



New Communities and community land trusts in movements for Black lives, land and liberation

LLSC

CLT Basics

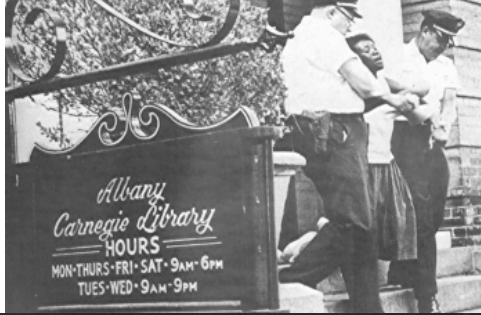
Community Land Trusts

- Separate ownership of land and buildings
- Permanent affordability
- Democratic community governance



Source: NYC Community Land Initiative

Roots of the CLT: Civil Rights Movement



New Communities, Inc., 1969



CLTs in North America



Source: Global CLT Map & Directory, [Center for CLT Innovation](#)



HOUSTON
COMMUNITY
LAND TRUST

▶ New Home Development Program

- Our partnership with City of Houston and Houston Land Bank.
- The city builds homes on land bank lots, completed homes transfer to HLB to sell. HCLT provides qualified homebuyers and steward the land after purchase ensuring its long-term affordability.
- To date **41** homes have been completed and put on the market and there are **14** under construction. **29** homes were sold through the HCLT and **10** were sold market rate **2** homes still on the market

▶ Homebuyer Choice Program

- Launched in 2021
- Potential homebuyers will be able to choose a home currently on the market within city limits and meets environmental and quality standards.
- City of Houston provided **\$52 million** in TIRZ funding to subsidize HCP homes.
- Homebuyers are eligible for a subsidy of **\$100,000** to reduce the purchase price and cover closing costs
- Homebuyers are eligible for a **\$150,000** if the home is zoned for an A or B rated school
- **13** homes have been sold through HCP **10** are under contract

PROGRAMMING

42 HCLT
homeowners

Homeowners under
contract

722 applications
received since our
application opened
in February 2019

122 applicants
referred to
counseling

64% Average AMI of
HCLT Homeowners

45%-80% AMI Range
of HCLT
Homeowners

\$82,000 Median
HCLT purchase price

\$675.00 Average
mortgage payment
of NHDP
homeowners

BY THE NUMBERS





Land = POWER = Liberation

LISC Institute Webinar - June 29, 2021

By Danise Jones Dorsey, Carlos Sanchez, & Meleny Thomas

Goals for the Session are as follows Meleny

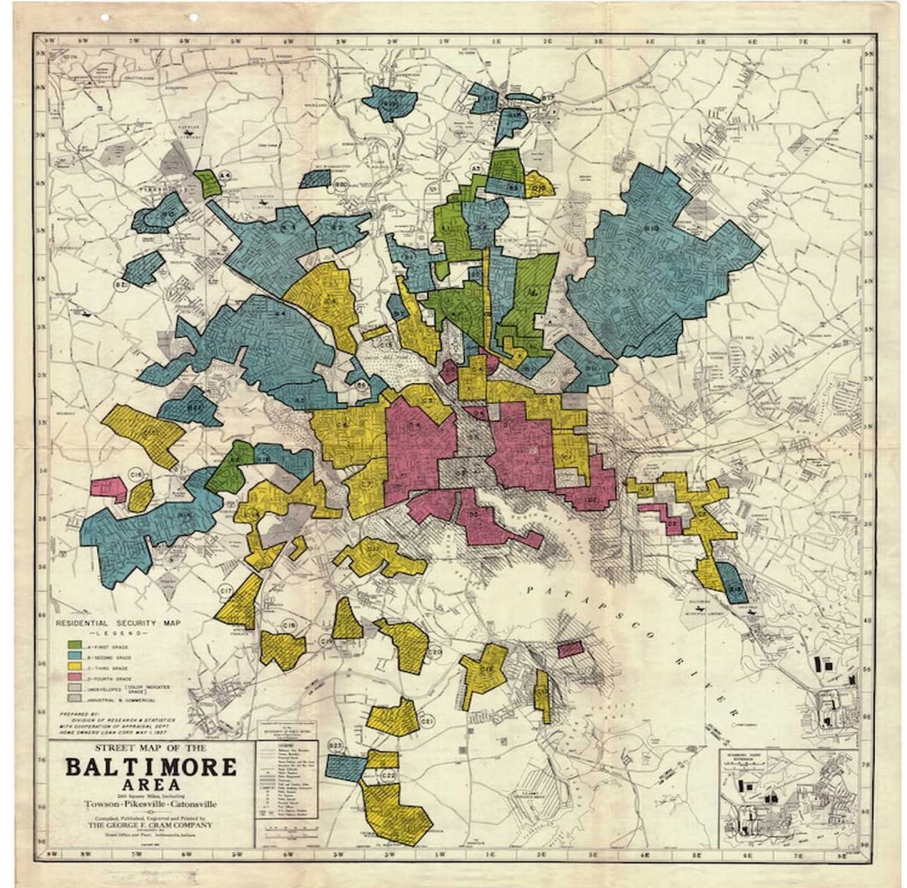
- Attendees will gain a better understanding of the CLT movement in Baltimore
- Understand the Triumphs and Challenges associated with the movement
- A deeper understanding of what's needed next!

The status quo has to go! We are committed to creating a new narrative for Baltimore, one where we can all be proud to say we were part of the solution!

Baltimore's Land History

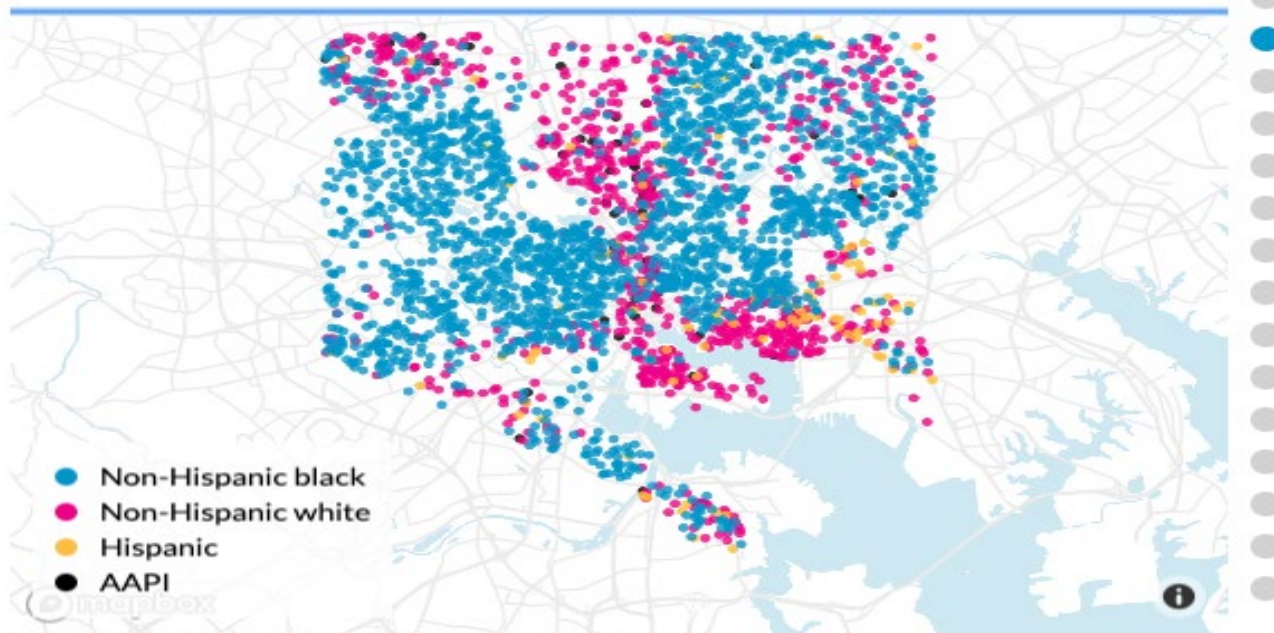
Redlining Explained

The practice begun in 1937 by banks and private lenders to deny loans, mortgages, credit to certain areas of the city because of the prevalence of Black households, poor housing, and low sale prices. Black households that were denied loans because of redlining turned to unscrupulous real estate agents who lent them money on predatory terms. Made unlawful by a 1968 court case and the Federal Fair Housing Act, Congress still had to pass the Community Reinvestment Act (**CRA**) in 1975 to combat redlining practices and to encourage lending in segregated communities.



The Black Butterfly Map Coined by Dr. Lawrence Brown shows Baltimore's current reality

Population distribution of residents by race or ethnicity



Source: 2012–16 American Community Survey data.

Notes: Each dot represents 200 residents. AAPI = Asian American and Pacific Islander.

Why SBCLT?

SBCLT is a community led land trust whose vision is quality affordable housing for all in communities free of environmental injustice.

**We cannot
control what we
do not own!**

SBCLTs Values and Core Beliefs

- **EQUITY:** Access to permanently affordable housing and environmental justice for **EVERYONE!**
- **PARTICIPATION:** Assert our basic human rights by those directly impacted by the failed housing and waste management systems.
- **UNIVERSALITY:** No ones life should be undervalued and put at risk. Everyone has the right to live in a healthy community.

A Vision Driven By Youth Leaders and Experts



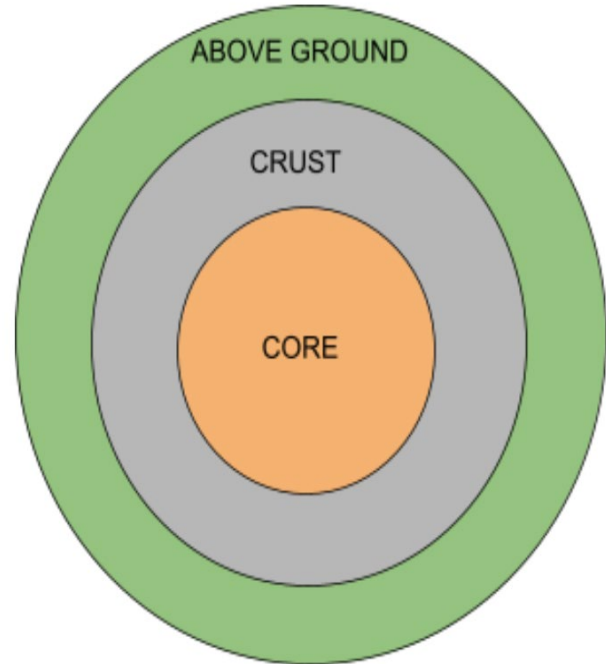
- As youth leaders we realized our current system displaces people. Baltimore currently ranks #2 in EVICTIONS under Detroit.
- We helped to create SBCLT to respond to the issues we were hearing from peers and also residents.

Youth Engagement is KEY!

Carlos, Why does the CLT movement matter to you?

I started this journey when I was 14 years old... I got involved because it ALL made sense one day!

This diagram is meant to depict the **three stages** to the problem of why Community Land Trusts should be one of the top tools to address affordable housing.



What is SHARE Baltimore Inc?

SHARE is a buffer against balkanization...

SHARE Baltimore Inc is a network of community land trusts: (list) whose goal is to demonstrate how area CLTs can coalesce to :

1. SHARE learning experiences through technical support aka learning exchange.
2. SHARE as appropriate, overhead back office functions, resulting in efficiencies and a reduction of overhead costs to the individual CLTs.
3. Create as appropriate synergy among the groups in order to leverage private capital investments.
4. SHARE is responsible to use its relationships to raise private, philanthropic and public dollars to accomplish its memberships financial goals.

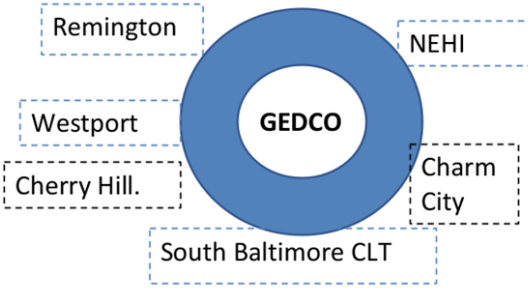


Fair Development Roundtable



United Workers

Share Baltimore, Inc.



Community Organizing – Roundtable Anchor

Political Mobilization Advocacy – Coalition

CLT Operational Support

Building Power and Community

Carlos, What are ways you helped to build community power?

- **Testified at City Council hearings and held the first AHTF commission meeting.**
- **Outreached to Thousands of Residents- they shared their concerns- themes emerged**
- **Worked with Neighborhood Design Center to help plan the community Park and was connected to an architect who is leading our current development**

Good things take time BUT DO NOT stop planning
and Dreaming! Carlos

It took 2 1/2 years for
us to help get the fund
FUNDED!



The Affordable Housing Trust Fund (AHTF) Feleeny

- **A fund for the people, by the people... We knew we had an issue and knew that WE had to be the solution!**
- A Baltimore City fund that supports housing development, pre-development, Community Land Trusts, Fair Housing services and other activities related to housing those households with incomes less than 50% AMI. One-half of the fund must go to support those with income less than 30% AMI. The City trust fund law can be in the [City Charter](#), at Article I, Section 14.

Coalition Building Strategies Danise

- Government by design IS risk averse and as a result does NOT embrace innovation.
- Public funding is painfully slow, as a result money over time becomes expensive or cost prohibitive. Hence, we need private investments to support the movement.



A Network for CLTs

Honoring the C in CLT...

“Community is about doing something together that makes belonging matter” Unknown

Driven by PEOPLE and NOT Profit

“CLTs, are defined by the community that they serve and this can drive them to go to extraordinary lengths to make developments work in areas that others would have written off.”

John Bibby, shelter.org blog



PEOPLE
OVER PROFIT

A graphic with a light pink background. The word "PEOPLE" is written in large, bold, black capital letters. A black silhouette of a person stands on the letter "P", with one arm raised. Below "PEOPLE", the words "OVER PROFIT" are written in bold, black capital letters on a red rectangular background.

The Progression of Baltimore's CLT movement

Ms. Danis

- The community land trust moment in Baltimore began in 2000 when the Charm City Land Trusts (CCLT) petitioned Maryland State Government to enact enabling legislation authorizing the Community Land Trust Model within the state of Maryland.
- 2014 United Workers (UW) grassroots organizing work which included participation in the “ leadership school” to learn the issues around housing.
- The Baltimore Housing Roundtable (BHR) was formed to insure coalition building strategies around the continuum of housing, and to further community land ownership.

The Progression of the CLT movement continues

- **2014- present Individual CLT's emerged in Baltimore, recognizing the need for information sharing and the strength in numbers as the CLT's educated and advocated for resources they needed formed a network of CLT's, SHARE Baltimore Inc, which honored and respected the topography, geography and the history of the individual neighborhoods. An experienced non-profit developer agreed to provide technical support to SHARE, and the City provided pilot project money to assist.**
- **2019 Meanwhile the BHR morphed into the Fair Development Roundtable (FDR) recognizing that the goal embraced ALL aspects of Community Development**

RISE, RECLAIM, REBUILD... A vision of MORE



We are NOT an ISLAND... CLT's Need and Support from others Meleny

- SBCLT was part of planning and engaging in a series of Learning Exchanges hosted by SHARE a CLT network - through this network we created the following:
 - Affordable Housing Land Trust Agreement
 - Stewardship Policies and Procedures
 - Three of the CLT groups were awarded the 1st round of funding from the Affordable Housing Trust Fund (AHTF)



The Journey to OWNING Land...

“They made us many promises, more than I can remember, but they never kept but one; they promised to take our land, and they took it.” Red Cloud, American Indian

Who owns the land?? Meleny



- Funding is tied to site control, no matter how grandiose the vision, without land commitments they will remain just that!

Why delay? We need ownership today ~~MBL~~ ~~MBL~~

- Receivership is PAINFULLY slow!
 - SBCLT was forced to resort to private acquisition to fulfill GRANT requirements of SITE CONTROL!
- Private Acquisition - Negotiating with owner directly
 - Because of a public grant, we were able to negotiate directly with the owners

The Problem and Solution for Housing

Organise

- SHARE is exploring working with Baltimore Department of Housing and Community Development to identify and set aside city owned properties for the CLT network.
- We learned that government could not deliver land and we had to develop new strategies in order to meet our inventory needs. In doing this, the processes are and will be modified encouraging the government to work differently.

The story and journey continues...

\$\$\$ Keeping the Movement Alive \$\$\$

We as a network in Baltimore highly endorse the financial community to invest in LISC because they continue to provide resources to *make the impossible possible* in communities like ours.

Thank you! Get Connected

www.linktree.com/sbclt

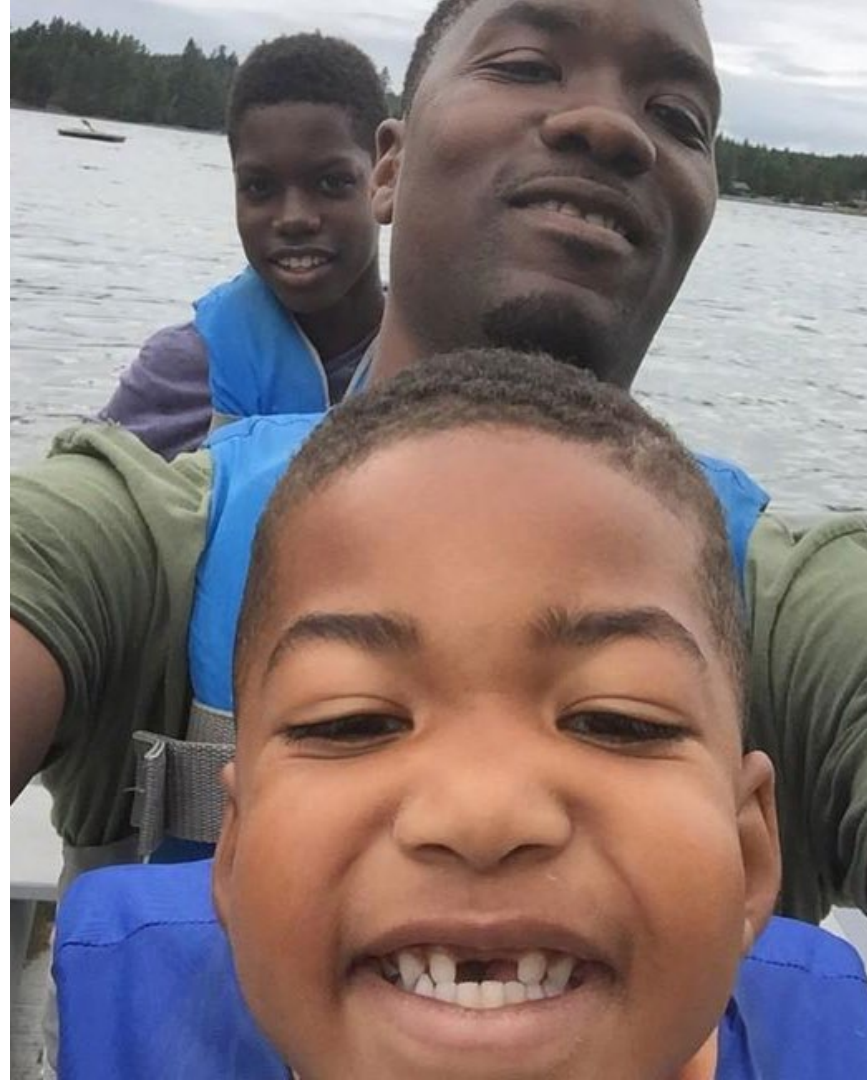
<https://www.nehihomes.org/>

BUILDING A FUTURE THAT HONORS OUR PAST



K. Wyking Garrett

President & CEO
Africatown Community
Land Trust
Seattle, WA



AFRICATOWN COMMUNITY LAND TRUST



MISSION

To acquire, develop, and steward land in Greater Seattle to empower & preserve the Black Community.

VISION

Vibrant and thriving Black Communities through land ownership.



WILLIAM GROSE

- Pioneer
- Entrepreneur
- Developer
- Community Builder



HISTORY IN THE CENTRAL DISTRICT

After William Grose settled in Seattle, Black people came to Seattle in waves over the next century, including during World War II and the Boeing Boom and the Central District became very much a Harlem of the Pacific Northwest.



HISTORY IN THE CENTRAL DISTRICT

However, even then, housing covenants precluded Black people from living anywhere but the Central District and although not the segregated South, racism was very much prevalent and in some cases celebrated in Seattle.

New World
Vol. 9, No. 4. Seattle, Wash., Thurs., Jan. 15, 1948. Entered as Second-Class Matter at Seattle.
Map of "Ghetto" Page 3:
Seattle Is Blighted By Restrictive Covenants
By Terry Pettus
Trial Dates Set For Film Group
In these days of critical shortages most Americans, whose basic needs are due to a lack of rental property or sufficient cash to buy on an inflated market, are blissfully unaware that millions of fellow citizens are subjected to an additional "handicap"—their color and religion.

THE SEATTLE SUNDAY TIMES
AUGUST 11, 1948
Coon Chicken Inn Opened in Seattle
UNUSUAL DINING RESORT SERVES PUBLIC
Unique Eating Place on Ballard Highway Features New Innovations in Food and Service.
Telephone Will Bring Chicken To Your Home
Coon Chicken? Ask Anyone Who Came From South.
Pockets Searched For Lost Auto
Parking Space is Provided at Inn For 500 Autos
Ready to Serve You Today!
COON CHICKEN INN
"Deliciously Different"
You Are Warmly Invited to Our Opening...

14. RACIAL RESTRICTIONS. No property in said addition shall at any time be sold, conveyed, rented or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof or building thereon except a domestic servant actually employed by a person of the White or Caucasian race where the latter is an occupant of such property.

15. ANIMALS. No hogs, cattle, horses, sheep, goats, or or similar livestock shall be permitted or maintained on said property at any time. Chicken hens, pigeons, rabbits and other similar small livestock, not exceeding a total of twenty-five in number, shall be permitted but must be kept on the premises of the owner. Not more than one dog shall be permitted for each building site. No pen, yard, run, hutch, coop or other structure or area for the housing and keeping of the above described poultry or animals shall be built or maintained close

AFRICATOWN

THE WORLD WE ARE IN INEQUALITY DISPLACEMENT

November 12, 2014 at 11:16 PM

As Seattle gets richer, the city's black households get poorer

Posted by [Gene Balk](#)

It may feel like boom times in Seattle, but at least one group is being left out: the city's black residents.

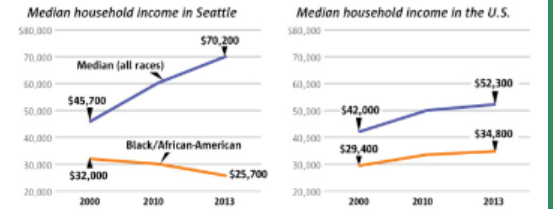
While Seattle's median household income soared to an all-time high of \$70,200 last year, wages for blacks nose-dived to \$25,700 — a 13.5 percent drop from 2012. Among the 50 largest U.S. cities, Seattle now has the ninth lowest income for black households.

Seattle, which has the largest black community in the Pacific Northwest, also lags the country as a whole. Nationally, black households have median earnings of \$34,800 — 35 percent higher than Seattle.



▲ 453 Comments
▶ Print

Declining income for blacks counters Seattle's rising affluence



NOTE: Numbers not adjusted for inflation.
Source: U.S. Census Bureau

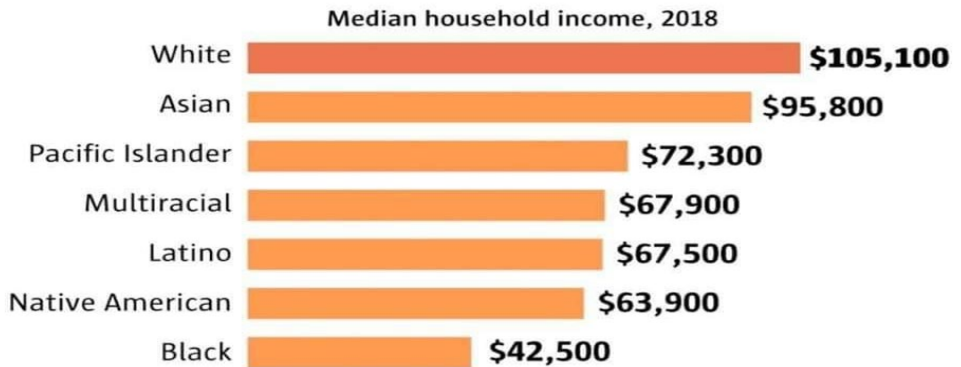
KELLY SHEA / THE SEATTLE TIMES

[Click to enlarge](#)

THE WORLD WE ARE IN “JIM CROW APARTHEID”

Seattle income by race

White households have the highest median income in Seattle, and more than double that of black households.



Source: U.S. Census

JAMES ABUNDIS / THE SEATTLE TIMES

AFRICA TOWN
Central District

BLACK SEATTLE 2035

VISIONS FOR OUR FUTURE





THE WORLD WE WANT
THRIVING BLACK
COMMUNITY





CURRENT PROJECTS

LIBERTY BANK BUILDING



LIBERTY BANK BUILDING

CURRENT PROJECTS
**AFRICATOWN
PLAZA**



CURRENT PROJECTS

YOUTH ACHIEVEMENT CENTER

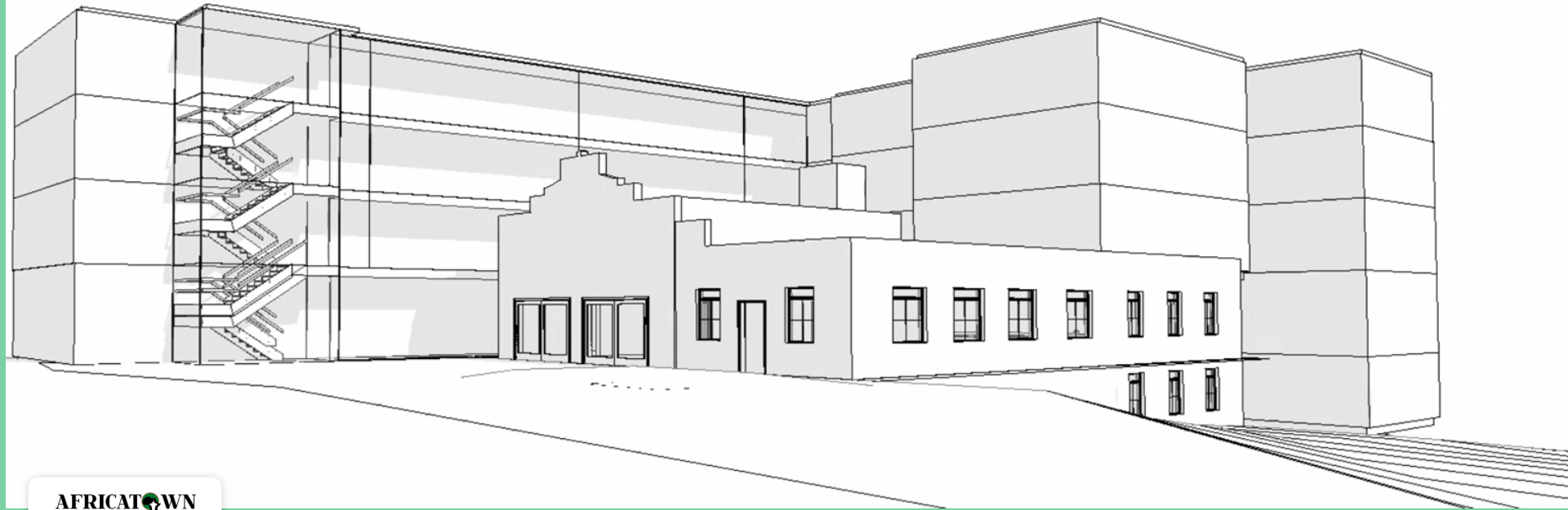


CURRENT PROJECTS
**WILLIAM GROSE
CENTER**



CURRENT PROJECTS

WILLIAM GROSE HOMES







CURRENT PROJECTS
KEIRO BLOCK





BARRIERS TO NEW WORLD
**OLD POLICIES
AND PRACTICES**

- Upzoning
- Cost of land
- Access to Capital

BUILD AFRICATOWN

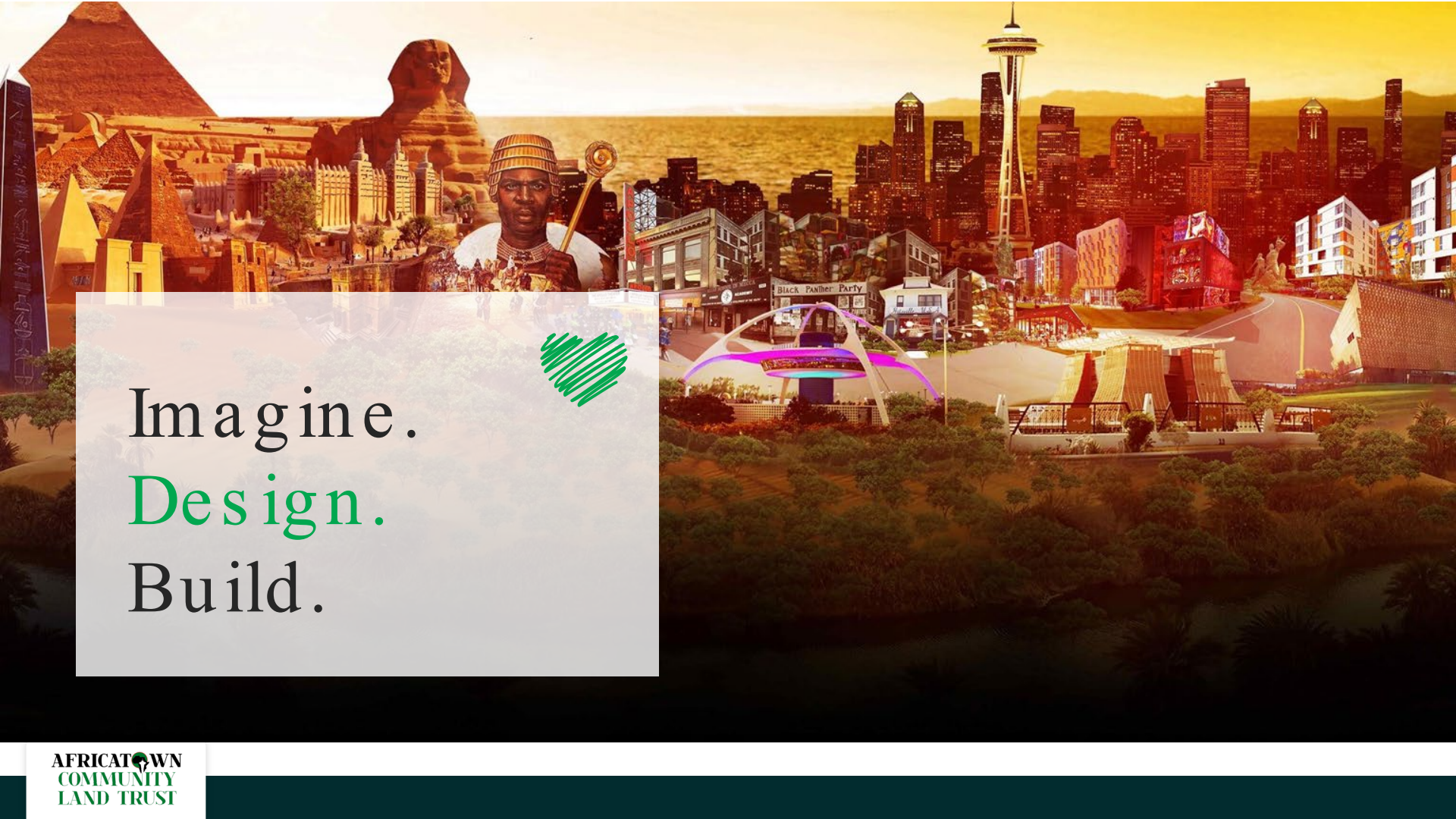
\$1 Billion Anti-Displacement Community Economic Development Fund



Real Estate
Development

Business
Development

Workforce
Development



Imagine.
Design.
Build.



Contacts

Presenters

- Shirley Sherrod, Co-Founder, [New Communities, Inc.](#) and Executive Director, [Southwest Georgia Project for Community Education](#)
- Dr. Ashley Paige Allen, Executive Director, [Houston CLT](#)
- Carlos Sanchez Gonzalez, Youth Leader, and Meleny Thomas, Executive Director, [South Baltimore CLT](#)
- Danise Jones-Dorsey, Chair, SHARE Baltimore
- K. Wyking Garrett, President, [Africatown CLT](#)
- Debra Ack, Board Secretary, and Albert Scott, Board Chair, [East New York CLT](#)

Moderators

- Athena Bernkopf, Project Director, East Harlem El Barrio CLT
- Julia Duranti-Martínez, Program Officer for Capacity & Research, LISC, jdmartinez@lisc.org

CLT Networks & Coalitions

Local and Statewide Coalitions

- [California CLT Network](#)
- [Florida Housing Coalition](#)
- [Greater Boston CLT Network](#)
- [Minnesota CLT Coalition](#)
- [Northwest CLT Coalition](#)
- [NYC Community Land Initiative](#)
- Pennsylvania CLT Collaborative
- SHARE Baltimore

National Players

- [Burlington Associates](#)
- [Center for Community Land Trust Innovation](#)
- [Grounded Solutions Network](#)
- [Right to the City Alliance](#)



Source: Moms 4 Housing

Further Reading

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- Hernandez, A., McNeil, S. & Tong, Y. (2020). [Increasing Community Power and Health through Community Land Trusts: A Report from Five Movement-Driven Community Land Trusts](#).
- PolicyLink (2021). [Our Homes, Our Communities: How Housing Acquisition Strategies Can Create Affordable Housing, Stabilize Neighborhoods, and Prevent Displacement](#)
- Sabonis, P. & Murray, Z. (2021). [Creating Community Controlled, Deeply Affordable Housing](#). Partners for Dignity and Rights
- Shatan, N. & Williams, O. (2020). [A Guide to Transformative Land Strategies: Lessons from the Field](#). MIT CoLab.
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