



CASE STUDIES OF COMMUNITY LAND TRUSTS IN PEER CITIES

Compiled for the Green City Coalition



BROWN SCHOOL AT WASHINGTON UNIVERSITY



WHO

These case studies were developed by David Blount, Madelyn Brandt, Kristina Ericson and Micah Prior – MSW candidates at the Brown School at Washington University in St. Louis as part of a class titled Domestic Social and Economic Development Policy taught by Dr. Molly Metzger.

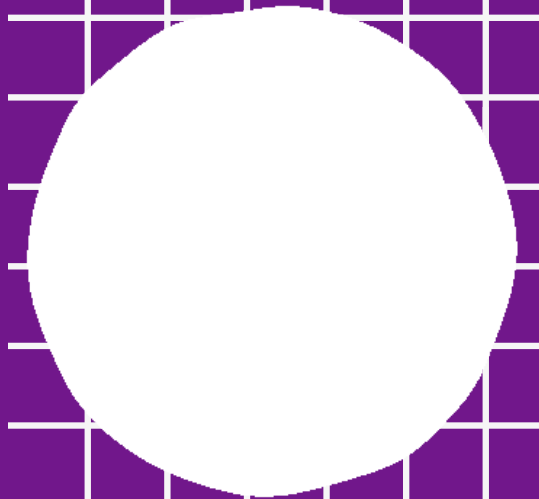
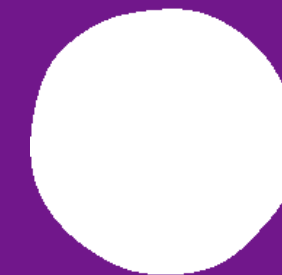
WHAT

The project was to examine the structure, strengths and challenges of established community land trusts (CLTs) in markets similar to St. Louis. Acknowledging the work created by The Rome Group, we created case studies of established CLTs in markets facing similar issues as the areas that the Green City Coalition is targeting.



WHY

There have been many CLT models that have been implemented in "hot" housing markets as a means to counteract gentrification but less is known about the effectiveness of CLTs in weak markets as tools to address disinvestment and vacancy. This analysis will give the Green City Coalition a "roadmap" on how to best center displacement and racial equity moving forward.



HOW

We selected peer cities that demonstrate comparable conditions related to overall market, housing stock, demographics, socio-political environment, and outlook trends for the locality. Goals and mission of CLTs in peer markets also guided selection to best inform the efforts and objectives of Green City Coalition.



CRESCENT CITY CLT

New Orleans

Context:

- Key beliefs:
 - affordable homeownership
 - opportunities to start / grow own businesses
 - live in / near areas of economic opportunity
- Primary located in the 9th Ward: serves low-income, Black communities
 - 40% of neighborhood at or below Poverty Line

Structure:

- Simple: one staff member, eleven active board members
- Stakeholders: majority in private sector, two residents, native New Orleanians
- Land: combination of gifted, adopted from unsuccessful CLTs
- Community partnerships and contracts, partial ownership of LLCs



Crescent City CLT



Strengths:

- Demonstration as a new model for affordability and community preservation
- Adaptable models that fit the context supports success

Challenges:

- Competition of CLTs for resources and building out models that focus on regional interdependence and “critical mass.”
- Geographic Location of CLT matters for equity, accessibility, and sustainability of CLT in a changing local economy.



NORTH EAST HOUSING INITIATIVE

Baltimore

Context:

- Key beliefs:
 - permanent affordable housing
 - work reflective of the community
 - create job opportunities for residents
- Launched in response to Great Recession in early 2000s
- Collaborated with community association early and continually
- Primarily located in two residential communities
 - Working with people at or below 80% of Area Median Income

Structure:

- Focus on Board of Directors: 50% made up of community stakeholders and residents, multiple committees
- Stakeholders: churches, PNC Bank, Board of Directors
- NEHI owns land outright, families own the houses



North East Housing Initiative



Strengths:

- Strong participatory practice supports community buy-in and ownership.
- Key partnerships, support from city, strong organizational capacity and support networks.

Challenges:

- CLT Models do not lend themselves to sustainability and present difficulties when working with traditional forms of resources.
- Using in-house work instead of relying on costly labor to hire outside contractors or services.





MAJOR THEMES

- Diversification of funding streams between public and private sector
- Coordinated efforts for policy, practice, and advocacy
- CLTs have to be about communities, not just housing
- CLT seen as a relic of institutionalized racism



KEY TAKE-AWAYS

- Deep community engagement, trust-building, and participatory process are key
- Asset mix is needed in a mixed market
- Find sustainable funding to directly cross-subsidize
- Gain institutional and sector partners to access technical expertise and streamline processes



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