
The path to permanently affordable housing

Community Land Trusts

What time period is described by this quote?

"In a city where tens of thousands of low-income residents needed housing, the inability of private housing developers to meet demand only underscored the magnitude of the problem."

Excerpt from *Chocolate City: A history of race and democracy in the nation's capital*:

The VISION vs. the REALITY in Southwest

VISION

The SW Neighborhood Plan (2015) promised equitable development:

“Southwest will remain an exemplary model of equity and inclusion - a welcoming and engaged community that celebrates and retains a mix of races, ages and income levels and enhances well-being for all amidst neighborhood growth and change.

Southwest’s most defining characteristic is its people. **Residents overwhelmingly expressed their desire to maintain the economic and racial diversity that makes the community so strong and vibrant.”**

REALITY

Median Income level (2000-2015): +117%

Median Home Price (2000-2019): +55%

White Pop. (2000-2017): +28%

Black Pop. (2000-2017): - 37%

“Housing production has consisted mostly of small rental units targeted to households earning more than 120% of the MFI.” *Housing Equity Report: Creating Goals For Areas of Our City (Oct. 2019)*

“Most of the new residential buildings have primarily consisted of market rate one-bedroom units attracting more young professionals.”

An effective approach rooted in racial justice

- **Community Land Trusts (CLTs) have always been rooted in racial justice:** Civil right advocates established the first CLT in Georgia in 1969 as a means of preventing the displacement of Black farmers.
- CLTs are being used throughout the country to address gentrification, displacement, and housing justice. (Example: Proud Ground)
- 2018 study found that **99% of shared equity units avoided foreclosure.**

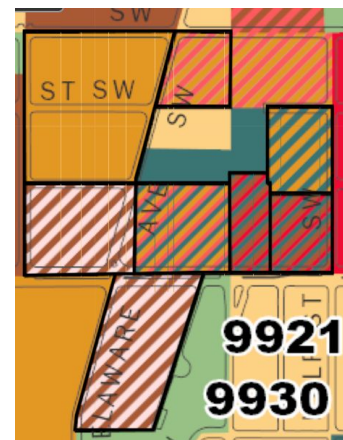
We have an opportunity to act

Ward 6 Councilmember, Charles Allen, shared that the Fire & EMS budget is lined up to build a new repair shop in 3 years.

The recently updated Comprehensive Plan has changed the zoning of the parcels to allow residential and commercial development.

Instead of selling the land to a private developer, why not **allow the SW community to steward the land and provide long-term affordable housing and space for the community?**

The city has the money to invest in this project: the most recent budget set aside \$37M for infrastructure at McMillan; \$20M for Crummell School; \$11.1M for Hill East.



CLTs 101

What are they?

CLTs are non-profit organizations, made up of community members, that collectively own land and lease access to the land at below market prices.

CLTs are membership organizations that have boards that generally consist of 1/3 industry professionals, 1/3 community members, and 1/3 lessees on the land.

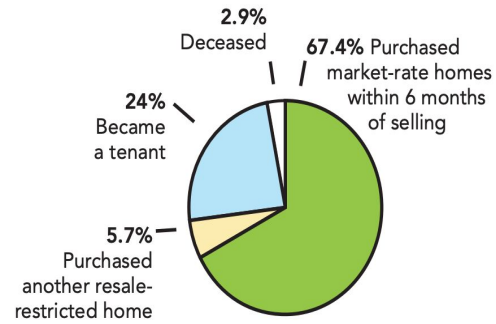
CLTs 101 (continued)

How do they work?

CLTs typically separate ownership of the housing/commercial space from the land it sits on, reducing the overall price. The CLT takes title to the land and issues to the owner of the building a land lease that incorporates a covenant / deed restrictions and a resale formula to ensure the property remains affordable long-term.

Example: A new resident purchases their home outright but leases the land underneath to the CLT. Tenants pay a monthly/annual fee to the CLT to support its operations. A current resident can sell their home at a price set by the CLT, earning a portion of the increase in value. CLT retains ownership of land; new owner agrees to same requirements of resale.

A BRIDGE TO MARKET-RATE HOMEOWNERSHIP



Based on the 85.4% of resales where the outcome could be determined.

More than two-thirds of owners selling resale-price-restricted homes in the Champlain Housing Trust between 1998 and 2008 had accumulated enough assets to purchase a market-rate home without any additional subsidy.

Source: Davis and Stokes, Champlain Housing Trust, 2009, www.nhi.org/go/CHTresale

SINGLE-FAMILY
HOME



LIMITED EQUITY
HOUSING
COOPERATIVE



CONDOMINIUM



MULTIFAMILY
RENTAL



SMALL
BUSINESS



99 YEAR LAND LEASE

COMMUNITY OWNERSHIP OF LAND /
DEED RESTRICTED COVENANT

CLTs 101 (continued)

CLTs are a prudent financial choice.

- Example: Let's say there is a home valued at **\$555,000**. To make it affordable to someone at 50% AMI, it will require an initial subsidy of **\$393,000**, making the sale price **\$161,700**.

	Market rate	CLT model
After 7 years	<u>Cost: 632,700;</u> <u>Subsidy required: \$454,022</u>	Cost: \$178,679 Subsidy required: \$0
After 14 years	<u>Cost: \$721,278</u> <u>Subsidy required: \$523,838</u>	<u>Cost: \$197,440</u> <u>Subsidy required: \$0</u>
After 28 years	<u>Cost: \$937,373</u> <u>Subsidy required: \$696,294</u>	<u>Cost: \$241,079</u> <u>Subsidy required: \$0</u>

Douglass Community Land Trust



MISSION

















Planting the roots of affordability, security, and prosperity for current and future generations through community ownership of land, today.

As a nonprofit membership organization **centered around racial and economic equity**, we work to create and secure lasting affordability of housing, local small business, and other community-held assets for current and future residents of the Douglass Commonwealth; build assets for individuals and families, while ensuring decision-making resides within the community.



TRIPARTITE BOARD OF DIRECTORS



Lessee Representatives	General Representatives	Public Representatives
 <p>Kiesha Davis, VP of Equity & Engagement Community activist, tenant organizer, elderly care provider.</p>	 <p>Sheldon Clark, President Architect, co-founder and Marketing Director of Define Design Group.</p>	 <p>Keiva Dennis, Treasurer Finance and lending professional with nonprofit management.</p>
 <p>Kymone Freeman Co-founder of We Act Radio, local artist, and activist entrepreneur.</p>	 <p>Meche Martinez, VP of Property Acquisition Real estate agent with a background in local government and urban planning.</p>	 <p>Jade Hall, Vice-President Housing professional, specializing in preservation of small buildings.</p>
 <p>Christie Garner Advocate for community development-DC Greens, Bread for the City; Certified Nursing Assistant.</p>	 <p>Michael Grier, Secretary Public health professional-program mgmnt, policy, data collection processes, personnel development.</p>	 <p>Vaughn Perry Equitable Development Manager, 11th Street Bridge Park.</p>
 <p>Tiffany Jessup Resident Assoc. Pres. at Savannah Apts. in Douglass CLT's portfolio; executive assistant.</p>	 <p>Daniel Blaise Architectural engineering technology, construction project management, and planning.</p>	 <p>Wanda Lockridge Founder, William O. Lockridge Foundation & Chief of Staff for Councilmember Trayon White, Sr.</p>
 <p>Silvia Salazar Pres., 1417 N St. co-op in Douglass CLT's portfolio; community organizer; informatics research mgr.</p>	 <p>Coy McKinney Urban agriculture HS teacher; community gardener; neighborhood activist.</p>	 <p>Brett Theodos, PhD Director of the Community Economic Development Hub at the Urban Institute.</p>
	 <p>Maybelle Taylor Bennett, Parliamentarian Retired Dir. of the Howard U. Community Association & former Chair of DC Zoning Commission.</p>	



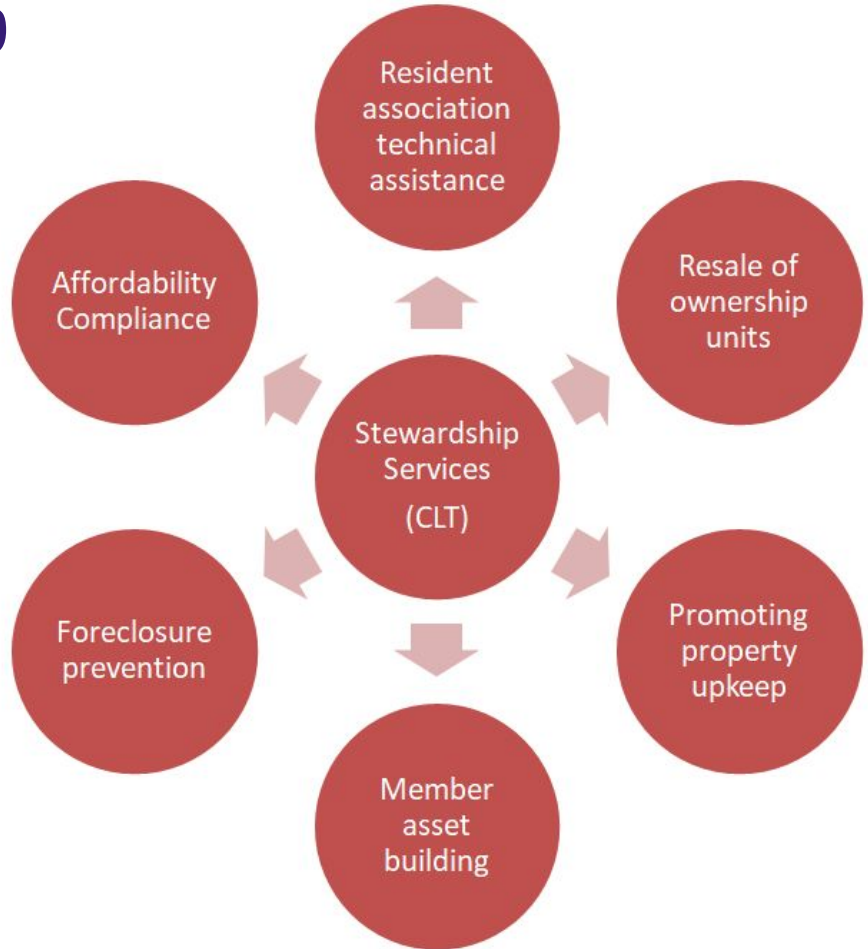
PAY-IT-FORWARD

Rather than take all the appreciated market value upon sale, our Pay-It-Forward model means that each owner leaves part of that market-driven increase for the next generation, who, like them, would not otherwise be able to stay in DC.

Ongoing Stewardship

A suite of services to:

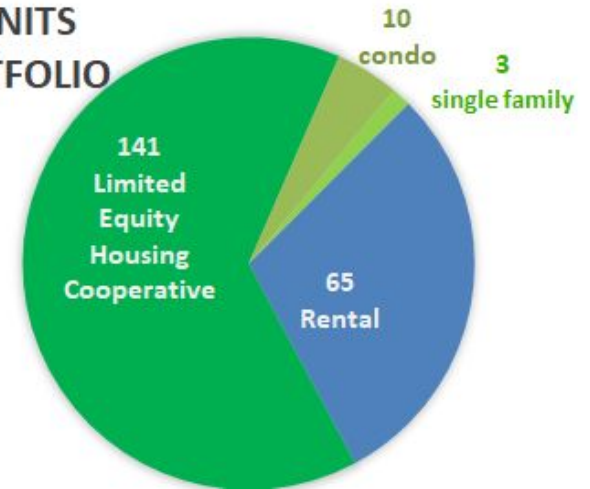
- ensure the properties in the CLT (the community assets) are well-maintained as permanently affordable for generations;
- Advance the ability of individual residents /occupants to thrive / build their own assets



Portfolio Overview & Selected Accomplishments

- Establishment as fully independent, membership nonprofit in 2019
- Consistent community engagement, including monthly strategy & planning by Advisory Committee/ Board of Directors
- Annual Meeting & election of new board members, including first 2 CLT Lessees
- Successfully partnering with for-profit & nonprofit developers & service providers
- Matched Saving Accounts & THRIVE Cash Transfer program
- Initiated a Limited Equity Housing Cooperative Share Loan program
- Pivoted to Covid 19 relief efforts, from basic resource delivery to assistance with refinancing and applications for rent assistance
- Recognition of benefit of model by DC government: DC Comprehensive Plan, DMPED parcel award, funding in FY 22 budget

219 UNITS
IN PORTFOLIO



PIPELINE includes:

- Lebanon Villages at Langston Slater: 6 new construction ownership in partnership with DC Habitat for Humanity; parcel awarded by DC gov. (50% MFI)
- 4 units artist live/work apartments (35-40% MFI)
- 15-unit conversion of rental to cooperative ownership (40-60% MFI)
- 8 new construction ownership (<50%MFI)

Learn more, get in touch!

If interested, you can attend monthly webinars about the community land trust model sponsored by the Douglass Community Land Trust.

- First Wednesday of the month at 5:30pm - bit.ly/DouglassCLTofficehours.

Support SW Action's effort to expand the Douglass CLT into Southwest. Learn more and sign petition at bit.ly/swclt.

Contact info: swdcaction@gmail.com



Our Land

Our Plan.

Join SW DC Action and Douglass Community Land Trust

Turn government-owned land at 1101 & 1001 Half Street SW into community-controlled property that can serve as permanently affordable housing and/or commercial space for local businesses.

Douglass Community Land Trust is a nonprofit governed by its members that creates and secures nonstop affordability of housing, local small business, and other public assets through community ownership of land and collective stewardship.

CLTs allow the community to determine the use for the space, rather than private, for-profit businesses.

How can I help?

Sign SW Action's petition showing your support for this idea and to call on Ward 6 Councilmember Charles Allen to request the DC government set aside money to make this known tool for creating affordable housing or commercial business space a reality in Southwest.

For more information on SW Action and CLTs, scan the QR code or visit our website at the following URL: www.bit.ly/swclt

