Community Driven Long Term Affordability: Community Land Trust Movement in Baltimore
Does CLT Work?

- 225 Community Land Trust in the US, oldest established 50 years ago
- 46 States and the District of Columbia
- Prevents foreclosures, neighborhood stabilizing
- Provides stewardship structure: counseling, operations and maintenance education, replacement reserves and savings oversight
- Requires: development subsidy, operational support, community organizing and education, mortgage partners
- Burlington, VT – 74% of homeowners selling their CLT homes were able to use equity to purchase new home.
Community Land Trust

- Leverage current low cost of land and property

- Land owned by the Trust, improvements owned by Resident through 99 year lease

- Resident recoups part of the increase in value of property upon resale based on shared equity formula

- Resale is restricted to buyers with same income level
Building a Successful CLT

- Community Based Organization to found CLT
- Community Engagement program
- Data: what are the opportunities for development, preservation, and what income levels are needed
- Data: cost of construction, purchase price, absorption rate, end user profile
- Stewardship plan
- Financing partners: construction and mortgage
- Project Partners: Design, Develop, Education, Stewardship
Legal Parameters

- CLT is a non-profit, community/resident/professional board
- Term: 99 year lease renewable for additional 99 years
- Land lease: Nominal cost, indexed to CPI
- Improvements are sold to homeowner
- Interest can be passed down through estate
- Surrender Clause: Improvements revert to CLT, minus resale price determined by formula
- Equity shared between CLT and homeowner
State of Play: Baltimore

- Diminishing stock of income restricted affordable housing, 30,000 housing unit gap between demand and supply
- Estimated 128,000 rental units are substandard
- Lack of “stewardship” programs for homeowners
- Lack of access to capital for minority homeowners, historically and currently
- Development pressure, gentrification, large inventory of vacant housing units
SHARE

• Community Land Trust collaborative effort
• Six founding members
• Unified voice for advocacy, city resources, professional services
• Coordinating entity: GEDCO
• Pilot: city funded coordinator, acquisition strategy for city owned and/or in process, tax relief
Case Study: Westport CLT
Site Context
Target Properties

- Westport currently has over 95 properties in the Vacant to Value program inventory
- Acquisition will begin along Annapolis Road Corridor and Sidney, 30 properties phase one
- City partnering to acquire through special tax sale
- Goal is to create a gateway
- Houses will be affordable to those earning between 30-80 of the HUD area median income, or approx $26,700-$71,200
CLT Operations

- Feasibility, Design, Finance -- Partners
- Acquisition, Construction, Sale
- Concurrently: Built organizational capacity, partner with services organizations to support prospective homeowners, engage community
- Wash, Rinse, Repeat until all vacants and underutilized properties are put in service
Local Resources/Stakeholders

• Baltimore Housing: Vacants to Value, Receivership, Tax Sale, CDBG, Thought Partner

• United Workers and Baltimore Housing Roundtable

• Weller Development (Port Covington CBA)

• South Baltimore Gateway Partnership

• Enterprise Community Partners

• State Bond Funds
Westport

Strategic Planning Priorities:
• Community Land Trust/Housing/ Blight
• Regional Collaboration
• Main Street Improvements
• Road/Infrastructure Improvements
• Economic Development
• Transit connectivity
Future Focus

- Site Control,
- Politics, Interagency relations, coordination
- Financing
- Homeowner pipeline and stewardship
- Community Engagement
- Development pressures
Thank You

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