



2017 ONPHA Conference and Trade Show

Shaping
our
Future

608

Preserving long-term housing affordability through community land trusts

PRESENTED BY:

Joshua Barndt, Executive Director, Parkdale Neighbourhood Land Trust

Tiffany Duzita, Director, Community Land Trust Foundation of BC

Allison Maxted, Director, Hamilton Community Land Trust

Nick But, Board member, Hamilton Community Land Trust (moderator)

Learning goals

1. Understand the basics of community land trusts and U.S. vs. Canadian development of the model
2. Understand key differences between different models
3. Be introduced to the Hamilton Community Land Trust and our emerging partnership with Habitat for Humanity Hamilton to develop a vacant, formerly city-owned lot into permanently affordable housing



What is a community land trust (CLT)?

- A non-profit organization that acquires and holds land for the benefit of the community
- Key tool: mixed tenure via long-term ground lease
- Sometimes defined more broadly





**HOUSING IS A
HUMAN RIGHT**

Megan Wilson and Christopher Statton, 2015

DEVELOPMENT **WITHOUT** DISPLACEMENT



Cherri Greg, CBS Philadelphia, 2015

Co-op sector CLTs

- **1970s** – 1st Canadian community land trusts established by the co-operative housing sector
- A way to preserve the affordability of co-operative housing and pool the resources of isolated housing societies and co-ops



Community-based CLTs

- **1980s** – CLTs emerged in U.S. urban areas as a tool for revitalisation and grassroots efforts to resist gentrification
- **1999** – 1st appearance in Canada
- **Key features:**
 - often grassroots
 - serve a geographic community
 - community control



**Dudley Street Neighbourhood Initiative,
Boston MA**



Beyond housing

- **2000s** – Shift beyond homeownership to other tenures (in U.S.)
- Introduction of non-residential development including commercial and urban agriculture



New-wave CLTs in GTHA

- **2010s** – 3 CLTs established as part of a new-wave in GTHA, inspired by community-based CLTs in the U.S. and Canada:
 - Parkdale Neighbourhood Land Trust (circa 2010 | Toronto)
 - Hamilton Community Land Trust (circa 2014 | Hamilton)
 - Kensington Market Community Land Trust (circa 2016 | Toronto)
- **Key features:**
 - Grassroots
 - Community-based
 - Beyond housing



Circle Community Land Trust

- Emerging land trust – developing plan to steward ownership of Toronto Community Housing scattered sites



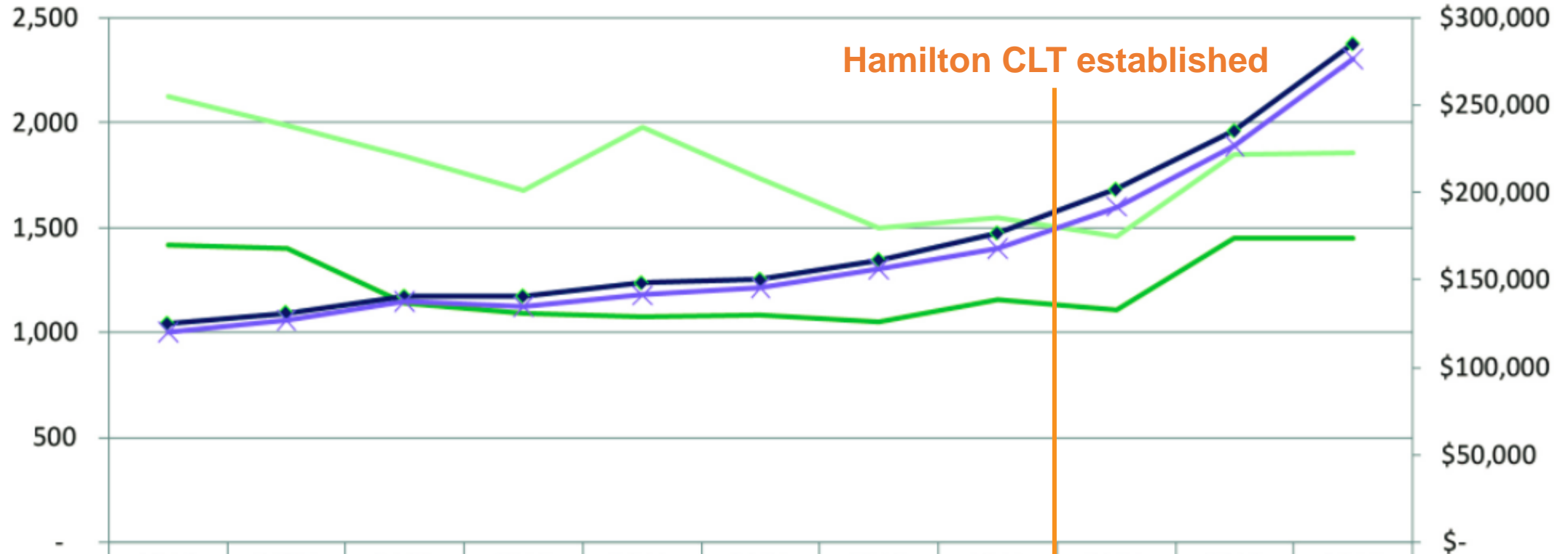
Toronto Sun, 2011



HAMILTON Community Land Trust



Hamilton Centre



	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
units sold	1,415	1,404	1,144	1,091	1,076	1,085	1,052	1,160	1,105	1,449	1,447
units listed	2,126	1,988	1,845	1,684	1,981	1,733	1,499	1,552	1,461	1,849	1,862
average price	\$125,363	\$131,580	\$140,873	\$140,952	\$148,518	\$150,515	\$161,799	\$177,044	\$202,011	\$235,488	\$285,268
median price	\$120,529	\$127,626	\$138,179	\$135,480	\$141,726	\$145,968	\$156,430	\$168,659	\$192,118	\$226,989	\$276,549

After sitting vacant for 15+ years, 278 Wilson Street was acquired by HCLT in July 2017 from the City of Hamilton for \$2. Plan is to work with Habitat for Humanity Hamilton to develop the property into a family home in Spring 2018.



“One of the **greatest obstacles** to delivering the Habitat program is our **ability to find donations** of land upon which to build.”

– Sean Ferris, Executive Director,
Habitat Hamilton

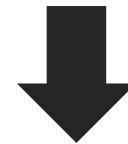
How does it work?



Master Lease



Mortgage and Sublease



Partner Family

Alternative model



Re-cap

- Though varied, CLTs share common belief in perpetual affordability, pooling of resources
- Different development in U.S. vs. Canada
- Renewed interest in CLTs, especially in GTHA region

