

Community Land Trust Model

Affordability

- Creates permanently affordable housing for homeownership
- Serves families earning low incomes
- Stretches community investment

How CLT's Work

- Buyers purchase the homes (improvements)
- CLT owns the land and leases it to the homeowners
- 99-year renewable land lease
- Reduced purchase price in exchange for limited appreciation when sold; get credit for equity
- Affordability passed to future homebuyers
- Homeowners pay a nominal monthly fee for land taxes and administration of the program.

Nature of Relationship

- CLT Homeowner
 - Security of tenure
 - Privacy of use
 - Equity on sale
 - Right to sell
 - Right to change living space
 - Ability to finance to meet needs
 - Will to survivors
 - Tax benefits
- Community Land Trust Organization
 - Rental & occupancy guidelines
 - Appreciation limited per formula
 - Buyer must be qualified
 - Improvement projects must be approved
 - All debt must be permitted by CLT; limits ability to secure secondary debt

**Community Land Trusts can purchase existing housing or develop new housing.
Can include market rate homes in the trust to encourage mixed-income communities.**

Organizations in Other Jurisdictions

Northern California Land Trust in Berkeley, California
San Francisco Community Land Trust, San Francisco, California
Thistle Community Land Trust in Boulder, Colorado
Sawmill Community Land Trust, Albuquerque, New Mexico
Laconia Area Community Land Trust, Laconia, New Hampshire
Durham Community Land Trustees, Durham, North Carolina
Portland Community Land Trust, Portland, Oregon
Clackamas Community Land Trust, Milwaukie, Oregon
Sabin Community Development Corporation, Portland, Oregon
Southside Community Land Trust, South Providence, Rhode Island
Brattleboro Area Community Land Trust, Brattleboro, Vermont
Burlington Community Land Trust, Burlington, Vermont
Rockingham Area Community Land Trust, Rockingham, Vermont
OPAL Community Land Trust, Orcas Island, Washington
Kulshan Community Land Trust, Bellingham, Washington
Homestead Community Land Trust, Seattle, Washington
New Columbia Community Land Trust, Washington D.C.
And many, many more...