



Community Land Trust (CLT)

A Community Land Trust (CLT) functions to preserve public investment and to recycle and protect affordability. The CLT is an entity, typically a non-profit organization, that acquires and retains ownership of the real property and, in effect, sells the improvements via a 99-year ground lease to a homeowner, another non-profit, a cooperative housing corporation, or for-profit entity.

Background

The Hill CDC began researching and analyzing the concept of the Community Land Trusts (CLT) in February 2014, primarily as a response to the proposed land bank legislation. Affordable housing was already a priority of the Greater Hill District community, but with the introduction of land bank legislation, the Hill CDC recognized the urgency of exploring concepts and practices that could create systems of permanent affordability, as well as encourage anti-displacement. In the following months, Hill CDC staff began an in-depth study of CLTs, consulting noted practitioners both in-state and out of state, along with attending the National CLT Conference. This deliberate and focused approach towards deeply understanding the theory and practice of CLTs presented Hill CDC staff with the necessary confidence that this was a concept worth exploring amongst Hill CDC partners.

CLT Exploratory Committee Members

The CLT Exploratory Committee consisted of Greater Hill District organizations and community leaders, as well as representatives from public and non-profit agencies throughout the city. Members included:

- Dan Sullivan- Saving Communities
- Chris Beichner- Allegheny Land Trust



- Colin Kelley- NeighborWorks
- Dan Wood- Office of Councilman R. Daniel Lavelle
- Michele Rone Cooper-McAuley Ministries
- Reverend Lee Walls-Amani Christian CDC
- Celeta Hickman-Ujamaa Collective
- P. Nate Boe- HACP
- Carl Redwood-HDCG
- Chris Sandvig-PCRG
- Phillis D. Lavelle- Lavelle Real Estate
- Wesley Speary- RHLS
- Bethany Davidson-PCRG
- Rich Snipe-URA
- Terri Baltimore-Hill House Association
- Gale Schwartz- PA Housing Alliance

Purpose and Charge

The Community Land Trust (CLT) Exploratory Committee will analyze and discuss the concept and application of CLTs. The Exploratory Committee will be charged with the following:

1. Advise Hill CDC staff on the feasibility of Community Land Trusts in the Greater Hill District and City of Pittsburgh.
2. Analyze local housing data to assess the applicability of Community Land Trusts in the Hill District.
3. Review and discuss Community Land Trust models across the country.
4. Study existing partnerships in the country between municipal Land Banks and Community Land Trusts.
5. Identify obstacles and concerns associated with Community Land Trusts.



6. Identify the opportunities in the Greater Hill District and the City of Pittsburgh with the implementation of a Community Land Trust.

CLT Exploratory Committee Meetings

Meeting #1

June 17, 2014

Hill District Library

Goal: Gain a keen understanding of Community Land Trusts.

Key Discussion points:

- CLTs are one of many tools designed to address housing affordability.
- CLT Pros: Accessible, long-term investment, encourages true affordability
- CLT Cons: CLTs still an obscure model, lack of education around the model.
- Target individuals being priced out the market.
- Initial funding of CLTs.
- CLT and Land Bank interaction.

Meeting #2

June 24, 2014

Hill District Library

Goal: Discuss broader goals of CLT and how they may apply within the Hill District

Key Discussion points:

- CLT success in “weak” housing markets.
- Relationship between regional entities and neighborhood based organizations.
- Understanding the right mix of affordability for the Hill District.
- CLTs impact on Urban Design, Affordable Housing Policy, and Economic Empowerment

Meeting #3

August 12, 2014



Hill District Library

Goal: Build a consensus around the most effective model for a Hill District CLT.

Key Discussion points:

- Advantages, Weaknesses, and Opportunities of the “Hub and Spoke” Model.
- Partnerships between Government and CLTs.
- Hill District Values and Principles
- Hub and spoke model with neighborhood driven, community planning process that incorporates wealth building and equity strategies.

Meeting #4

August 12, 2014

Hill District Library

Goal: Create Hill District CLT Principles.

Key Discussion points:

- Core principles of a Hill District CLT.

Conclusion

As a result of the insightful dialogue that occurred during the CLT Exploratory Committee meetings, Hill CDC staff has created guiding principles for an appropriate Greater Hill District. As Hill CDC staff continues to engage efforts occurring in the Pittsburgh region regarding CLTs and long-term affordability, these principles, and the efforts of the CLT Exploratory Committee, will be referenced and noted.