



Center for Social
Development

BROWN SCHOOL AT WASHINGTON UNIVERSITY

Bringing a Community Land Trust to Webster Groves

Alliance for Interracial Dignity
Thursday, December 17, 2020

*Presented by students from the Brown School at Washington
University in St. Louis*

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Agenda

- Introduction
- Tell you more about what a Community Land Trust (CLT) is and what it does
- Discuss why a CLT is important for Webster Groves
- Video
- Q&A

Background on Community Land Trusts (CLTs)

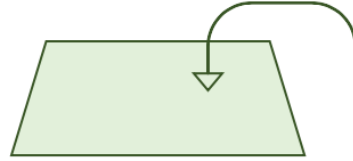
- Historically, community land trusts in the United States can be traced back to the work of a group founded by civil rights leaders in Georgia called “New Communities” that established a 5,000 acre farm in 1970 based on models seen in Israel
- Now, there are around 277 land trusts in the United States, ranging from commercial properties to housing

What is a CLT?

CLTs can vary in dimensions. CLTs can be used for everything from improving access to affordable agricultural opportunities in rural areas to commercial development to housing.

We will focus on the model that provides opportunities for single family home ownership.

A community group, or "trust," purchases land parcels to dedicate for single-family homeownership



The trust retains ownership of the lots but makes the homes available for sale.

Because the sale only includes the house, not the land, families can purchase homes at a much more accessible price.



When a family is ready to sell their home to a new owner, they make money on their improvements.



The land still belongs to the trust, so profits are capped to retain long-term affordability and community benefit

Benefits of a CLT

- Allows families to build wealth through homeownership
- Protects affordable housing stock for the long term
- Maintains single family housing stock
- Builds on historic & evidence-based practices
- Provides protection from economic downturns for vulnerable families.
Some studies find a foreclosure rate that is almost 90% less for CLTs



Why a CLT in Webster Groves?

- Over the past several decades, housing has become increasingly expensive in Webster Groves
- The community is becoming less racially and economically diverse due to lack of affordable quality homes
- Community stakeholders, including city councilmembers, wanted to figure out a way to solve these issues and strengthen the Webster community through a Community Land Trust

What would a CLT look like in Webster Groves?

- Support diversity that has long existed in Webster Groves and has made the community a great place to be
- CLTs are about community, not just housing
- Next steps
 - Your engagement
 - Fund
 - Acquire
 - Sustain

Video

Link: <https://youtu.be/ZFwNqZxdrZI>

Special thanks:

- Max Bouvatte
- Dr. Molly Metzger
- Councilwoman Karen Alexander
- Councilwoman Laura Arnold
- Farrell Carfield
- Kita Quinn
- Connie Evans
- Gephardt Institute for Civic and Community Engagement



References

Community-Wealth.org of the Democracy Collaborative ([Community Land Trusts \(CLTs\) | Community-Wealth.org \(community-wealth.org\)](#))

Grounded Solutions Network ([Community Land Trusts | Grounded Solutions Network](#))



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