

COMMUNITY LAND TRUST(CLT) EXPLORATORY COMMITTEE

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Hill Community Development Corporation 2015 – 2017 Centre Ave, 2nd Floor, Pittsburgh PA 15219 P 412.765.1820 F 412.765.1829

What is a CLT?

A non-profit entity structured to achieve the following:

- Gain control over local land use and reduce absentee ownership
- Provide affordable housing for lower income community residents
- Promote resident ownership and control of housing
- Keep housing affordable for future residents
- Capture the value of public investment for long-term community benefit
- Build a strong base for community action

CLT Facts/Figures

- In 2011, it was estimated there were 242 active CLTs across the country, located in 46 states and Washington, D.C. In Pennsylvania, there are 6 CLTs.
- Of the 242 CLTs, 79% of residents were first-time homebuyers.
- Of the 242 CLTs, 82% of residents consisted of an income less than 50% of AMI (area median income).
- Of the 242 CLTs, 31% of residents were non-white.

Hill District Facts/Figures

- 2,388 properties, or 47% of all Greater Hill District properties, are currently vacant.
- 6,747 total housing units exist in the Greater Hill District. 5,702 are currently occupied.
- Of the 5,702 occupied units:
 - Mortgage or loan owned: 787 units or 14%
 - Owned free and clear: 586 units or 10%
 - Renter-occupied: 4,329 units or 76%

Opportunity

- Advance community priorities established in the Greater Hill District Master Plan, such as Hill District homeowner support.
- Address key steps suggested in the Vacant Property Strategy by initiating a market-stabilization tool.
- Empower Hill District residents by creating a resident-led entity that can address homeownership, vacant property, and land use.

Dudley Neighbors, Inc.(Boston)

- Dudley Neighbors, Inc.(DNI) was created in 1988 by the Dudley Street Neighborhood Initiative(DSNI) to implement the housing strategies adopted in the DSNI master plan.
- The Dudley Street Neighborhood Initiative (DSNI) is a nonprofit community-based planning and organizing entity rooted in the Roxbury/North Dorchester neighborhoods of Boston.
- Successfully won approval by the Commonwealth of Massachusetts to become a Massachusetts 121A Authority(a municipal redevelopment authority with eminent domain powers).
- A total of 225 new homes and two community spaces have been built on DNI property.

Women's Community Revitalization Project(WCRP)

- WCRP is a community-based organization based in North East Philadelphia.
- Created the Community Justice Land Trust after participating with various other community organization in NE Philadelphia on a vacant land study.
- The Vacant Land Study, similar in scope to the Hill District Vacant Property Strategy, revealed that vacancy accounted for 25% of the land, accounting to almost 90 acres.
- In addition to operating the Community Justice Land Trust, WCRP also provides financial and technical assistance for community organizations and CDCs to conduct land use plans and develop community land trusts.