

WHAT IS A COMMUNITY LAND TRUST?

Affordable homes for California in perpetuity



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Community Land Trusts are nonprofit organizations governed by a board of directors comprising CLT property residents, supportive community members, and professionals with specific qualifications, i.e., accountants, realtors, and general building contractors.

Funding for property purchases is available through donations from private individuals, grants from state and county governments and nonprofit organizations, operating revenues from rental properties, public land disposition, and low-cost loans.

A CLT home is either rented or sold at an affordable price. When it is sold, the CLT retains ownership of the land and gives the homeowner a 99-year ground lease with restrictions to ensure the affordability of the home for future buyers.

BENEFITS

1. Affordable Rent and Sale Prices

CLTs' rents and sales prices are based on the resident's below-area-median income. The purchase price is more affordable because the homeowner is only buying the house, not the land.

2. Prevent Tenant Displacement

CLTs prevent tenant displacement when a rental home goes on the market by buying the property and allowing the residents to retain residency.

3. Promote Community Engagement

Community members and CLT renters and homeowners are involved in the governance of CLTs. This helps direct the CLT to focus on its residents' values and the interests of its broader community.

JOIN OUR COMMUNITY!

- Membership is \$15 a year
- Members elect the board of directors and can participate in committees to plan events, solicit donations, join work parties to construct and clean up new properties, and much more.



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www.commonspeaceclt.org

See our website for online membership registration or send us an email for further details.