

COMMUNITY LAND TRUSTS

Scott County Association for Leadership Efficiency (SCALE)
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Jeff Washburne | City of Lakes Community Land Trust

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Mission:

To create community ownership that preserves affordability and inclusivity



CLCLT History and Data

- Serve City of Minneapolis
- 265 Homes + 60 Resales = 325 Households Served
- Varied Housing Types
- 98%: First-time Homeowners
- \$49,300: Average Affordability Investment
- \$37,542: Average Household Income (51% AMI)
- 54%: Single Female Head of Household
- 53%: Communities of Color Households

Community Land Trusts in 60 seconds

- Bridge the difference between buyer's mortgage and cost of property
- Affordability Investment - typically tied to title of land via Ground Lease (Deed Restriction if Condo)
- If property sells, owner agrees to income + resale restrictions
- Initial Sale:
 - \$200k property = \$140k buyer + \$60k CLT
- Resale:
 - \$200k > \$240k
 - New Buyer: \$240k = \$150k buyer + \$90k CLT
 - Past Owner: Equity + \$10k (25% change in value)
 - Community: \$60k + 30k (75% change in value)
- 60 CLCLT Resales: $60 \times \$50k = \$3.0+$ million

Key Initiatives

CURRENT

- Partner Developments
- Homebuyer Initiated Program
- Duplexes
- Multi-Generational Homes (ADU)
- Tax-Forfeiture / Foreclosure Recapture
- Rental

+ MOVING FORWARD

- Project: Sustained Legacy (housing cost-burdened existing homeowner Seniors and/or households with disabilities)
- Commercial Community Land Trust

Types of CLT Uses



210+ Single Family Homes

24 Condos Units



4 Rental Units



2 ADUs (+ 2 under construction)



19 Townhome Units



7 Duplexes

Potential Funding & Policies Tools

Inclusionary Housing Policies

Introduce Zoning Limitations

Variances (parking, height, sf, etc.) if affordable units are included

Gap captured in gains made through variance

Value Capture: Linkage Fees

Boston has used; Seattle recently implemented

Nexus between development and disparity/displacement

Fee for any developments built in city over xx,xxx sf

Fees go to affordable housing fund

Value Capture: TIF

Portion used for affordability and/or value gap

Tied to long-term affordability

State Housing Infrastructure Bond Funds

Funding allowed up to cost of land and site improvements

Used thus far for single family homes

Interesting potential for use in multifamily development

Local Leverage is Critical

Key Learnings

- City Leadership, Involvement, + Buy-in
- Flexible and Nimble
- Culture of Long-term affordability + community ownership
- If we think it's expensive now...just wait!

Metro Community Land Trusts

City of Lakes Community Land Trust
www.clclt.org

Carver County Community Land Trust
www.carvercda.org

Homes Within Reach
www.homeswithinreach.org

NeighborWorks HomePartners
nwhomepartners.org

Rondo Community Land Trust
www.rondoclt.org

Two Rivers Community Land Trust
www.tworiversclt.com

City of Minneapolis

Carver County

Hennepin County (less Mpls.)

City of St. Paul

Ramsey County

Washington County



Thank You

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