



**GROUND
ED
SOLUTIONS
NETWORK**

strong communities
from the ground up

Community Land Trusts: Basics & Beyond

Staci Horwitz / September 28, 2016



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- 2. Classic or Variation**
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Introduction

Welcome & Introductions



- ▶ Who?
- ▶ Where?
- ▶ Favorite Trip / Place Visited

Classic or Variation



- ▶ Working with table mates, gather around a set of “Classic” and “Variation” posters
- ▶ Be sure to take the packet from your table with you.
- ▶ Take the next 3 to 5 minutes to assign the small cards in the packet as either a characteristic of a classic CLT or a variation.
- ▶ The cards are meant to get your thoughts going. Please add any other characteristics or examples you want to the posters.

Classic CLT



Definition

- ▶ A nonprofit organization committed to the permanent stewardship of land and the permanent affordability of housing and other buildings located upon its land.





Classic CLT

Classic CLT



Organization

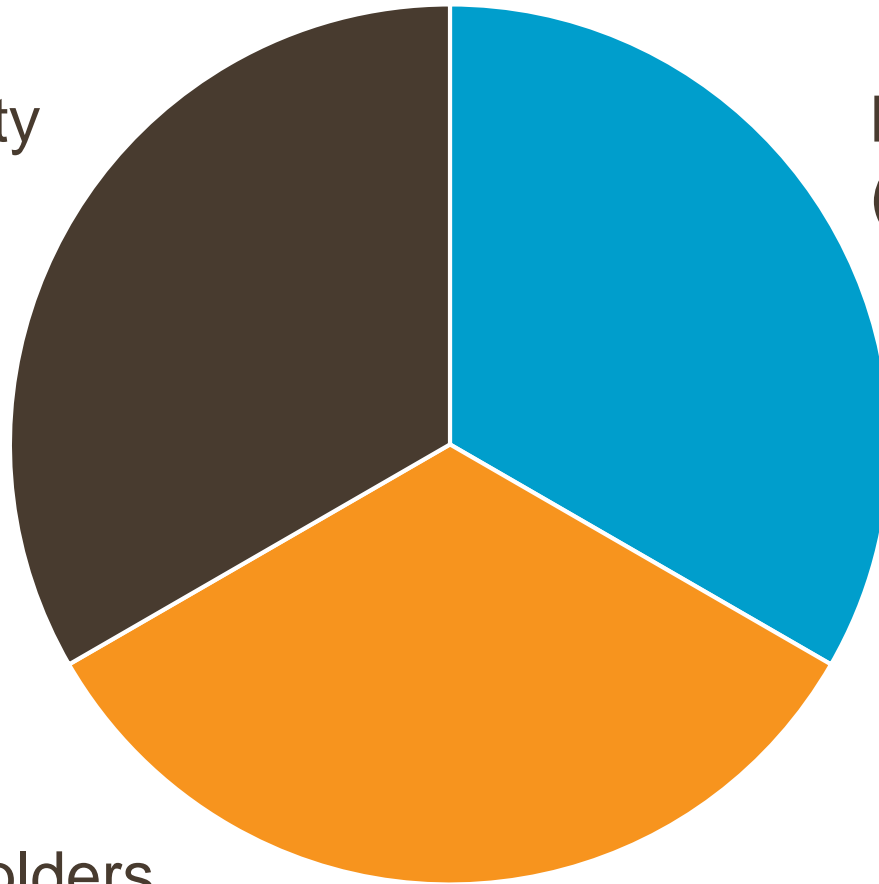
- ▶ Nonprofit organization
- ▶ Democratically governed (e.g. board of directors)
- ▶ Open membership
- ▶ Tri-partite board
- ▶ Defined service area

Classic CLT



Tri-Partite Board

Community
Members



Leaseholders
(Homeowners)

Public
Stakeholders

Classic CLT



Ownership

- ▶ Dual Ownership: CLT owns the land; individual owns the improvements
- ▶ Leased Land: Long-term agreement (Ground Lease) ties the house and land together
- ▶ Leaseholder = Homeowner

Classic CLT



Permanent Affordability / Permanent Stewardship

Lower price initially



Lower price at resale



Again, again, and again!





Common Variations

Common Variations



Organization Diversity

- ▶ Program of an existing nonprofit
- ▶ Program of City or County
- ▶ No tri-partite board or open membership
- ▶ Serve mixed-income or other unique population

Common Variations



Ownership Diversity

- ▶ Deed Restriction: Individuals own both land and the improvement
- ▶ Rental: Individuals own neither the land nor the improvements



Common Variations



Operation Diversity

- ▶ Land use / development type
- ▶ Development partnerships
- ▶ Buyer-initiated program
- ▶ Contract / steward monitor
- ▶ Lender



CLT Jeopardy!

CLT Jeopardy!



- ▶ Break up into small groups of 3 to 4 people
- ▶ Take 2 minutes to decide on a team name
- ▶ Teams will take turns picking a category and dollar amount.
- ▶ When the answer is revealed, you will have 15 seconds to write down your team's "question" in the correct space.
- ▶ When time is up, the selecting team will answer first. If answer given is incorrect, any team will be allowed to answer.
- ▶ When all categories have been asked, a final Jeopardy question will be asked.
- ▶ Each team will tally points for correct answers to determine winner.

CLT Jeopardy!



CLT History	CLT Geography	Network Membership	CLT: Myth or Reality
<u>\$250</u>	<u>\$250</u>	<u>\$250</u>	<u>\$250</u>
<u>\$500</u>	<u>\$500</u>	<u>\$500</u>	<u>\$500</u>
<u>\$1000</u>	<u>\$1000</u>	<u>\$1000</u>	<u>\$1000</u>





First CLT founded: When & Where?





Standard CLT agreement



CLT History: \$1000



**Co-founder of
ICE and E. F. Schumacher Society**





**State served by one
state-wide CLT**





**State with most active
CLTs**





Most common geographic service areas for CLTs



Network Membership: \$250



**Number of
Grounded Solutions Network
members.**



Network Membership: \$500



**Most commonly used
resale formula**



Network Membership: \$1000



**Number of homeownership
units developed by network
members (as of 2015).**



CLT - Myth or Reality: \$250



CLT buyers have limited first mortgage financing options.





**Most CLTs
serve rural populations.**



CLT – Myth or Reality: \$1000



**CLTs are only
relevant in a
“hot market”.**





FINAL JEOPARDY!

Final Jeopardy!



**Two of the many individuals responsible
for the New Communities**



Questions?



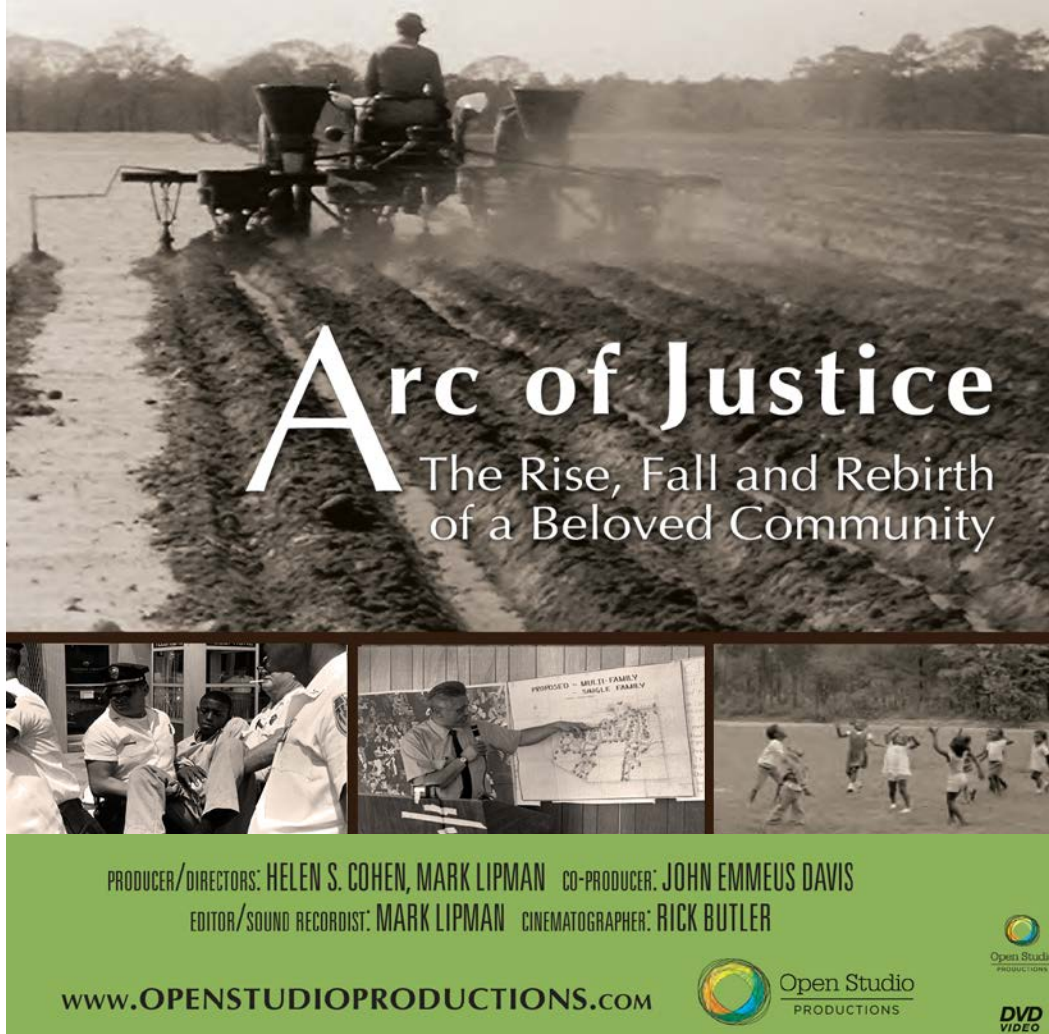
Wrap Up & Evaluation

Roots & Branches



**A Gardener's Guide to the Origins and
Evolution of the Community Land Trust**

www.clroots.org



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

www.OPENSTUDIOPRODUCTIONS.COM



DVD
VIDEO

Arc of Justice

Viewer's Guide, Backstory, Chronology, Biographies

www.arcofjusticefilm.com

Evaluation



The one thing I wished they would have talked about is ...

Next time I would leave out ...

One thing I learned is ...

Hmm, I'm not sure they want to hear this? (We do!)



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Thank you!