

Community Land Trusts

A blue-tinted photograph of a park scene. In the foreground, there's a paved path leading towards a grassy area. Several trees are scattered throughout the scene, including a large, leafy tree on the right. In the background, a group of people are sitting on a bench or the grass. The overall atmosphere is peaceful and community-oriented.

Everything you've wanted to know:
What they do, how they're formed, and
considerations for starting a CLT

Claudia Pedrero, Iler Campbell LLP
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Agenda

1. An Introduction to Community Land Trusts (CLTs)
2. Forming a CLT - Core Considerations
3. Snapshot: Parkdale Neighbourhood Land Trust
4. CLT Resources
5. Questions



Legal information?

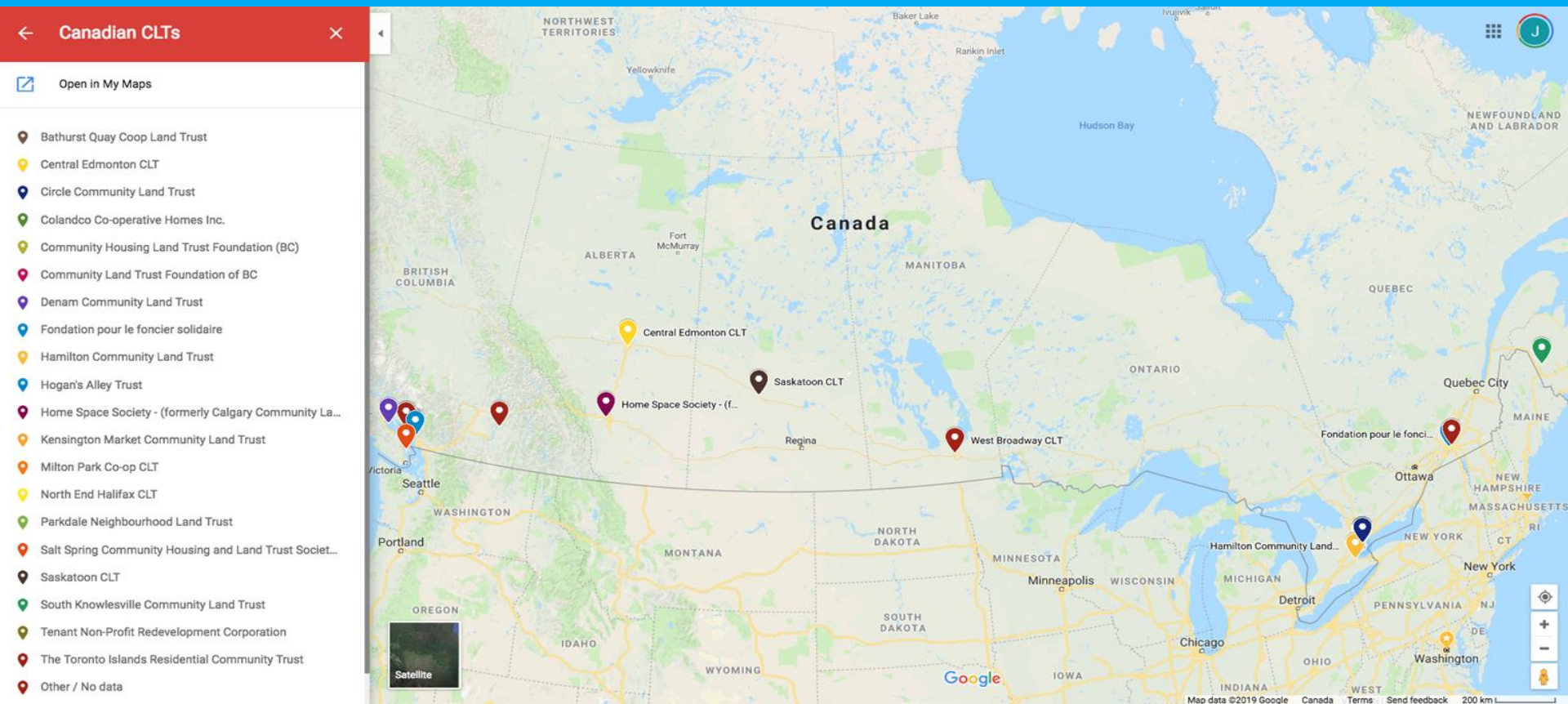


Legal advice?

What's a CLT?

- A non-profit community-based organization that owns land with the goal of ensuring permanent housing affordability and land stewardship.
- No single model - CLTs adapt to the particular housing context.
- Often involve some level of community control.

CLTs in Canada



Community-led CLTs

COMMUNITY	LAND	TRUST
A membership-based organization open to all who live or work within a geographic area or neighbourhood	Land is community-owned, perpetually affordable and stays outside the private market	Democratically governed, with a unique board structure, using community-based decision making.

Snapshot of Community-led CLTs

Champlain Housing Trust (formerly Burlington Community Land Trust)

- Diverse portfolio - rental, for-sale homes, co-ops, commercial
- Houses over 6,000 people
- Board includes renters and owners of CLT land



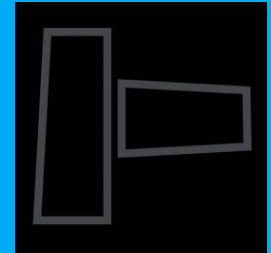
Hamilton Community Land Trust

- Formed in 2014, acquired vacant land from City of Hamilton in 2017
- Partnership with Habitat for Humanity to develop home



Hogan's Alley Society (Vancouver)

- Organized to address displacement of black community from area
- City of Vancouver committed to negotiating provision of land trust or long-term lease



Sector-led CLTs

Snapshot of Sector-led CLTs

Community Land Trust (Vancouver)

- Initiative of Co-operative Housing Federation of BC
- Unique partnership with City - housing units developed on land under long-term lease
- Portfolio approach allows cross-subsidization



HomeSpace (Calgary)

- Charitable real estate developer, property owner and manager
- Owns 26 properties with 521 housing units, with supportive services from partner orgs



Summary of Key Features

1. No single model
2. CLTs own land - provide either dual-ownership or leases to operating partners
3. Perpetual affordability and land stewardship
4. Democratic governance and community control
5. Growth-oriented

CLT Formation Checklist

- ☐ Housing Market Analysis
- ☐ Core Vision & Values
- ☐ Funding (Operational and Project)
- ☐ Ownership Model
- ☐ Outreach and Education
- ☐ Type of Organization (non-profit, charity)
- ☐ Geographic Boundaries
- ☐ Membership Structure (community-based?)
- ☐ Board Governance Model
- ☐ Community Partnerships

Goals and Housing Market Analysis

- Identify needs of community and residents, who are the land owners
- Informs activities (stewardship or development approach?)
- Consider applicability of CLT model to particular context

Form of Organization

- Most CLTs incorporate as non-profit organizations
- charitable status needed?
- Dual organization structure? (sister charity and non-profit)
- Existing organization taking on CLT activities?

Membership and Board Governance

- Community-based, or limited membership?
- Participation of community members in consultations and acquisition priorities?
- Unique board structure (residents, community members, and partner organizations)



**Parkdale
Neighbourhood
Land Trust**

Purpose - Vision - Values

Purpose

Own and manage land on behalf of the community, for the betterment of social and economic goals of the community

Key Values

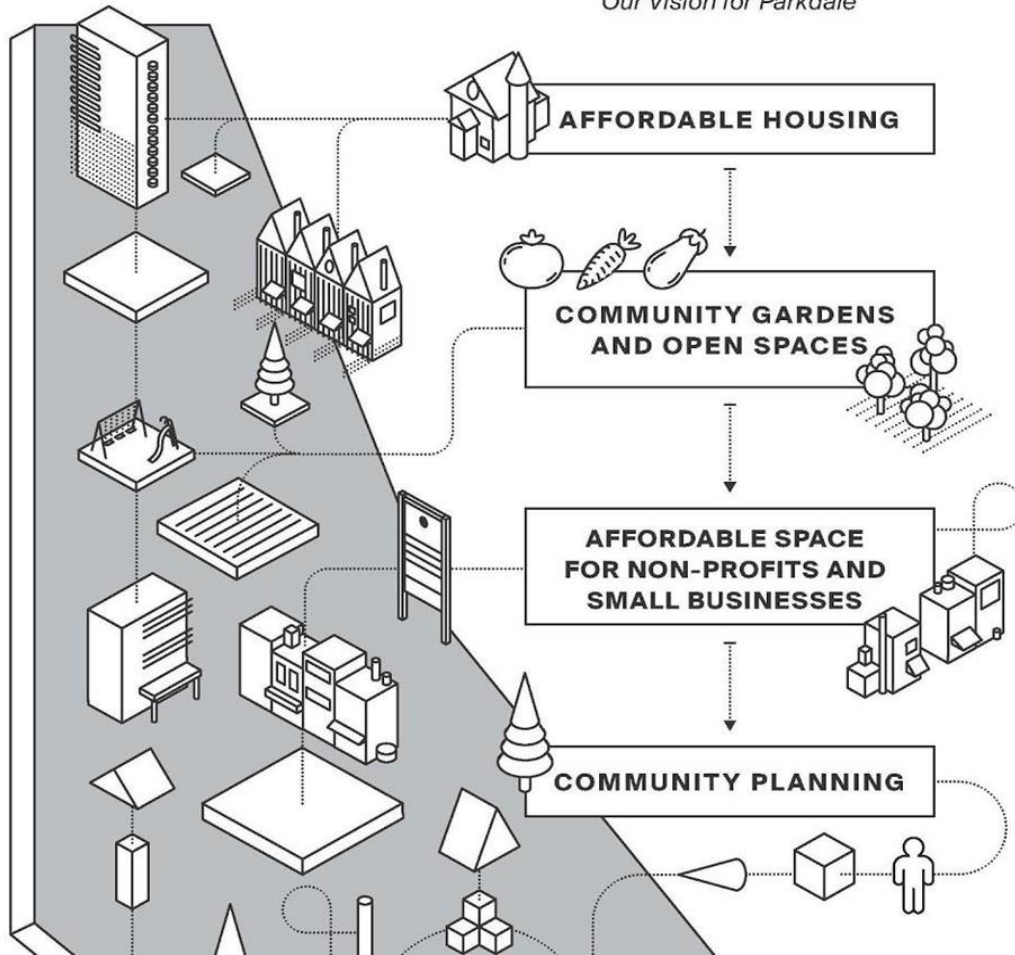
1. Long-term community stewardship
2. Equity and inclusion
3. Perpetual affordability
4. Engagement and collaboration

Vision

- Everyone has the right to participate democratically in local land-use plans
- There is equitable access to housing, economic opportunity, food, programs & services, green space
- Development enhances economic, environmental, social and cultural well-being without displacement
- A model to inspire a strong CLT movement in neighbourhoods across Toronto and beyond

COMMUNITY BENEFITS

Our Vision for Parkdale



Brief History of PNLT

2010 - Community organization proposes CLT to address food insecurity and housing affordability.

2011 - University of Toronto students research how to form a CLT in Parkdale

2012 - NLT organizes with interim Board of Directors

2014-2015 - NLT incorporates, develops by-laws and governance model, membership types and strategic plan, while networking with other CLTs

2016-2017 - NLT is registered as a charity, acquires Milky Way Garden, undertakes business planning, rooming house study, community lecture series, and elects first “community” board.

2018 - NLT registers a new non-profit arm (two organizations under the PNLT umbrella), focus on acquiring rooming house through new partnerships and launches Parkdale Free School

2019 - NLT successfully acquires rooming house

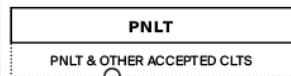
CHARITY

NOT-FOR-PROFIT

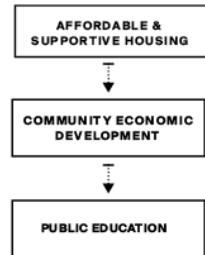
Neighbourhood Land Trust



MEMBERSHIP



ACTIVITY / PURPOSE



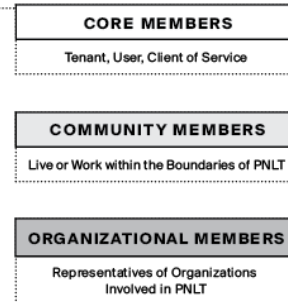
BOARD



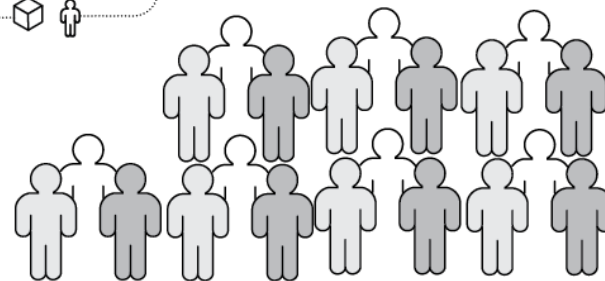
ACTIVITY / PURPOSE



MEMBERSHIP



Parkdale Neighbourhood Land Trust



700 Members

76 Committee Members

15 Board Members

4 Part-Time Staff

2 Full-Time Staff

Community-Based Membership

1. **Core Members** - members who use PNLT or NLT property
2. **Organizational Members** - representatives nominated by a partner organization such as PARC
3. **Community Members** - eligible to anyone who lives or works in Parkdale
4. **Supporter Members** - eligible to anyone who doesn't fit one of the categories above (cannot run for the board)



Board Structure

Designed to be a representative “community” board

- The board has 15 members
- 1/3 each of core, organizational, and community members on board
- By-laws allow other member types to fill in where there isn't enough of another member type on the board
- Core members can only be elected by core members (helps ensure stronger voice on property-use decisions)

Community-Based Decision-Making

General membership elects board, participates in visioning for sites, consulted on acquisition priorities



Programs, Community-based Research, Outreach



- Rooming House Study
- Parkdale Free School
- Tenant Organizers
- Parkdale Community Economic Development Project

MILKY WAY GARDEN



Rooming House Acquisition Problem



- Loss of affordable housing outpacing creation
- Local funding programs not geared to private market purchases or preservation of existing stock
- PNLT proposal to purchase vulnerable properties, rehabilitate, keep existing tenants and partner with housing providers to manage properties

26 MAYNARD



Rooming House Purchase

PNLT
(owns land)

PARC - Operating Partner
(long-term lease,
operates site)

Residents
(sub-lease from
Operating Partner)

Resources

1. Canadian Network of Community Land Trusts - www.communityland.ca
2. Champlain Housing Trust - <http://www.getahome.org/>
3. Burlington Associates Community Land Trust Resources - <http://www.burlingtonassociates.com/#!/resources>
4. National Community Land Trust Network (UK) - <http://www.communitylandtrusts.org.uk/>
5. Grounded Solutions Network (US) - <https://groundedsolutions.org/>



Questions – you likely have some!

Thank you! Stay in touch:

Claudia Pedrero, Iler Campbell LLP
cpedrero@ilercampbell.com

