



LOCAL IMPLEMENTATION



Implemented on Cape Cod

OVERVIEW

Community Land Trusts (CLTs) are organizations (most commonly non-profits) that acquire and hold land for conservation, affordable housing, or some other community goal. The land they hold may be purchased or donated and once acquired it is usually held in perpetuity. If housing is developed on Community Land Trust property, the CLT typically maintains ownership of the land, leasing it to residents for long terms (often 99 years) while the residents purchase and own their homes. Generally homes built on CLT land are restricted to households with certain income levels to promote and preserve housing affordability. These limits and restrictions are set by the CLT unless required by the funding sources or other regulations.

CHALLENGES ADDRESSED



Not Allowed to Build Multi-family Housing



Too Expensive to Build New Housing



Too Expensive to Secure or Maintain Housing



Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- The land trust is governed by a mix of residents, community members, and subject matter experts, allowing for robust community engagement
- Allows private land owners to donate land for affordable housing development
- Deed restrictions may limit the equity a homeowner could gain from the property upon resale
- Requires effort, management, and oversight, including resources for monitoring the units to ensure they remain occupied by eligible households
- Stable funding streams should be established

RESOURCES & EXAMPLES

Community Land Trust Technical Manual - This comprehensive manual provides guidance for establishing and operating community land trusts.

Island Housing Trust, Martha's Vineyard - The Island Housing Trust covers the land cost and a portion of construction costs to make homes more affordable in exchange for a deed restriction to preserve affordability.

Champlain Housing Trust, VT - Covering three counties in Northwest Vermont, the Champlain Housing Trust was formed as a merger between the Burlington Community Land Trust and the Lake Champlain Housing Development Corporation. It is responsible for over 600 ownership units and more than 2,500 rental units.

CASE STUDY: SOMERVILLE COMMUNITY LAND TRUST (2022)

The Somerville Community Land Trust was established in 2022 in response to recommendations from a report by a working group conducted in 2019. It works to create and preserve permanently affordable housing and promote neighborhood stability and community engagement. It aims to develop both

rental and homeownership housing, and provide supportive services. The Board is comprised of 1/3 of residents of CLT housing properties, 1/3 Somerville at-large residents, and 1/3 other community representatives.

More information about the Somerville Community Land Trust is available [here](#).

