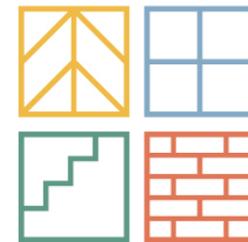


Housing Policies for New Realities

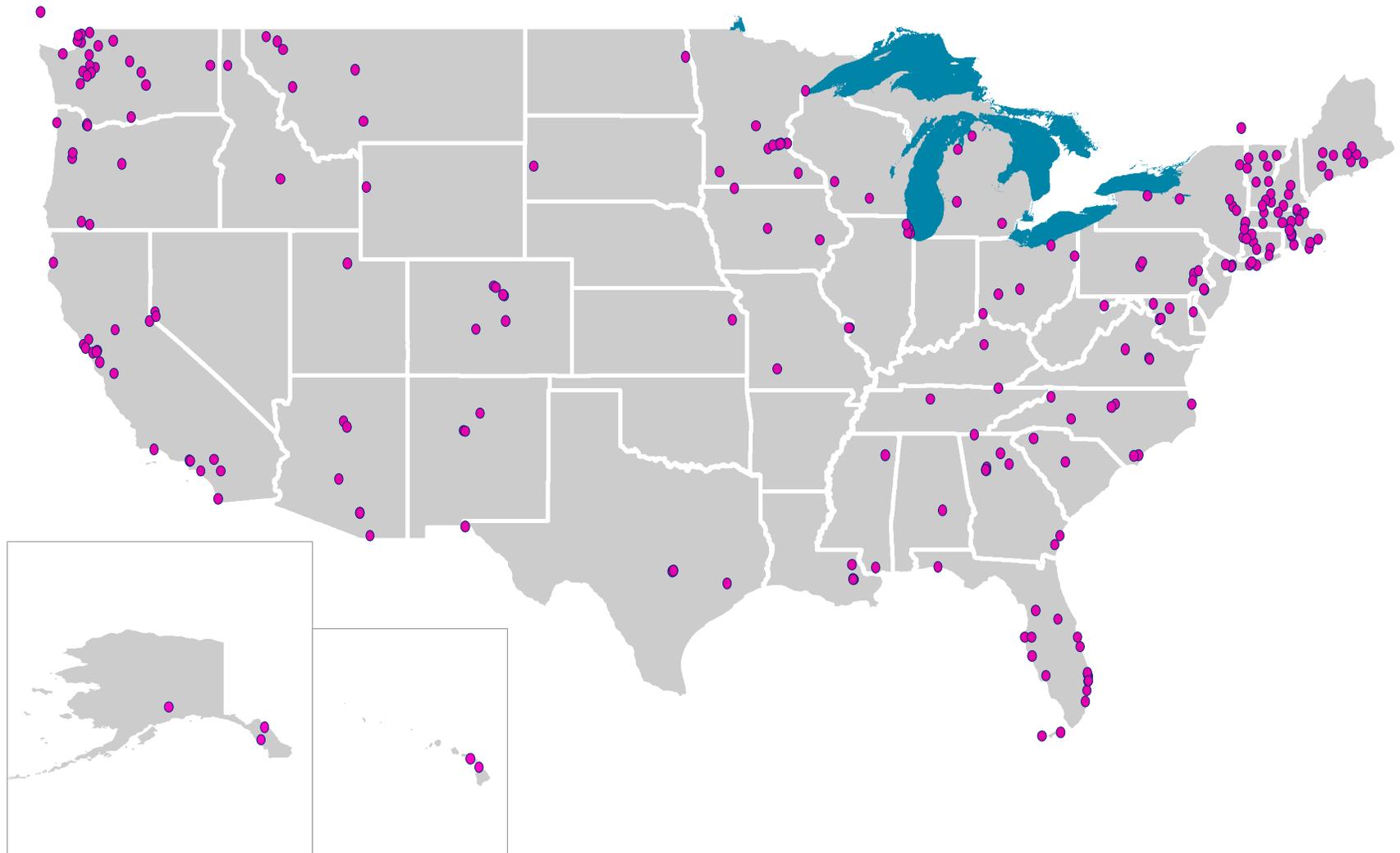
March 25, 2015

Alternative Homeownership Models



NATIONAL
COMMUNITY LAND TRUST
NETWORK

National Community Land Trust Landscape



Members of National CLT Within California

CA	Arcata	Humboldt Community Development Land Trust
CA	Berkeley	Northern California Land Trust
CA	Goleta	Habitat for Humanity of Southern Santa Barbara County
CA	Indio	Coachella Valley Housing Coalition
CA	Irvine	Irvine Community Land Trust
CA	Los Angeles	Beverly-Vermont Community Land Trust
CA	Los Angeles	T.R.U.S.T. South Los Angeles
CA	Oakland	Oakland Community Land Trust
CA	Orange	City of Irvine
CA	Petaluma	Housing Land Trust of Sonoma County
CA	Point Reyes	Community Land Trust Association of West Marin
CA	San Diego	San Diego Community Land Trust
CA	San Francisco	San Francisco Community Land Trust
CA	San Jose	Neighborhood Housing Services Silicon Valley
CA	San Mateo	City of San Mateo

What is a Community Land Trust?

A CLT owns and stewards land *permanently* for the common good by providing:

- **Affordable housing**
- **Commercial spaces**
- **Community services**
- **Farming or open land**

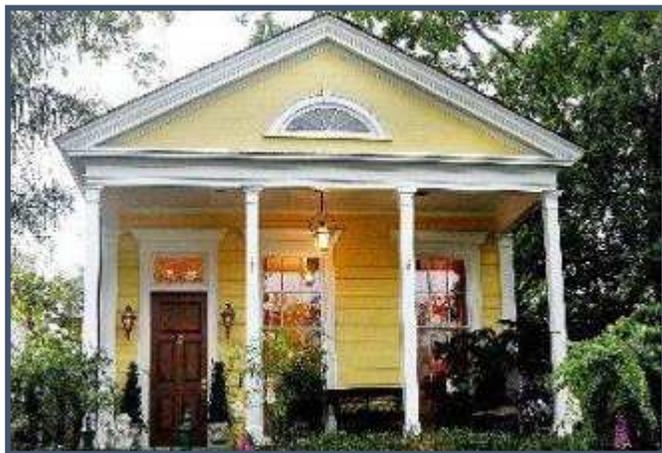


Subsidy Recycling vs. Subsidy Retention

- Subsidy Recycling: Returns funds to City with interest, but when housing prices rise, subsidies must increase to serve same number of households.
- Subsidy Retention: Subsidy remains in the home and creates permanent affordability.

CLTs work on the basis of subsidy retention.

Dual Ownership of Land

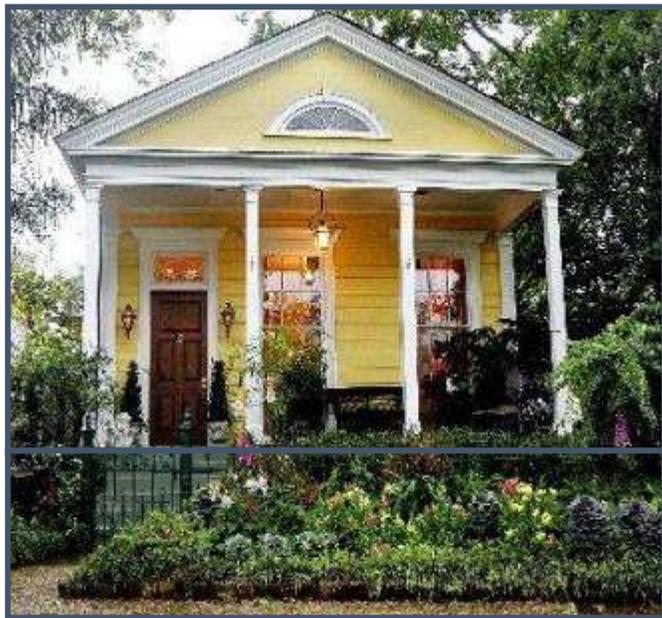


**Individual owns improvements
(home) and leasehold right**



Community Land Trust owns land

Dual Ownership of Land



Ground Lease ties
improvements and land
together

Permanent Affordability

- Guaranteed through Land Covenants
- Ownership of land provides ability to control the use and price of the improvements (ground leases)
- CLTs can create rental, ownership and special needs housing
- Irvine CLT has worked at providing all of these categories of housing

Lower Price Initially



Lower Price at Resale



Again, Again and Again

Permanent Responsibility

**Stewardship of Structures
(homes)**

**Stewardship of Leaseholders
(homeowners)**

**Stewardship of Subsidy
(public funds)**



State Housing Policy

Equitable Taxation Policy

**Recognition of permanent
deed restrictions**

**Allow local inclusionary
ordinances**

**State agencies support
Community Land Trust
Programs**

