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Institute for Culture  
and Society



Community Land Trusts:  
Experiments with decommodifying property  
Associate Professor Louise Crabtree-Hayes



# CLTs as property stewards

## Clear but broad definition:

- Non-profit entity holding title to property to provide perpetual affordability, and community benefit
- Each CLT defines these according to context and develops programs accordingly

## Ethics of stewardship of de-commodified homes

- A. Helping people achieve and maintain housing
- B. Balancing household need with community/ societal need
- C. Stewardship or more effective use of subsidies or donations





## CLTs as property stewards

### B. Balancing household need with community/societal need

- Unpacking the ‘bundle of rights’ manifest in property and allocating these appropriately; dynamic and relational interpretation and enactment of property
- Resale formula in owner occupied stock aims to balance equity gain to owner with retention of affordability for next buyer
  - Resale formula can be indexed to AMI, CPI, itemised, or % of agreed value gain
- Conditions regarding repairs and maintenance aim to balance residents right to improve their property and their right to quiet enjoyment with maintenance of housing in an acceptable and affordable condition
- Board structure – aiming for balance and community representation

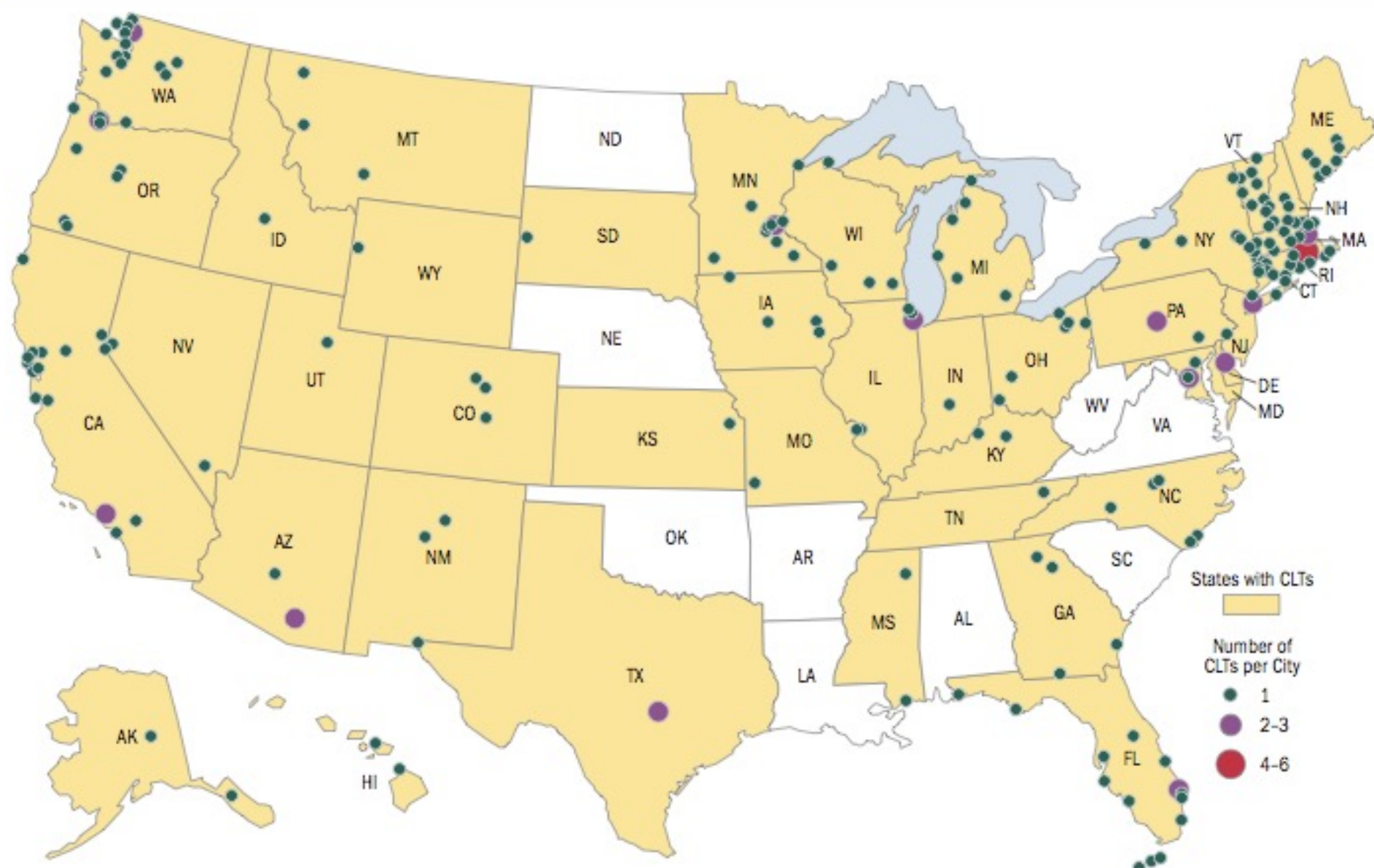


## CLTs in the USA

- Over 250 CLTs provide mix of rental, cooperative, and ownership
- Close to 60,000 housing units in CLT Network membership including rentals, cooperative units, home ownership and lease-purchase
- In 2017, East Harlem-El Barrio Community Land Trust, Interboro CLT, Cooper Square CLT and the NYC Community Land Initiative (NYCCLI) funded with \$1.65m pilot funding from the Community Land Trust Initiative at Enterprise Community Partners – support for CLTs in New York City
  - Part of \$3.5m across four counties
  - Interboro is a coalition of four entities including Habitat for Humanity New York



**FIGURE 1**  
**CLTs Now Exist In 41 States and the District of Columbia**



Source: Produced by Yesim Sungu-Eryilmaz for the National CLT Academy, 2008.

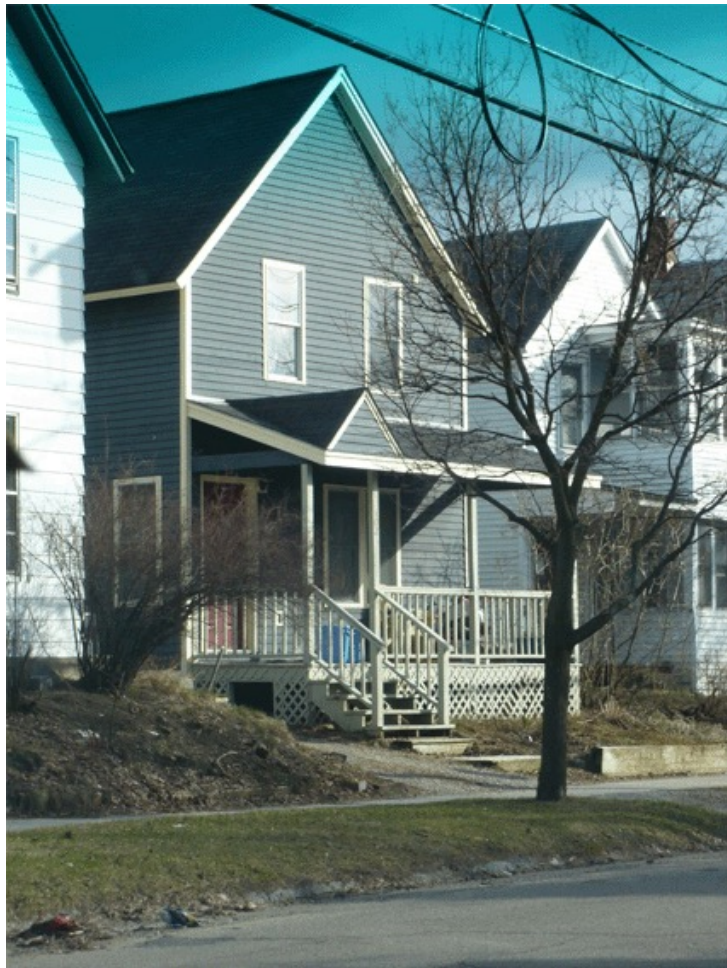


## Champlain Housing Trust, Burlington, VT

- Member-based organisation with over 4,000 members and responsible for over 2,000 units of housing throughout 3 counties
- Board includes residents, non-resident members and representatives of the public at large
- Low density in suburbs and rural areas through to multi-unit medium density in downtown Burlington
- Portfolio includes boarding houses, low income rentals, cooperative housing, owner occupied housing, plus commercial and community facilities and enterprises



Champlain Housing Trust,  
Burlington, VT









Community Land Trusts

All existing CLTs in England and Wales

20,466 views

SHARE

CLT Development Stages

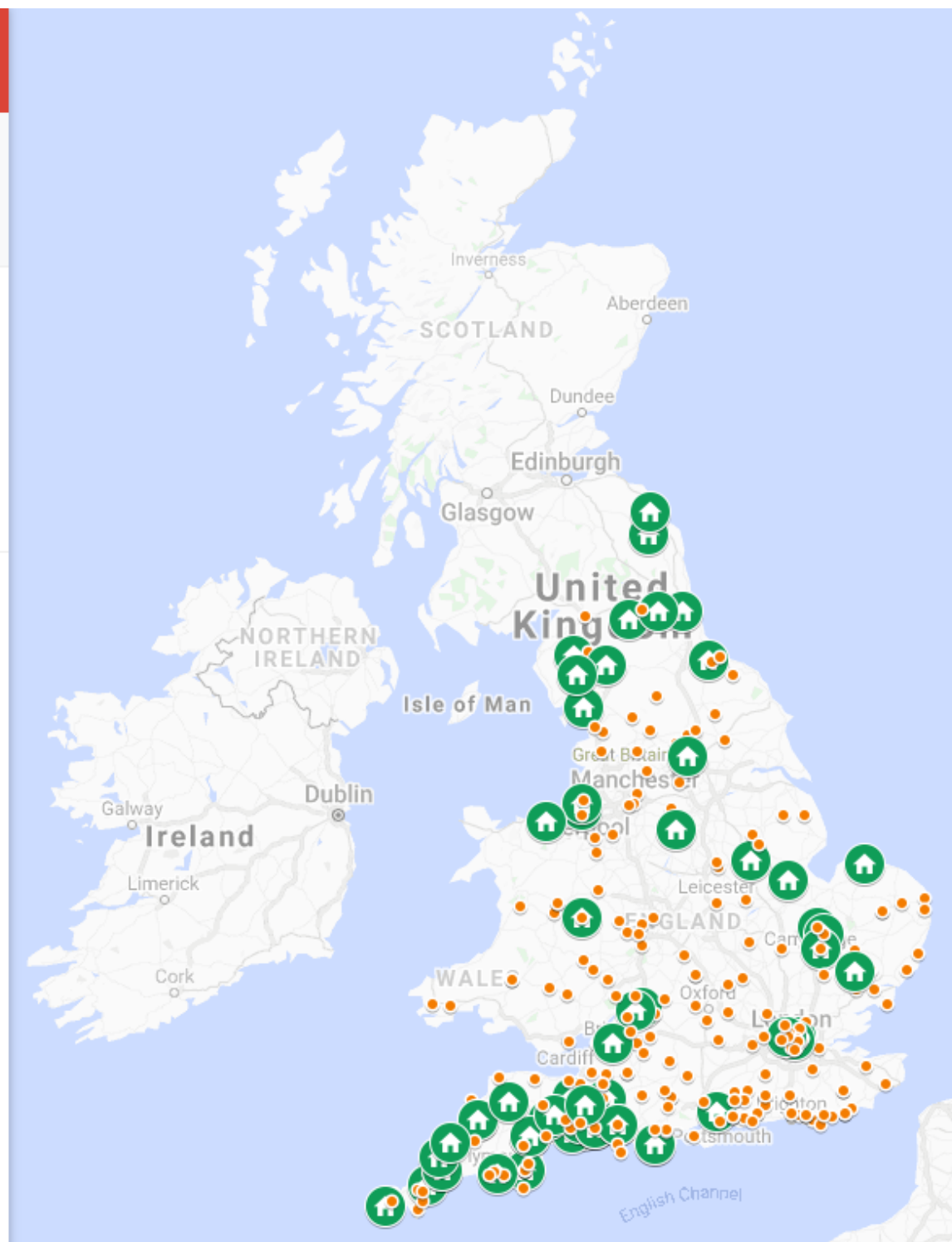
In development

Completed

Unknown

## CLTs in England

UK CLTs at 2019





# CLTs in England

## East London CLT St Clements site

Agreement between the GLA, Galliford Try and the East London Community Land Trust:

1. transfer of entire site freehold to new community foundation set up by ELCLT; Galliford Try will operate market-rate development via long-term lease;
2. perpetually affordable homes built on site will be owned by the CLT;
3. homes available to local people with prices determined by local incomes
4. incorporation of previous and future community design workshops
5. buildings open for interim uses ASAP
6. over 700 applicants for first 23 homes – 300 completed eligibility test and 108 submitted a final application







# CLTs in Scotland

## Scotland – legislated community rights

- CLTs fundamentally enabled by the Land Reform (Scotland) Act 2003, which:
  - gives crofting communities the right to acquire and control the croft land where they live and work
  - and other communities the first offer to buy identified parcels of land as they come to market. Scottish Government (n.d.a).
- Consequent Acts have furthered the scope and strength of community rights; strongly tied to independence movement





# CLTs in Scotland

## Scotland – legislated community rights

- Isle of Eigg
  - Off Scottish coast, bought through £1.5m amongst residents and further afield
  - Prior to the community buy-out, an absentee landlord owned the island; now the Isle of Eigg Heritage Trust owns it and established three subsidiary companies with different functions.
    - Eigg Electric Ltd runs the renewable energy system
    - Eigg Trading Ltd owns and manages the Island shop, post office, tearoom, and craft shop
    - Eigg Construction Ltd has renovated several homes on the island and also does repairs and small infrastructure projects.
    - Set up a shared equity scheme, Eigg Roll with grant money to enable residents to build homes on the island with no land cost, on the condition that if they sell, the land value in the sale price would be passed on to the Trust



 @westsyduics

<http://www.communitypower.scot/case-studies/projects/eigg-electric/>





## CLTs in Australia

- Community housing providers, community groups, government, private sector, including Aboriginal organisations and communities
- Diverse imperatives in play
- Overseas experience shows that hybridity, diversity, flexibility, and opportunism are all required
- Government, philanthropic, non-profit and for-profit sector all involved
- Highlights need for nuanced and intelligent discussion and commitment to provision – Australian housing sector on the cusp of this?
  - Lack of mortgage crash as hindering conversation, but has COVID shaken things up a bit?
  - Currently tending towards profit-based sharing platforms
  - Where to from here?



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