

## **CCLT current situation**

CCLT is in year five, of a five-year contract with the City of Columbia. At the city council work session on October 4<sup>th</sup>, City Manager John Glascock said that he would be extending that contract for another year.

The current Housing Programs office staff does not have the resources to address the needs of the land trust. Assuming the extension comes through as discussed by Mr. Glascock, the CCLT board needs to expedite the transition of the CCLT out of the city as soon as possible.

Members of the board have had introductory conversations with:

Columbia Housing Authority (CHA) - <http://www.columbiaha.com/>  
Central Missouri Community Action (CMCA) - <https://cmca.us/>  
Greenbelt Land Trust of Mid-Missouri - <https://greenbeltmissouri.org/>  
JobPoint - <https://www.jobpoint.org/>

We could also go independent or find a different model. Some links to specific land trusts are below.

Land Trust Models <https://groundedsolutions.org/join-our-network/clients>  
<https://tenants-to-homeowners.org/> - Lawrence Kansas  
<http://springfielddclt.org/contact-us/> Springfield, MO  
<https://www.housingnola.org/main/home> New Orleans, LA  
<https://www.westsidedclt.org/> West Charlotte, NC

## **During the next Land Trust meeting, we need to:**

1. Determine the process to decide where we are going and who is our voice.
  - a. We could have a subset of the board having these discussions and determine the realistic options and have the land trust attorney, Caleb Colbert, have the discussions with the various organizations.
  - b. Other alternatives
2. Decide what is most important to us and what are our deal breakers.
  - a. Do we want to have the current board structure intact? (big ask)
  - b. What level of autonomy for our homeowners do we need?
  - c. Do we need to maintain the current level of growth? Prior to this year, we have built several homes per year, is this realistic to continue outside of the city?
  - d. What is our level of risk?
    - i. Keeping the land trust intact for home owners is, of course, not-negotiable.

## **Some other considerations**

**Finances** – Most CCLT funding comes from HUD, mostly HOME funds. The Housing Programs office receives funds from the Federal government and distributes them to local organizations, places, and neighborhoods; to assist people living below the Area Median Income. We can keep a percentage of those funds for administrative costs. (I think it is 10%) We also have donations and could negotiate a subsidy from the city for a few years.

**Current status** as the housing provider of choice (I am not sure about the term), so that if a local not for profit (CMCA and JobPoint generally) receives funds to build homes from the Housing Programs Office, they have to give the finished homes with their owners to the Land Trust. Will that continue? Should it?

Or should we become a Community Development Housing Organization (CHDO) and compete with the others for housing dollars?

What do we need in an **Executive Director** and what should we pay for it? We will need one no matter where we go. Having someone who's full time job is the Land Trust will change a lot of things.