

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

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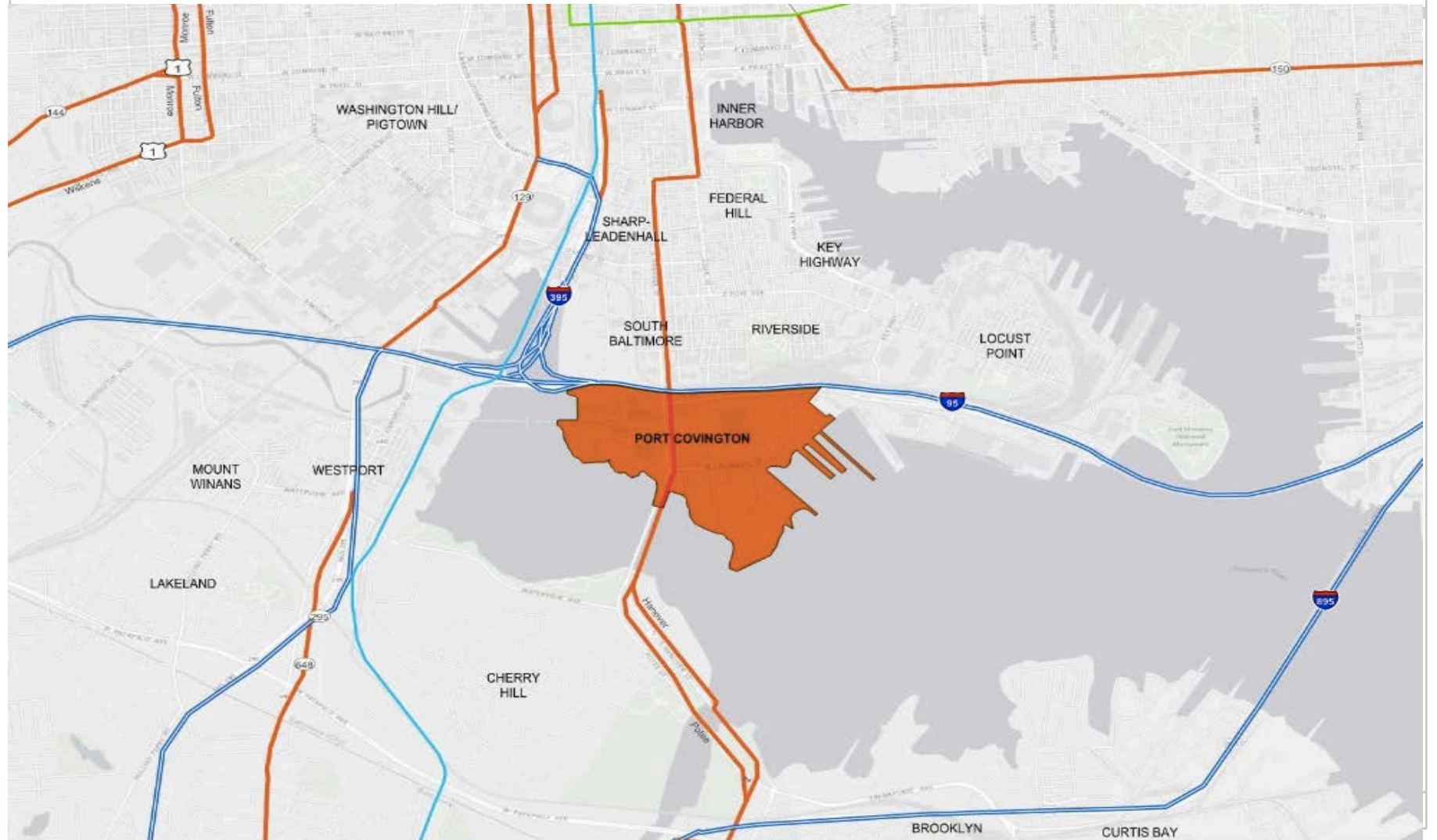


- Community Land Trust collaborative effort
- Six founding members
- Unified voice for advocacy, city resources, professional services
- Coordinating entity: GEDCO
- Pilot: city funded coordinator, acquisition strategy for city owned and/or in process, tax relief

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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