COMMUNITY LAND TRUSTS

Regional Council of Mayors Meeting
December 11, 2017
Jeff Washburne | City of Lakes Community Land Trust
Mission:
To create community ownership that preserves affordability and inclusivity

CLCLT History and Data

- Serve City of Minneapolis
- 250 Homes + 50 Resales = Households Served
- Varied Housing Types
- 98%: First-time Homeowners
- $49,300: Average Affordability Investment
- $37,542: Average Household Income (51% AMI)
- 54%: Single Female Head of Household
- 53%: Communities of Color Households
Community Land Trusts in 60 seconds

- Bridge the difference between buyer’s mortgage and cost of property
- Affordability Investment - typically tied to title of land via Ground Lease (Deed Restriction if Condo)
- If property sells, owner agrees to income + resale restrictions
- Initial Sale:
  - $200k property = $140k buyer + $60k CLT
- Resale:
  - $200k > $240k
  - New Buyer: $240k = $150k buyer + $90k CLT
  - Past Owner: Equity + $10k (25% change in value)
  - Community: $60k + 30k (75% change in value)
- 50 CLCLT Resales: 50x$50k = $2.5 million
Key Initiatives

CURRENT
- Partner Developments
- Homebuyer Initiated Program
- Duplexes
- Multi-Generational Homes (ADU)
- Tax-Forfeiture / Foreclosure Recapture
- Rental

+ MOVING FORWARD
- Pocket Neighborhood
- ReGeneration (housing cost-burdened Seniors)
- Commercial Community Land Trust
Types of CLT Uses

- 195+ Single Family Homes
- 24 Condos Units
- 7 Duplexes
- 4 Rental Units
- 19 Townhome Units
- 2 ADUs (+ 2 under construction)
POTENTIAL FUNDING & POLICIES TOOLS

Inclusionary Housing Policies
Introduce Zoning Limitations
Variances (parking, height, sf, etc.) if affordable units are included
Gap captured in gains made through variance

Value Capture: Linkage Fees
Boston has used; Seattle recently implemented
Nexus between development and disparity/displacement
Fee for any developments built in city over xx,xxx sf
Fees go to affordable housing fund

Value Capture: TIF
Portion used for affordability and/or value gap
Tied to long-term affordability

State Housing Infrastructure Bond Funds
Funding allowed up to cost of land and site improvements
Used thus far for single family homes
Interesting potential for use in multifamily development

Local Leverage is Critical
Key Learnings

- City Leadership, Involvement, + Buy-in
- Flexible and Nimble
- Culture of Long-term affordability + community ownership
- If we think it’s expensive now...just wait!
Metro Community Land Trusts

- City of Lakes Community Land Trust
  www.clclt.org

- Carver County Community Land Trust
  www.carvercda.org

- Homes Within Reach
  www.homeswithinreach.org

- NeighborWorks HomePartners
  nwhomepartners.org

- Rondo Community Land Trust
  www.rondoclt.org

- Two Rivers Community Land Trust
  www.tworiversclt.com

- City of Minneapolis

- Carver County

- Hennepin County (less Mpls.)

- City of St. Paul

- Ramsey County

- Washington County
Thank You

Jeff Washburne
Executive Director
(612) 594-7147
jeff@clclt.org
www.clclt.org