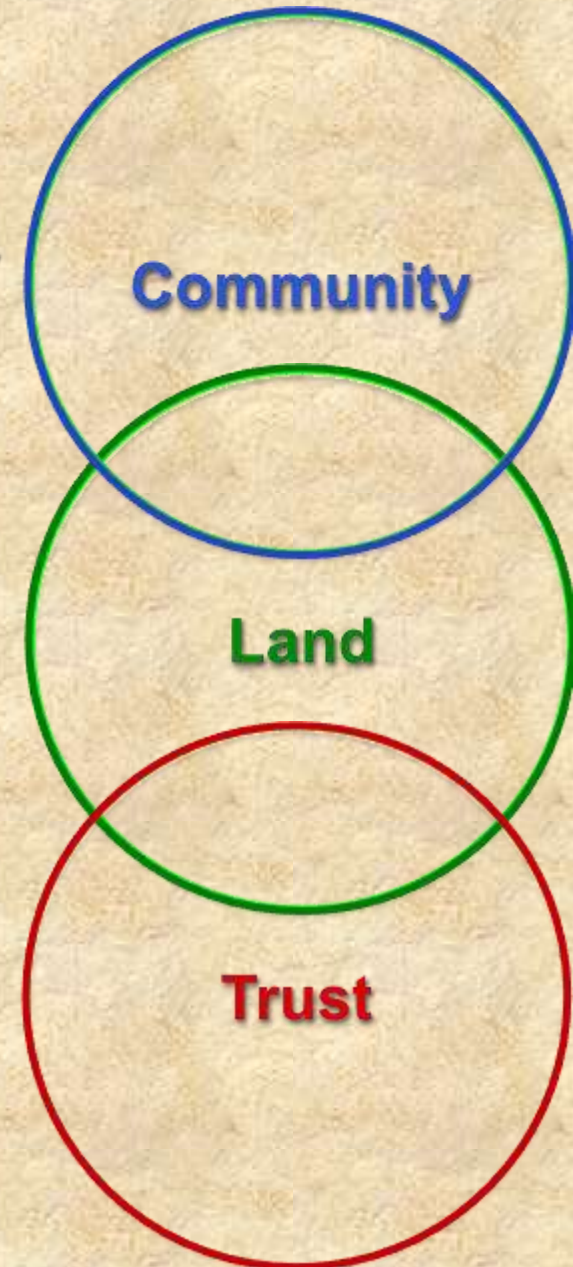


Community Land Trust

“community-led development”

“community-owned land”

“permanently affordable housing”



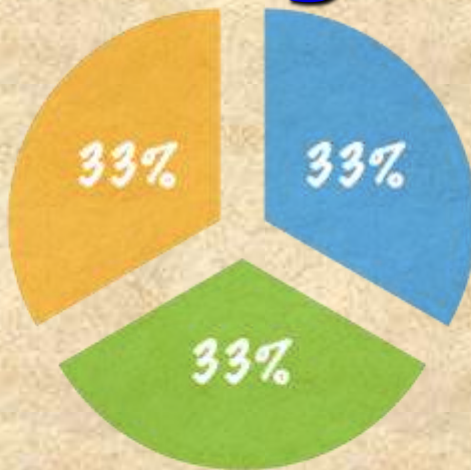
Community

COMMUNITY LAND TRUSTS: Who is the Landowner?

- ⇒ **Nonprofit corporation owns the land**
- ⇒ **Membership open to anyone residing within a geographically defined community**
- ⇒ **Balance of interests on the governing board**



Balance of Interests on Governing Board



**Public Interest
Representatives**



**Community
Members**



Leaseholders

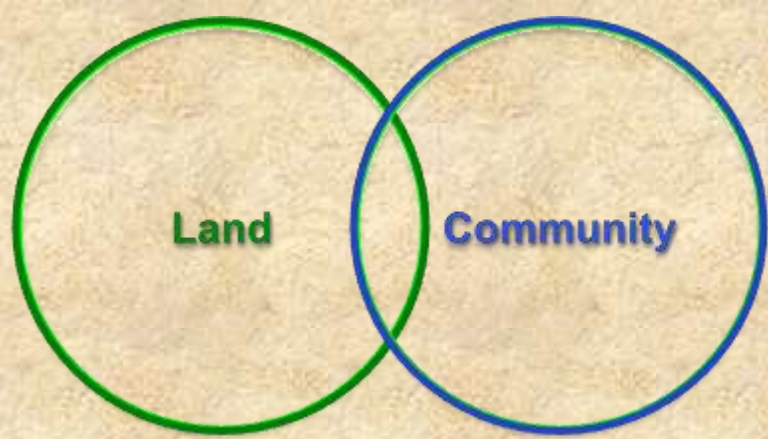


Land

COMMUNITY LAND TRUSTS: Who Owns What?

- ⇒ **Nonprofit organization owns the land**
- ⇒ **Individuals, families, cooperatives, or businesses own building(s) on that land**





Why Does a CLT Hang onto the Land?

⇒ **Equitable development** – community sets the rules for what happens on the land – and who is served.



⇒ **Sustainable development** – community ensures that any development continues to benefit local residents for a long time.

Why Does a CLT Hang onto the Land?

**Equitable
development**

Who benefits?



**Sustainable
development**

How long?

What do we mean by “sustainable development”?

Stewardship

Land

Trust



- **Preserve affordability** – ensure access to land and housing for low-income and moderate-income people



- **Preserve quality** – keep buildings in good repair; promote durability and energy efficiency



- **Protect security of tenure** – keep people in their homes, in good times and bad

Stewardship that is “counter-cyclical”



Preserve affordability



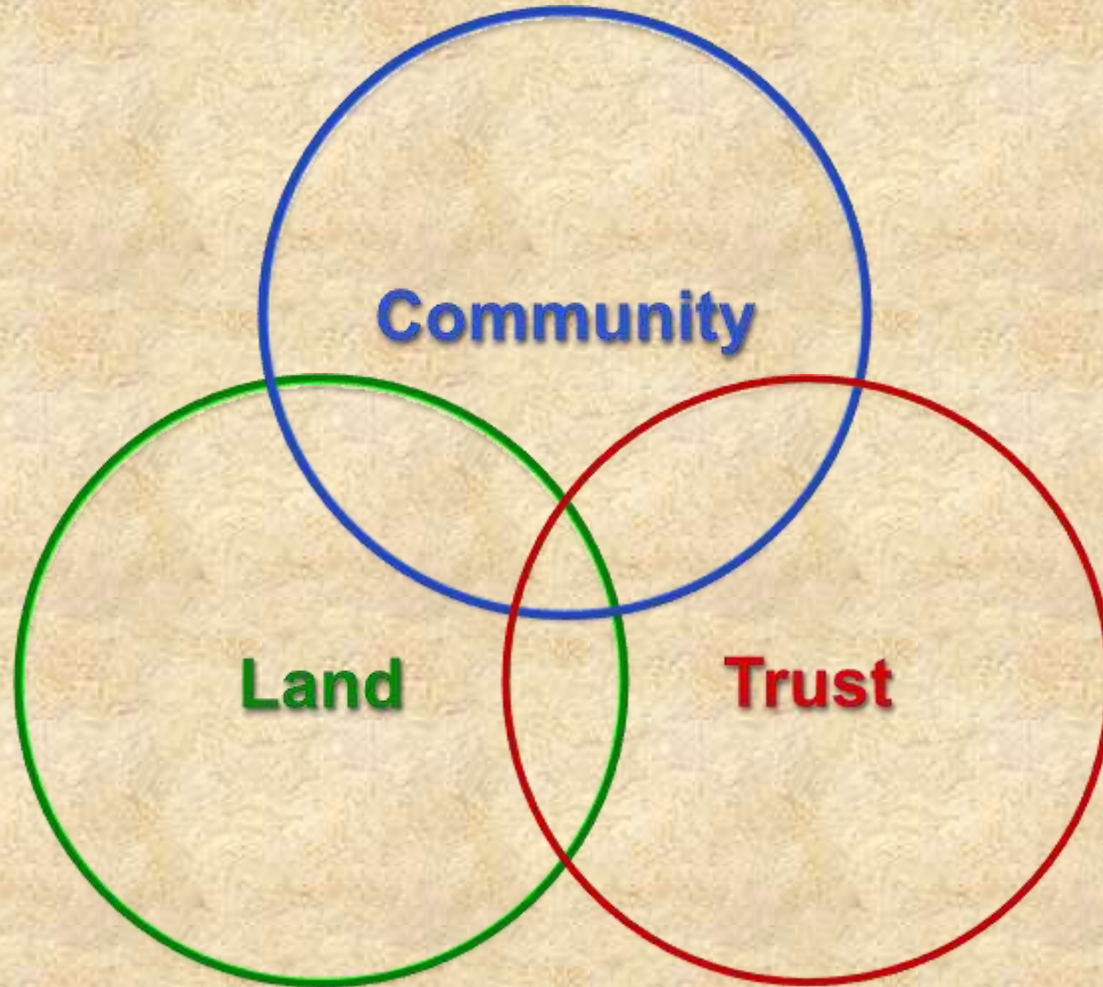
Promote repair & replacement



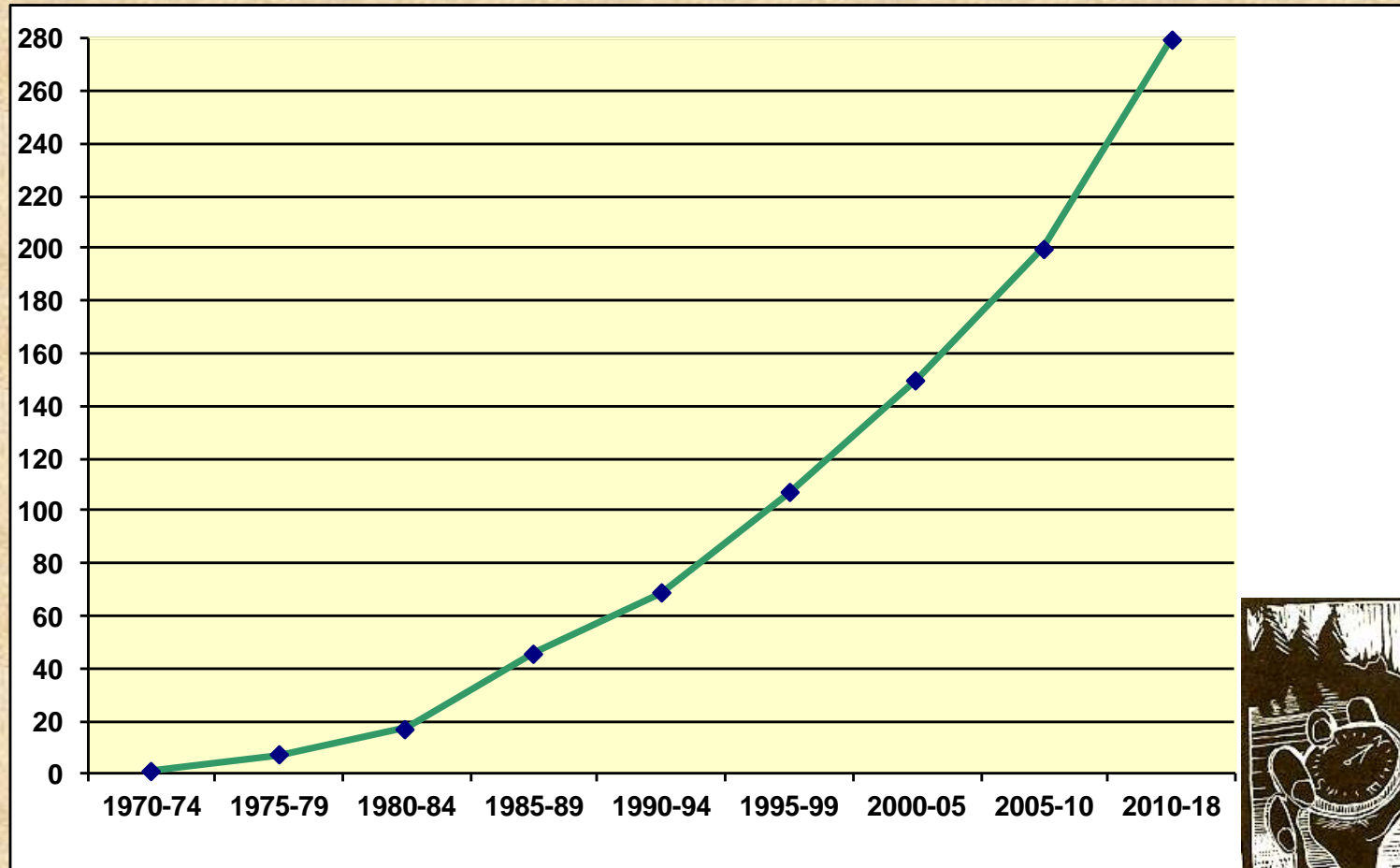
Protect security of tenure

“Three Faces of Stewardship”

“Classic” Community Land Trust



What Did We Do RIGHT?



Number of CLTs in the USA



What Did We Do RIGHT?



windmill / moulin / meulen / molen



What Did We Do RIGHT?

**M
O
L
E
N**



What Did We Do **RIGHT?**

M = Missing middle

O = Organizing, high & low

L = Lead by example

E = Embrace of innovation

N = Networking among peers



M = Missing middle

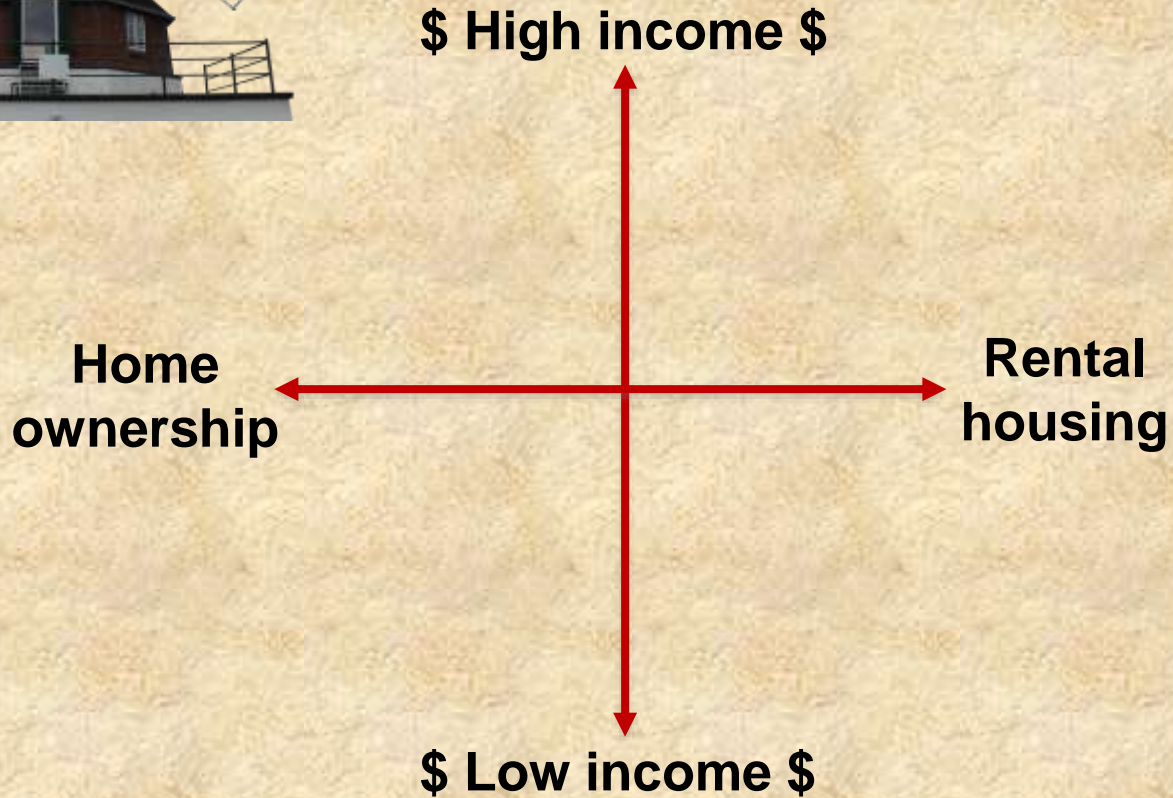
\$ High income \$



\$ Low income \$

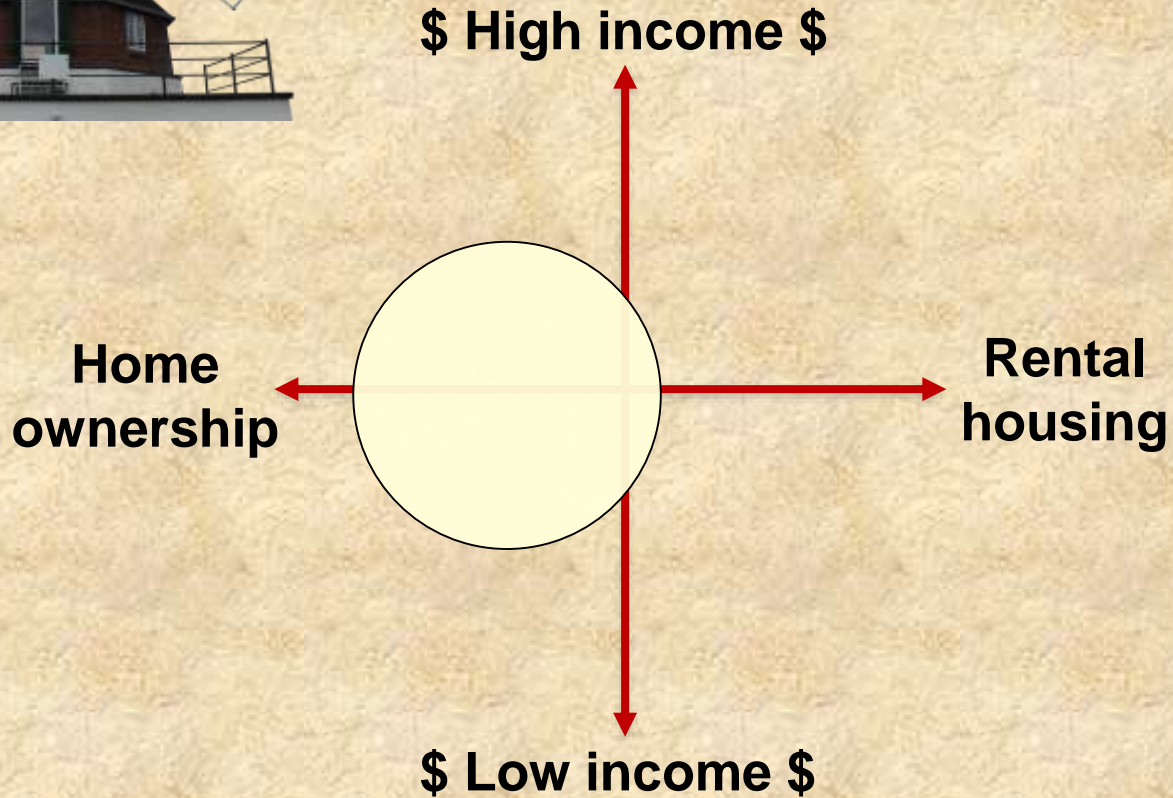


M = Missing middle



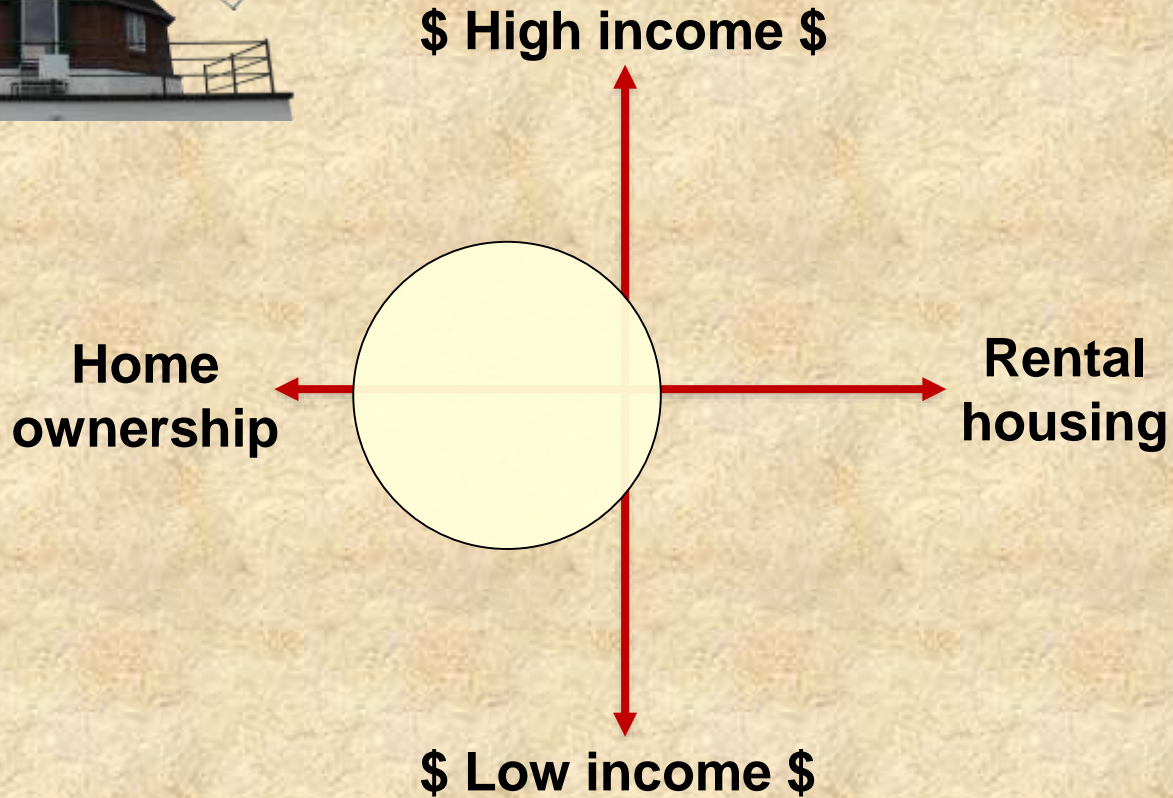


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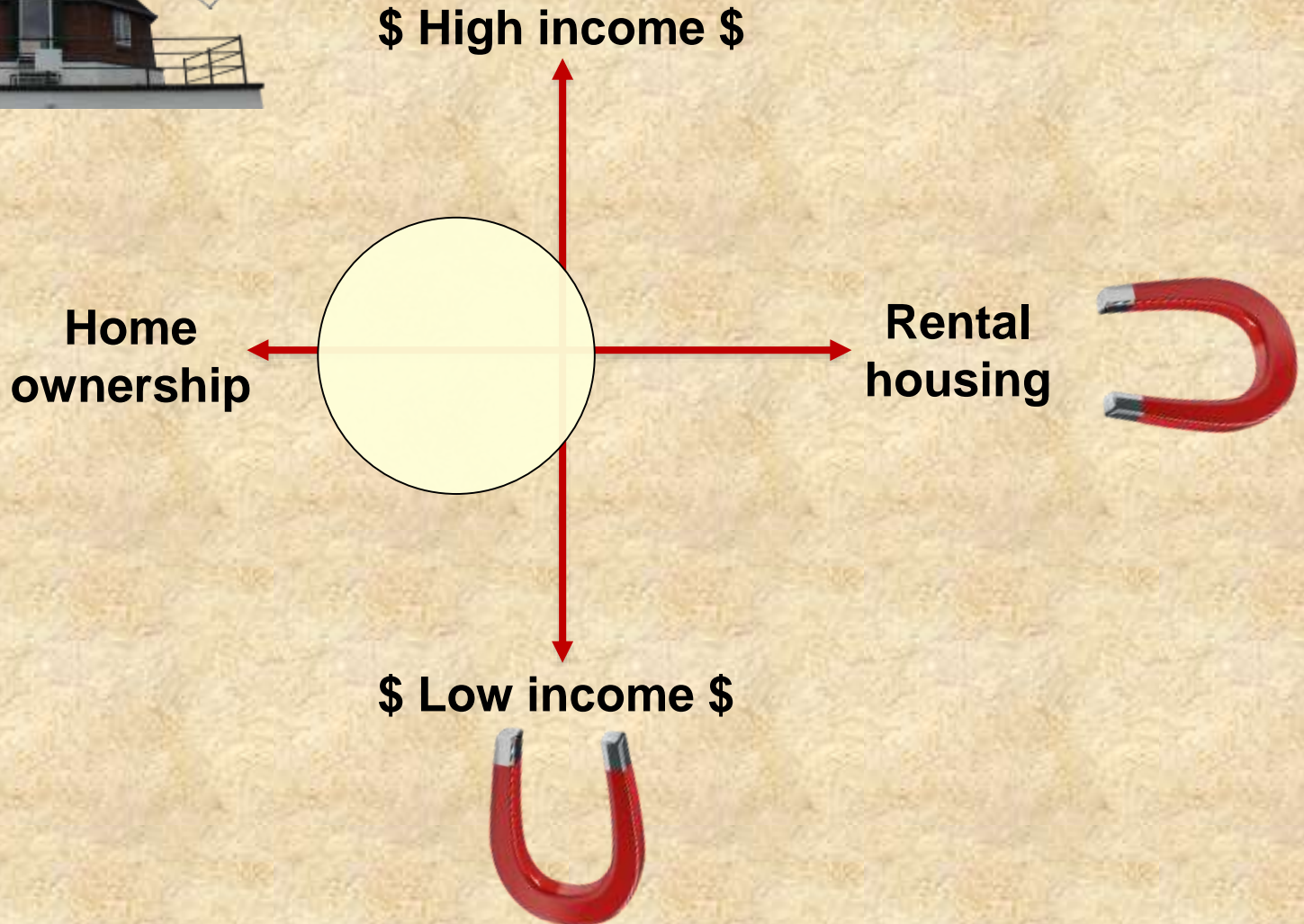


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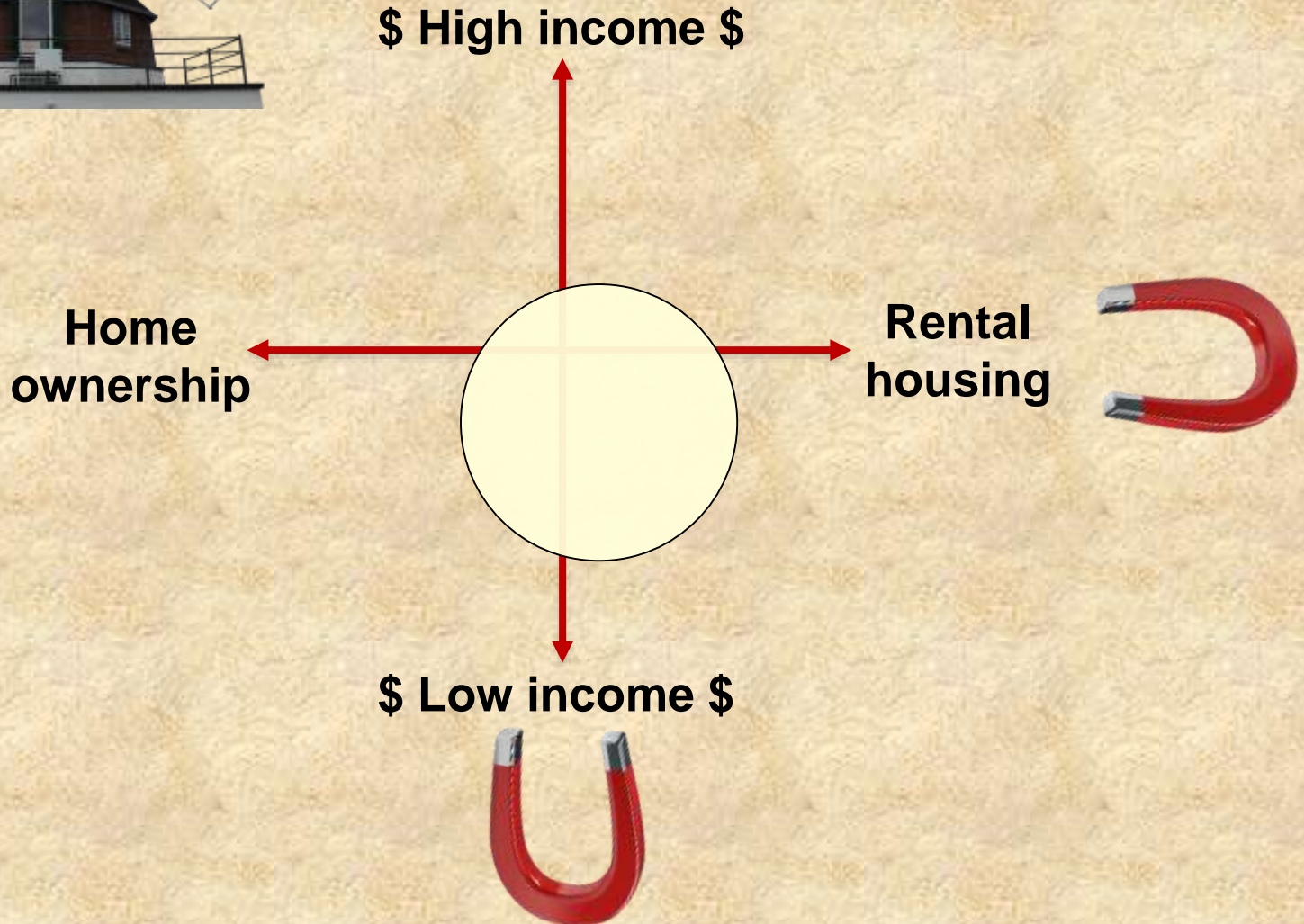


M = Missing middle





M = Missing middle

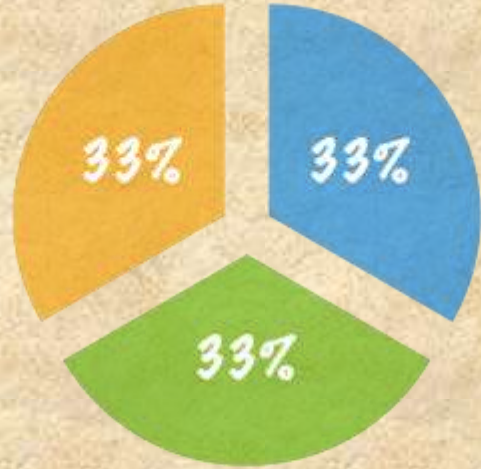


O = Organizing, high & low





O = Organizing, high & low



**Public Interest
Representatives**



**Community
Members**



Leaseholders





O = Organizing, high & low

Municipal government



Place-based community



L = Lead by example: Reflective practitioners



L = Lead by example: "Flagship" CLTs



Section 22 - Chicago Tribune - August 1, 1987

A matter of trust

Land-lease arrangement keeps low-cost housing affordable

Newly published from the University of Washington, the report is a study of the success of the program in Seattle. The study shows that the program has been successful in providing affordable housing in a city where the cost of housing is high. The study also shows that the program has been successful in providing affordable housing in a city where the cost of housing is high.

Community land trusts

Citizens remove real estate from hands of absentee landlords



Constance Melnick stands in front of a newly completed, low-cost house.

PERMANENTLY AFFORDABLE HOUSING

From the Community Land Trust

LANDS IN TRUST HOMES THAT LAST

A COMMUNITY LAND TRUST

Dudley Street Neighborhood Initiative

DCLT DURHAM COMMUNITY LAND TRUSTEES

Established 1987

Burlington Community Land Trust

Reachable homes

Land trust to offer chance for affordable housing



Bill Levin hopes to help low- and middle-income families obtain better housing. "It's the idea of someone being able to say, 'I own something.' There is a stabilizing influence that ownership will have."

The Boston Globe Magazine

THE DEATH and LIFE OF DUDLEY

CLTs Keep Housing Affordable

partners

S A W M I L L COMMUNITY LAND TRUST

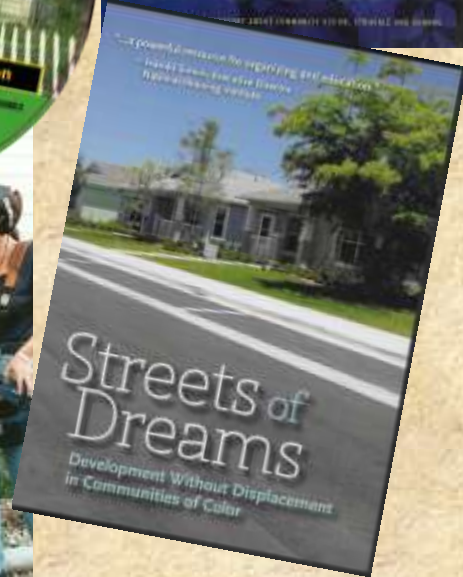
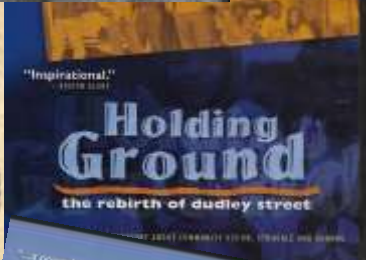
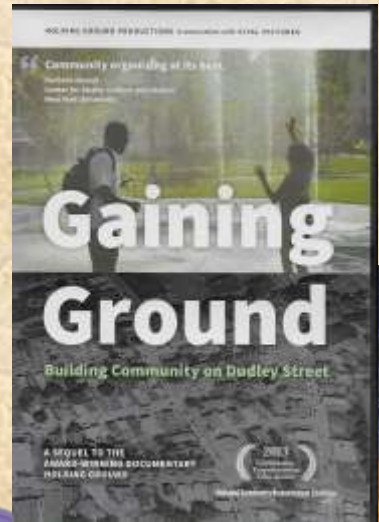
DELRAY BEACH COMMUNITY LAND TRUST

OPAL COMMUNITY LAND TRUST

City of Lakes Community Land Trust

CRESCENT CITY COMMUNITY LAND TRUST

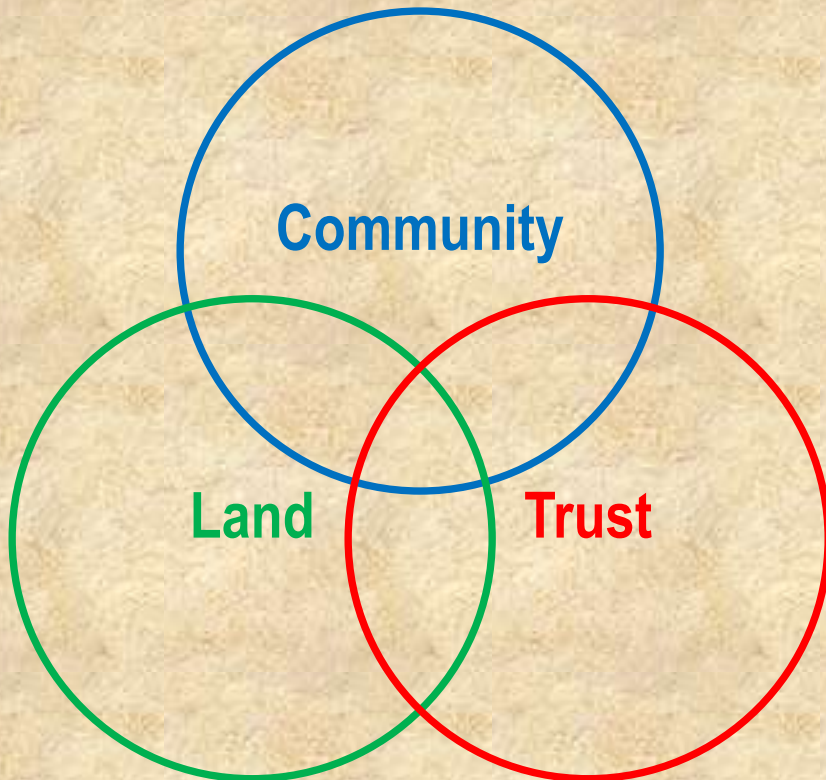
L = Lead by example: "Flagship" CLTs





**E = Embrace innovation
(and variation)**

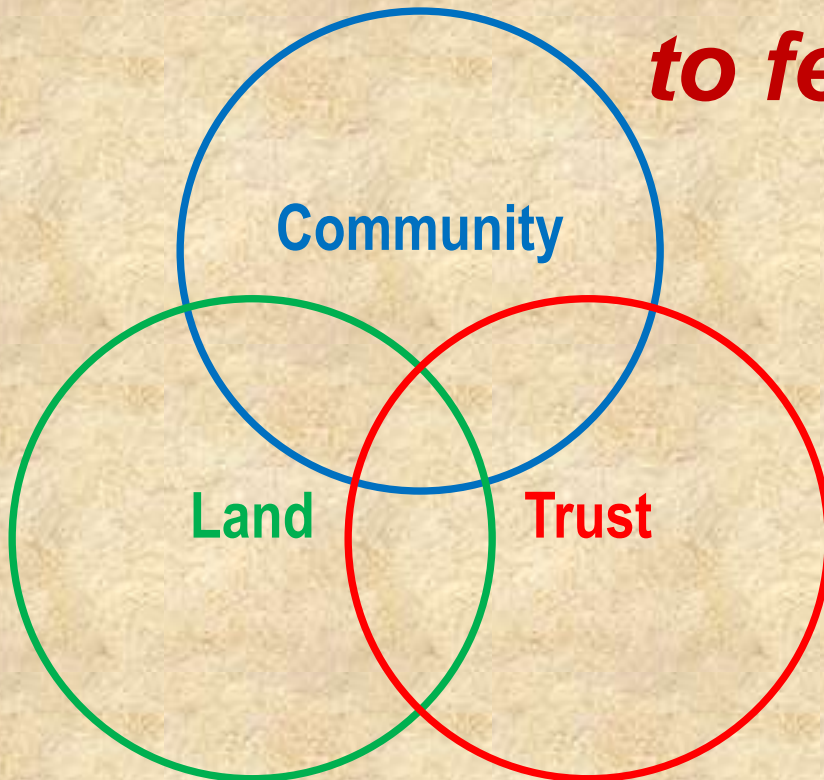
“keeping the edges hot”





**E = Embrace innovation
(and variation)**

**1992: *Definition of the CLT added
to federal law***



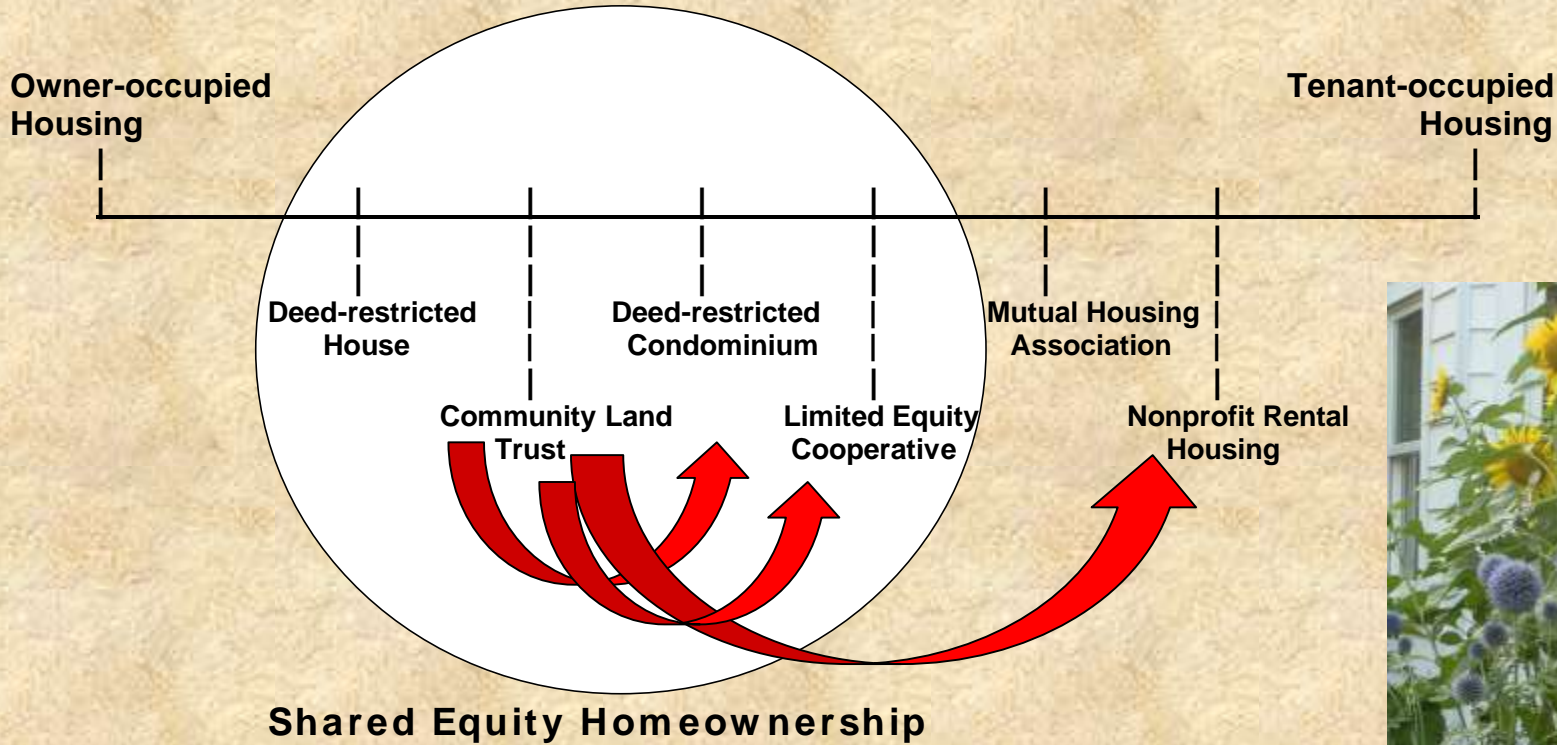
Congressman Bernie Sanders





Variation

Combine the CLT with Other Models of Tenure



Variation

Types & Tenures of Housing



Variation

Non-residential Uses & Development



Organizational Variations: Grafted onto an Existing Nonprofit

Spin-off

Conversion



**Corporate Subsidiary
or Internal Program**





**E = Embrace innovation
(and variation)**

Stewardship



Respectful of privacy,
independence, and
mobility of occupants

Watchful of
affordability,
condition, and
security of homes



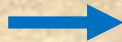


E = Embrace innovation

**Decentralization of knowledge
& expertise**



International
Independence
Institute, 1967



Institute for
Community
Economics, 1972

1970's & 1980's



1990's

Equity Trust Inc.



**Institute for
Community
Economics**

**E.F. Schumacher
Society**



Post-2000

Regional
CLT
Networks

Lincoln
Institute of
Land Policy

Equity Trust Inc.



Peer-to-peer
technical
assistance

National
Housing
Institute

World
Habitat
Awardees:
(CHT & Cano
Martin Pena

National
CLT
Academy

E.F. Schumacher
Society



Habitat for
Humanity
International

Burlington
Associates
in
Community
Development

N = Networking among peers



THE INSTITUTE FOR
COMMUNITY ECONOMICS

Presents

A Working
Conference On

**COMMUNITY
LAND
TRUSTS**



OCTOBER 16-22, 1983
VOLUNTOWN, CONNECTICUT

- 1983 National CLT Conference in Voluntown, CT**
- 1987 National CLT Conference in Atlanta, GA**
- 1988 National CLT Conference in Stony Point, NY**
- 1990 National CLT Conference in Burlington, VT**
- 1993 National CLT Conference in Cincinnati, OH**
- 1994 Meeting of CLT Affiliates Meeting, Hartford, CT**
- 1996 National CLT Conference in Washington, DC**
- 1997 National CLT Conference in Durham, NC**
- 1999 National CLT Conference in Saint Paul, MN**
- 2000 National CLT Conference in Albuquerque, NM**
- 2003 National CLT Conference in Syracuse, NY**
- 2005 National CLT Conference in Portland, OR**
- 2006 National CLT Conference in Boulder CO**
- 2007 National Network Meeting in Minneapolis, MN**
- 2008 National Network Meeting in Boston, MA**



N = Networking among peers



More Than Twenty Organizations Participate in Northwest Community Land Trust Coalition Spring Gathering

On April 26th, 2007 representatives from over 20 different Northwest Community Land Trusts descended upon the small town of Corbett, Oregon. More than 50 CLT board members, staff members and homeowners gathered to network, learn

ics at the expansive meadows on the Columbia River

Over the course of the weekend, concurrent sessions on fundraising and home maintenance on CLT weekends was a group of acclaimed artists (www.damaliart.com) and a group of white people and

The Northwest Community Land Trusts meet twice a year. The gathering generated a lot of relevant information.



Minnesota Community Land Trust Coalition
2006 Annual Report
Making Our Mark

Across Minnesota, community land trusts are changing the landscape of affordable home ownership.

Using a unique partnership structure that we first pioneered with the first community land trust in the state, we are now helping lead for a thousand generations of homeowners.

In 2006, the 43 community land trusts in Minnesota owned 117 homes, 67 family houses.

Community land trusts have used the federal tax incentives for community land trusts to purchase homes for low-income families.

For the first time, 40% of these homes are now in trust status, ensuring they will stay affordable for future generations.

Median Income of Homeowners Served: \$32,774

Jobs Created: 1,200

It is important to note that these statistics represent the 43 CLTs across Minnesota. Over 80% of the homes are served by urban CLTs, an incredible feat.

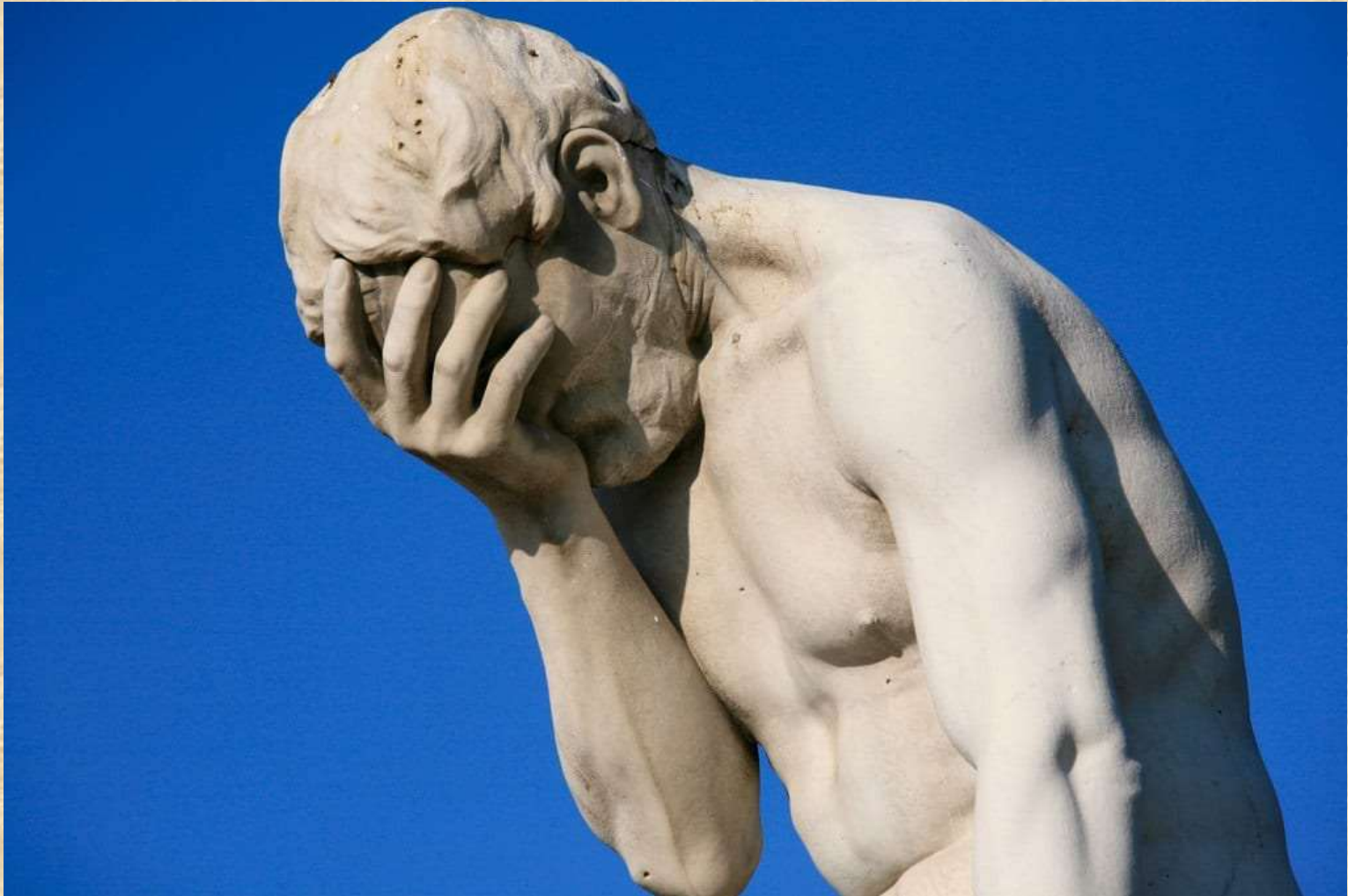
Community land trusts are an essential part of the solution to the housing crisis.

NATIONAL COMMUNITY LAND TRUST NETWORK





What Are We Doing WRONG?



What Are We Doing WRONG?

D



O



P



E

What Are We Doing WRONG?

D = Development

O = Organizing

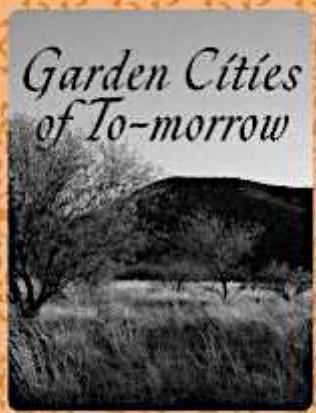
P = People & place

E = Erosion

Development (too much about housing)



We forget: Garden Cities were not ONLY about housing

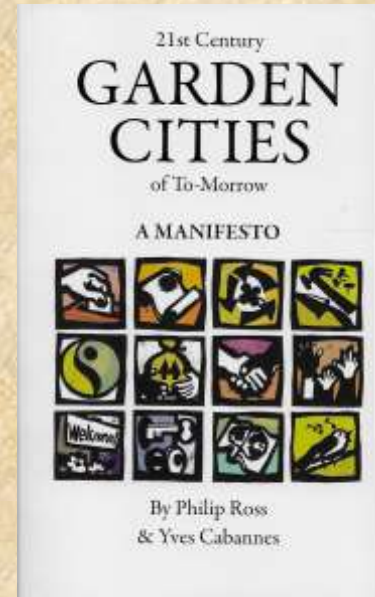


Ebenezer Howard

Letchworth



Welwyn





Organizing (too little about community)

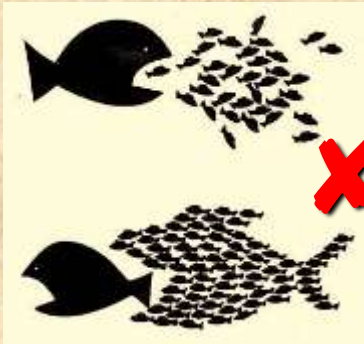


✓ Organizing as **messaging**



✓ Organizing as **marketing**

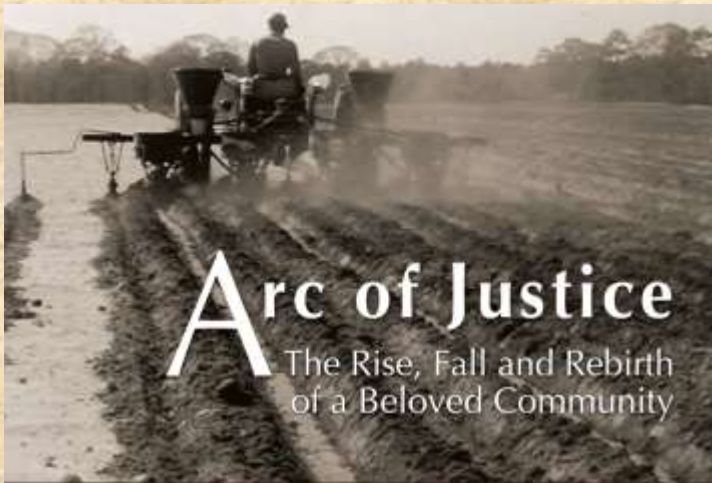
✗ Organizing as **engagement**



✗ Organizing as **empowerment**

“All power comes from the land . . .”

Rev. Charles Sherrod



. . . . but low-income communities only *get* land if they have power



People & Place

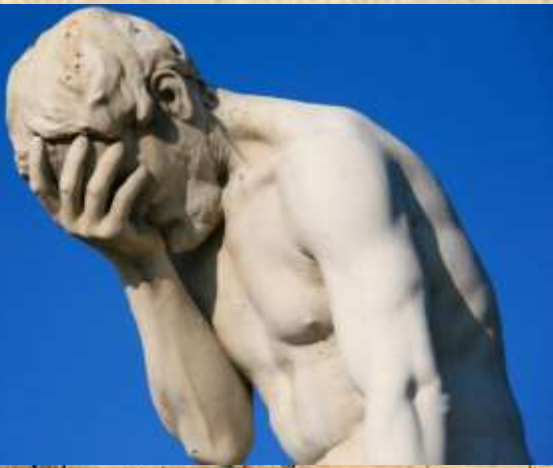
PEOPLE: Too little about developing the next generation of *leaders*



PLACE: Too little about rebuilding *locality* as service areas become bigger and bigger

Place

(too little about locality)



Geographic area served by many CLTs is becoming bigger and bigger:

- ✓ **Expands development opportunities**
- ✓ **Expands membership base**
- ✓ **Enables mobility**
- ✓ **Diversifies funding and political support**





Service Area

Three-county Region 2001

1,506 sq. miles/217,042 population

City of Burlington 1984

15.5 sq. mi/42,260 pop.

Chittenden County 1987

619 sq. mi/161,383 pop.

CHAMPLAIN
HOUSING TRUST





Place (too little about locality)

CLT	Area	Population
Chicago CLT	234 sq. miles	2,707,120
Houston CLT	599 sq. miles	2,239,558
Interboro CLT (Brooklyn, Bronx & Queens, NYC)	220 sq. miles	6,417,924
Proud Ground (Portland, Oregon)	145 sq. miles	639,863
San Francisco CLT	47 sq. miles	864,816

Place

(too little about locality)



Geographic area served by many CLTs is becoming bigger and bigger:

?? Loyalty and participation by members

?? Accountability of the organization

?? Advocacy of neighborhood interests

?? Efficacy of stewardship

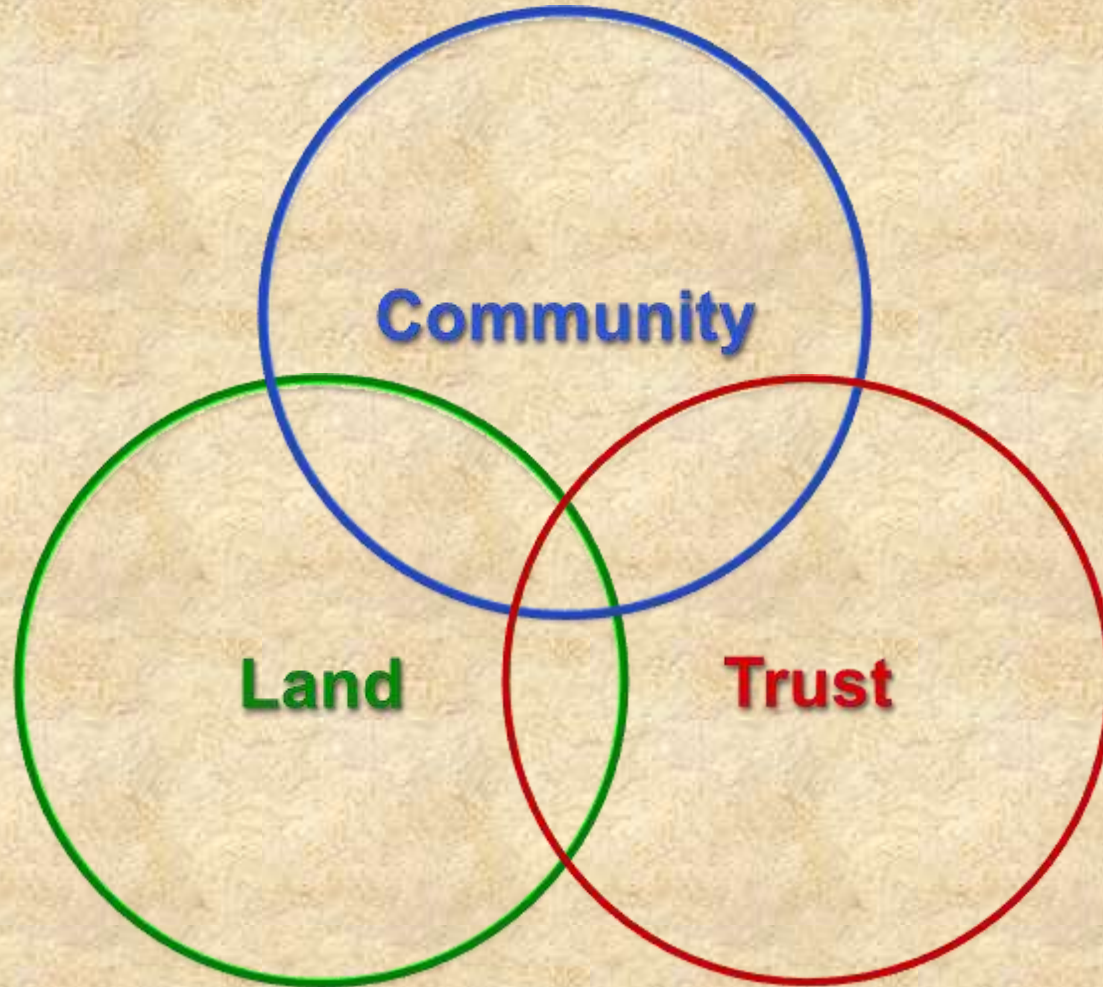


Erosion

(too little about preserving the CLT as a whole)



“Classic” Community Land Trust



Erosion

(too much about the *parts*,
dismembering or diluting the whole)

Community

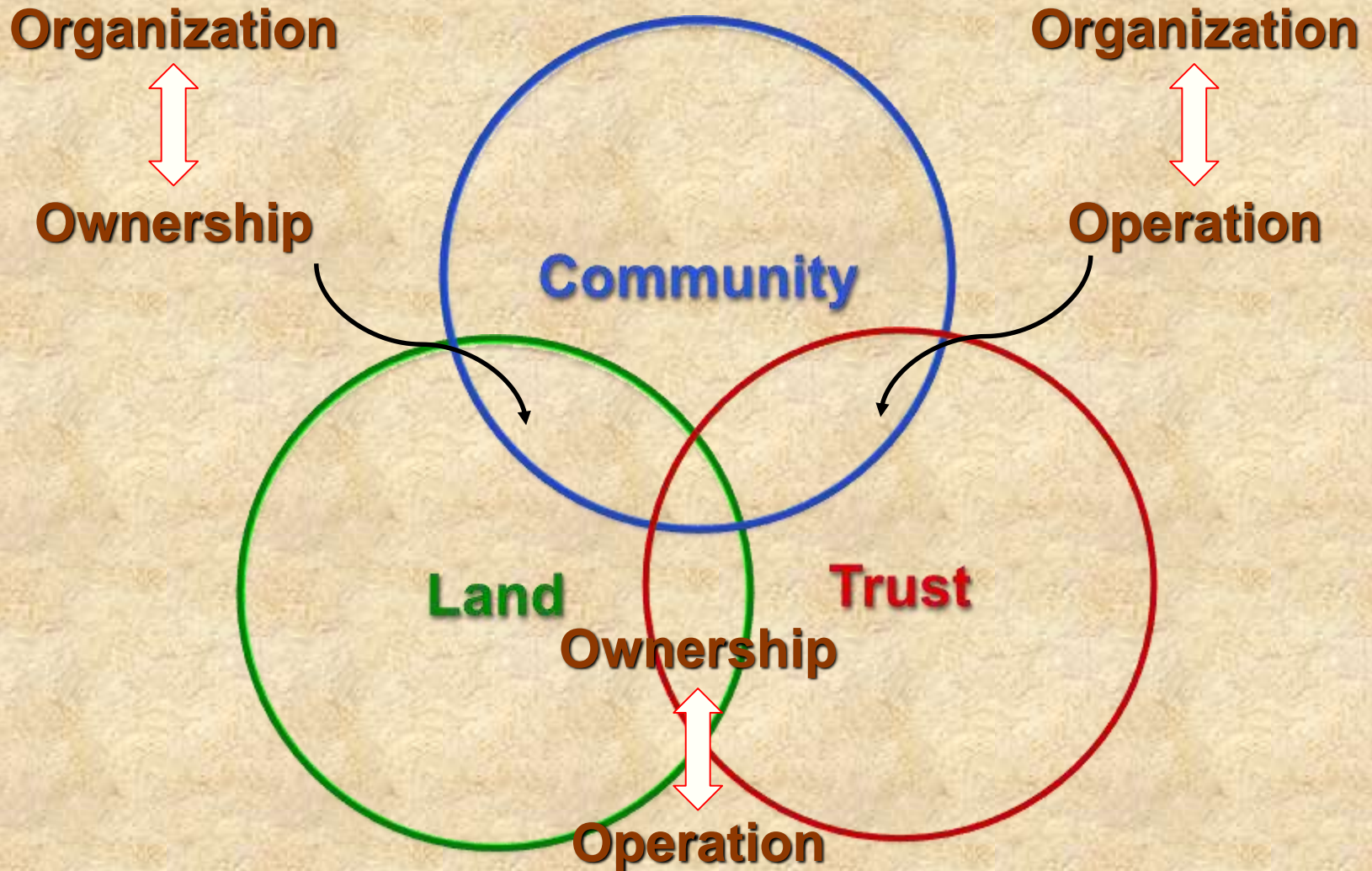
Land

Permanently

Trust

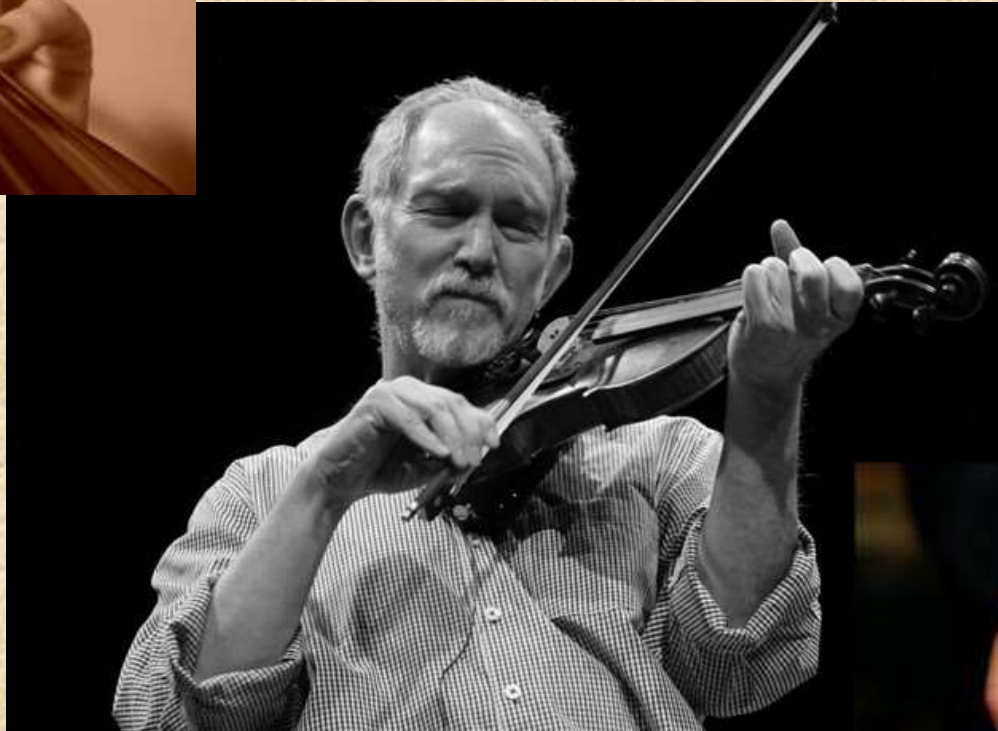
*affordable
housing*

Community Land Trust



A final story to illustrate what we are doing wrong

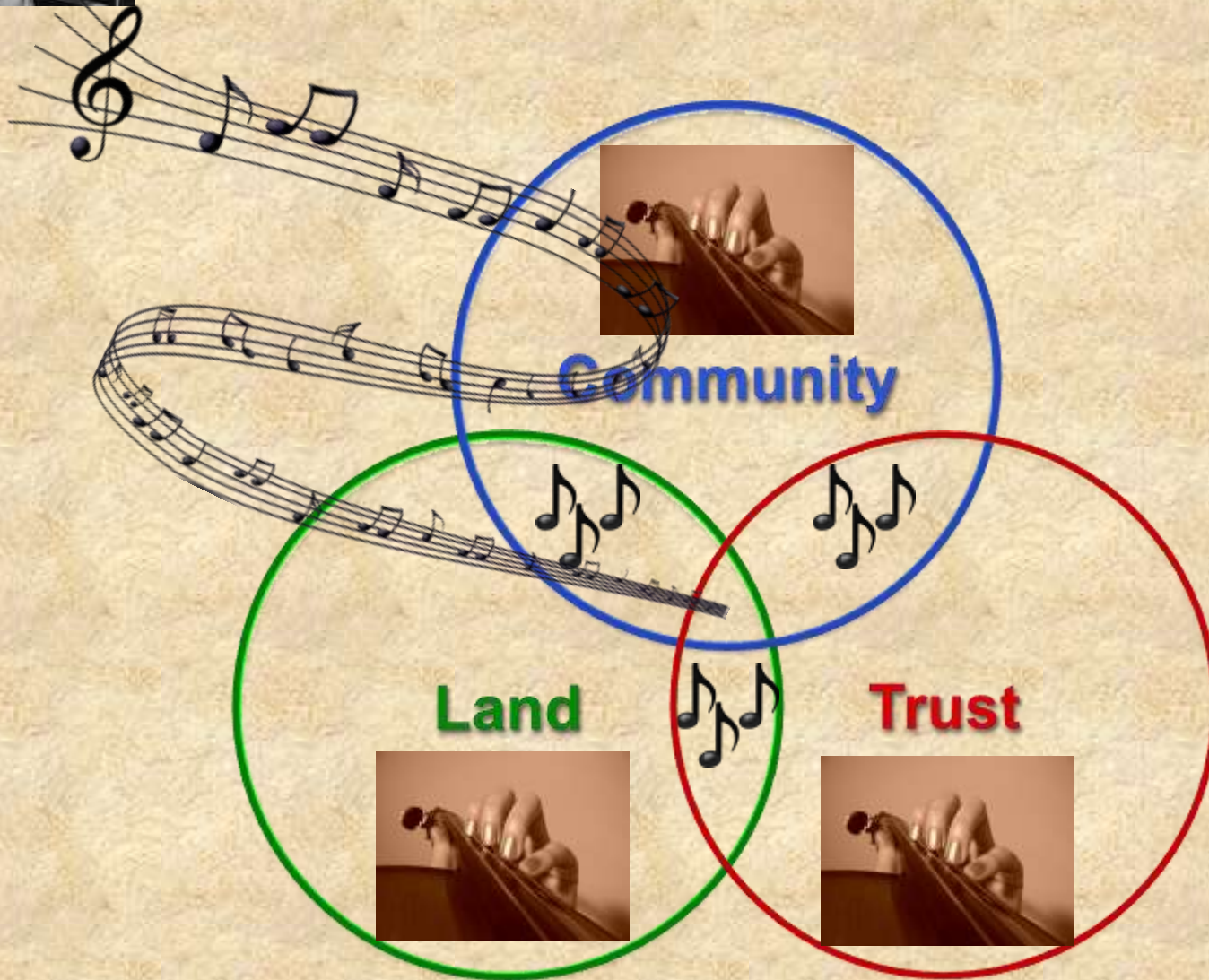




“Any damn fool can figure out where to put his fingers. The music is in the *bow*, boy, the music is in the bow.”



Community Land Trust



Growth of Community Land Trusts in the USA



**50 years building a
movement . . . and
making mistakes**

John Emmeus Davis

