



Event Summary Report

August 10-11th Midwest Regional CLT Convening Summary

Event Overview

The Columbia Community Land Trust, Lawrence Housing Trust, 24:1 CLT, and Springfield Community Land Trust held its first Midwest Community Land Trust Regional Convening event. There were 52 total event attendees. 20 of the event attendees travelled from communities outside of Columbia and represented City Officials, non-profits, state agencies, foundations, The Missouri Land Bank and neighborhood organizations. Day 2 consisted of technical assistance for the existing regional CLTs on 4 specific topics, followed by a discussion for sustaining on-going regional collaboration.

Day 1 Workshop

Day 1 consisted of a keynote address from Burlington Associates staff, followed by individual presentations by CLT practitioners. This portion of the event acted as a forum to educate interested communities, regional partners and local partners on Community Land Trust (CLT) organizations. The event also served as an opportunity to learn best practices from CLT practitioners and industry experts. The event featured CLT industry experts John Davis and Mike Brown of Burlington Associates in Community Development. The event also featured CLT practitioners from Lawrence Housing Trust, 24:1 CLT and Springfield Community Land Trust. Each of these CLT organizations provided unique and individualized approaches in demonstrating how CLTs create opportunity for low income households and stabilize communities.

Day 1 Agenda

1:10-2:00pm	Keynote Presentation:	Mike Brown & John Davis
2:00-2:25pm	<u>City of Columbia, MO: Municipal supported CLT start-ups:</u>	Randy Cole
2:25-2:50pm	<u>24:1, St Louis, MO: Innovative Community and Neighborhood Development Strategies through CLTs:</u>	Chris Krehmeyer
2:50-3:00pm	Break	
3:00-3:25pm	<u>Springfield CLT, Springfield, MO: Acquisition Rehabilitation for CLT Homes:</u>	Lee Ann Camey
3:25-3:50pm	<u>Tenants to Homeowners, Lawrence, KS: Benefits of CLTs in Varying Market Conditions:</u>	Rebecca Buford
3:50-4:40pm	Video: Arc of Justice, Roots of the CLT:	John Davis
4:40-4:45pm	Closing: Summary of day. Invitation to Lynn Cottages.	Mike Trapp

Day 1 Ground Breaking and Social Hour

During the evening of day 1, the Columbia Community Land Trust held a ground breaking event at the site of its first CLT development. The event was attended by staff from U.S. Senator Blunt and Hartzler's offices, as well as 2 additional State Legislators and 3 City Council persons. The event was also attended by several local business leaders with a total estimated attendance of 45 persons. The attendees heard brief presentations from 2 Council members and Randy Cole regarding the importance of the project. Attendees also heard a short talk by Columbia Community Land Trust, Neighborhood Board Representative, Shirley Rhoades regarding what this project and effort means for her neighborhood. The event was followed by a social hour at the Columbia Business Times office facility.



Day 2 Technical Assistance

Day 2 consisted of technical assistance for the existing regional CLTs on 4 specific topics, followed by a discussion for sustaining ongoing regional collaboration. The format was an informal facilitated discussion involving working the problem of each of the topic areas. There was significant discussion between organizations, and several key opportunities for sharing collaborative strengths were identified:

1. Use of technology in senior housing-Lawrence Community Housing Trust.
2. First-time home seller packet-Lawrence Community Housing Trust.
3. Spreadsheet for projecting Maintenance Reserve Account-Columbia Community Land Trust.
4. First-time homebuyer program guidelines-City of Columbia.
5. Form for on-going stewardship and home inspections.-24:1.
6. Future collaborative event-Springfield CLT & City of Springfield, MO

Each of the regional CLTs, Columbia Community Land Trust, Springfield CLT, Lawrence Community Housing Trust, and 24:1 CLT, are planning on doing a similar event in 2018. The regional CLTs will be meeting on October 27th, 2017 to conduct additional debriefing of this event, as well as discuss ongoing collaborative operational topics and planning for an event in 2018.



Day 2 Attendees

Event Budget

Event Funding Sources	
Sponsor	Amount
Grounded Solutions Network	\$ 2,500
Providence Bank-Columbia, MO	\$ 1,000
Central Missouri Community Action, Columbia, MO	\$ 1,000
Columbia Community Land Trust, Columbia, MO	\$ 500
Columbia Convention and Visitors Bureau-Columbia, MO	\$ 500
Job Point, Columbia, MO	\$ 500
Tenants to Homeowners-Lawrence, KS	\$ 500
24.1-St Louis, MO	\$ 500
Labrunerie Financial-Columbia, MO	\$ 250
Oak Star Bank-Springfield, MO	\$ 1,000
Monarch Title-Columbia, MO	\$ 500
Total	\$ 8,750

Event Expenses	
Sponsor	Amount
Mike Brown and John Davis	\$ 6,000
Providence Bank-Columbia, MO	\$ 1,000
Afternoon snacks, evening dinner, breakfast	\$ 1,124.06
Conference print materials, supplies, pens, marketing	\$ 572.63
Total	\$ 8,696.69

Event Feedback

Comment cards were provided to event attendees labeled as “My Key Takeaways from This Event Are:” Comment cards are as seen below:

My Key Takeaways From This Event Are:





Copies of comments received are as follows:

Thanks to the following sponsors of the
Midwest Community Land Trust Convening



This Event Are:

1. The history of CLT was quite interesting
- important to know its roots.
2. Different models of CLT -
many different paths.



**My Key Takeaways From
This Event Are:**

Lots of great info
very passionate people involved
in helping keep communities
successful.



**My Key Takeaways From
This Event Are:**

Monopoly - win by bankrupting
everyone else

Municipal investment (esp. in cities)
helped explode # of CLTs

**My Key Takeaways From
This Event Are:**

lots of different options
for community land trusts

**My Key Takeaways From
This Event Are:**

The roots of the CLT
movement in the
civil rights movement.

My Key Takeaways From This Event Are:

What a Landtrust is and can be.

My Key Takeaways From This Event Are:

THE DIVERSE ENTITIES THAT ARE ADDRESSED AND THAT ARE PRESENT. EACH CLT IS STRUCTURED ACCORDING TO THEIR SPECIFIC CIRCUMSTANCE



My Key Takeaways From This Event Are:

- ① Flexibility of the general Model
- ② Collaborations are key to success & plentiful in Colo
- ③ Consultants have allowed for a strong foundation for the collo
CLT



My Key Takeaways From This Event Are:

- Land Trusts capture value created by the community and give back to the community.
- Appropriately funded Land Trusts can include amenities such as grocery stores / theaters



My Key Takeaways From This Event Are:

I learned:

What is a land trust
The great 24:1 project

My Key Takeaways From This Event Are:

CLT is a way to protect investments made into affordable housing and leverage them for the future sustainability of our communities.



The following attachments are included:

1. Burlington Associates invoice.
2. Event Program.
3. Event Signage.



Burlington Associates
in Community Development
PO Box 994
Burlington, VT 05409-0994

Client:	Columbia CLT
TA Recipient:	Midwest Regional CLT Convening
Date:	May, June, July & August, 2017
TA Provider:	Michael Brown
Rate:	\$135.00

Burlington Associates Tax ID # 03-0339569

DATE	DESCRIPTION OF SERVICES	HOURS	AMOUNT
DIRECT TECHNICAL ASSISTANCE			
August 10-11, 2017	<p>Technical Assistance provided to Community Land Trusts in Missouri and Kansas by participating in Midwest Regional CLT Convening on August 10 & 11, 2017.</p> <p>Tasks completed by Michael Brown and John Emmeus Davis included: Prepare curriculum and electronic presentations for public session on afternoon of August 10 and for CLT-specific technical assistance session on the morning of August 11. Travel to and from Columbia MO. Make presentation on August 10 and participate in community meetings. Facilitate technical assistance sessions on August 11. Telephone and email correspondence.</p> <p><i>[Note : See " Hours Log" for additional detail on tasks worked on by date].</i></p>	N/A	N/A
ASSESSMENTS			
TOTAL SERVICES --		Hours 0.0	\$ 6,000.00

TRAVEL	AMOUNT
TRANSPORTATION	
Air	- \$ -
Ground:	- \$ -
MEALS	\$ -
LODGING	\$ -
TOTAL TRAVEL	\$ -
TOTAL	\$ 6,000.00

8/17/17

REIMBURSABLE COSTS	
TELEPHONE -	\$ -
OTHER - photocopying; office supplies; postage & shipping; etc.	\$ -
Administration Fee	0.00%
TOTAL REIMBURSABLE COSTS:	\$ -
TOTAL	\$6,000.00

Make Check Payable to:	Burlington Associates in Community Development
Send Payment To:	Burlington Associates in Community Development P. O. Box 994 Burlington VT 05402

BA Internal Accounting	
professional fees	\$ 6,000.00
travel reimbursement	\$ -
to BA Partners	\$ 6,000.00



MIDWEST
COMMUNITY
LAND TRUST
CONVENING

EVENT PROGRAM

Thursday, August 10 • 12:30pm-5:00pm

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2. Planning committee
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Thank you to our sponsors:



Event Summary

The Columbia Community Land Trust, Lawrence Housing Trust, 24:1 CLT, and Springfield Community Land Trust welcome you to the Midwest Community Land Trust Convening!

This event will act as a forum to educate interested communities, regional partners and local partners on Community Land Trust organizations (CLT). The event will also serve as an opportunity to learn best practices from CLT practitioners and industry experts. The event features CLT industry experts John Davis and Mike Brown of Burlington Associates in Community Development, recognized as the premier provider of technical assistance to CLTs in the United States.

The event also features CLT practitioners from Lawrence Housing Trust, 24:1 CLT and Springfield Community Land Trust. Each of these CLT organizations will provide unique and individualized approaches in demonstrating how CLTs can create opportunity for low income households and stabilize communities. The Columbia Community Land Trust and its regional partners invite you to listen and participate in learning how CLTs can create permanent affordable housing and stabilize neighborhoods.

Event Goals

1. Educate interested communities, regional partners and local partners on Community Land Trust organizations.
2. Share best practices of current and prospective CLTs.

Planning Committee

Name

Rebecca Buford
LeeAnn Camey
Randy Cole
Ava Smith
Mike Trapp

Organization

Lawrence Housing Trust
Springfield Community Land Trust
City of Columbia
24:1 CLT
City of Columbia, Council Member, Ward 2

Event Consultants

Mike Brown
John Davis

Burlington Associates in Community Development
Burlington Associates in Community Development

Event Volunteers

Name

Gary Anspach
Jacob Amelunke
Jeff Rogers
Bill Cantin
Rose Wibbenmeyer
Kathy Sides

Organization

City of Columbia
City of Columbia

Event Agenda

12:30 - 1:00pm	Sign-in and Registration	
1:00pm - 1:10pm	Welcome and Outline of Event:	Mike Trapp, Ward 2 Council Member, City of Columbia
1:10pm - 2:00pm	<p><u>Keynote Presentation:</u> This session will provide an overview of Community Land Trust (CLT) organizations including corporate structure, homeownership structure, maintaining permanent affordability and stewardship of resources.</p> <p>This session will also discuss the history and origins of the CLT movement including leading up to New Communities founding in 1969 to present day, as well as the history of CLTs as they relate to the Midwest region.</p>	<p>Mike Brown, Partner, Burlington Associates</p> <p>John Davis, Partner, Burlington Associates</p>
2:00pm - 2:25pm	<p><u>City of Columbia, MO: Municipal supported CLT start-ups:</u> An overview of the strengths, challenges and strategies to utilizing local government capacity to start a CLT.</p>	Randy Cole, Housing Programs Supervisor, City of Columbia
2:25pm - 2:50pm	<p><u>24:1, St Louis, MO: Innovative Community and Neighborhood Development Strategies through CLTs:</u> This session will include an overview of 24:1's CLT efforts in attracting a bank, movie theatre and grocery store into its CLT, in order to expand access to services of its CLT homeowners and renters.</p>	Chris Krehmeyer, CEO, Beyond Housing
2:50pm - 3:00pm	Break	
3:00pm - 3:25pm	<p><u>Springfield CLT, Springfield, MO: Acquisition Rehabilitation for CLT Homes:</u> This session will go over the success, strengths and potential challenges associated with utilizing acquisition rehabilitation to strengthen neighborhoods and secure long-term affordability.</p>	LeeAnn Camey, Director, Springfield Community Land Trust
3:25pm - 3:50pm	<p><u>Tenants to Homeowners, Lawrence, KS: Benefits of CLTs in Varying Market Conditions:</u> This session will provide an overview of the benefits of a CLT through the ups and downs of community's local real estate market. This presentation will be from the perspective of a well-established CLT with a significant portfolio of housing units.</p>	Rebecca Buford, Executive Director, Lawrence Housing Trust
3:50pm - 4:40pm	Arc of Justice, Roots of the CLT: Video and panel discussion	John Davis, Partner, Burlington Associates
4:40pm - 4:45pm	Closing: Summary of day	Shirley Rhoades, Board Member, Columbia Community Land Trust

Speakers



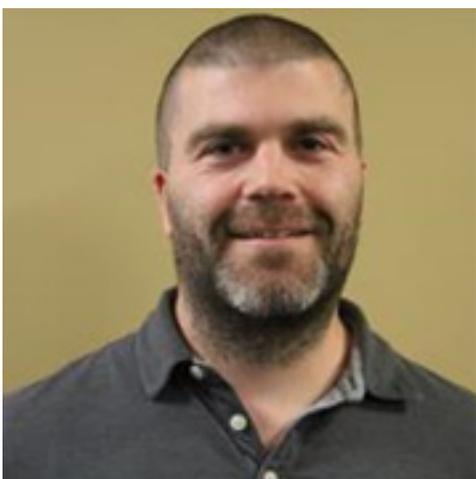
Michael Brown,
Partner, Burlington Associates in Community Development

Michael Brown, Partner, has over 30 years of experience in community development, housing development, advocacy, and organizational development – particularly with community land trusts and other shared-equity strategies. Prior to becoming a Partner in Burlington Associates, he served as the first Executive Director of the Woodland Community Land Trust in Clairfield, Tennessee, one of the first CLTs operating in the United States, the Associate Director of the Institute for Community Economics and the founding Executive Director of the Housing Coalition in St. Cloud, Minnesota. In the past 15 years, he has logged lots of miles on the road, providing on-site technical assistance to establish and build the capacity of new and existing CLTs – services ranging from feasibility analysis and business planning to program implementation and evaluation – and to build support for CLTs from the public and private sectors.



John Davis,
Partner, Burlington Associates in Community Development

JOHN EMMEUS DAVIS, Partner, was one of the founders of Burlington Associates in 1993. He has over 30 years' experience providing technical assistance to community land trusts and other nonprofit community development organizations throughout the United States. He previously worked as a community organizer and nonprofit executive director in East Tennessee and served as Housing Director and Enterprise Community Coordinator for the City of Burlington, Vermont. He has taught housing policy and neighborhood planning at New Hampshire College and MIT. He was a co-founder of the National CLT Academy and served from 2009 to 2012 as the Academy's Dean. His publications include *Contested Ground: Collective Action and the Urban Neighborhood*, *The Affordable City: Toward a Third Sector Housing Policy*, *Shared Equity Homeownership: The Changing Landscape of Resale-restricted, Owner-occupied Housing*, and *The Community Land Trust Handbook*.



Randy Cole,
Housing Program Supervisor, City of Columbia, MO

As the Housing Programs Supervisor for the City of Columbia, Randy Cole oversees the City's affordable housing and community development efforts. Randy has spearheaded the City's efforts in implementing a community land trust organization and currently oversees daily operations and supports the Columbia Community Land Trust's (CCLT) board of directors. As a part of the CCLT's first development, he worked directly with neighborhood members to begin redevelopment of a central city block. Prior to working for the City, Randy worked for Central Missouri Community Action, where he oversaw the Department of Energy's Low-Income Weatherization Program serving 8 counties in mid-Missouri. Under his leadership, CMCA was awarded \$500,000 through a U.S. Department of Energy competitive grant to install geothermal heating systems and solar water heaters in Columbia low income households. Randy holds a Master's in Public Administration from the Truman School of Public Affairs, where he was inducted into the Rollins Society for his training and volunteer service as a community facilitator on diversity and inclusion. Randy currently serves as a Board Member of the Heart of Missouri United Way.



**Chris Krehmeyer,
CEO, Beyond Housing**

Since graduating from Washington University in 1986 with a degree in Urban Studies Chris has been actively involved in the field of family housing and community development in a variety of capacities. Currently, he is the President/CEO of Beyond Housing, a NeighborWorks America organization in St. Louis, Missouri. He has served in that capacity since 1993. Beyond Housing currently has over 140 employees, a budget of \$15 million and controls assets worth over \$110 million. Developments under his leadership include the construction of a grocery store, a senior retail complex with a full service bank, the formation of a community land trust, as well as a 4 screen movie theatre development and health clinic. Chris has or currently sits on a variety of boards including Midwest Bank Centre and Midwest Bank Centre Holding Company, Community Builders Network of St. Louis, University of Missouri's Not-For-Profit programs and is the chair of the National NeighborWorks Association Board. He has also received a variety of awards, including FOCUS St. Louis Leadership, NAACP Inspiring St. Louisian, St. Louis Business Journal St. Louis' Most Influential, among others. Chris is married with three children.



**Rebecca Buford,
Executive Director, Tenants to Homeowners**

Rebecca Buford graduated Magna Cum Laude with her bachelor's degree from Claremont McKenna College in 1999 in Los Angeles, California. She majored in Asian Studies and minored in Women's Studies, was Phi Beta Kappa, was honored as one of the top 5 graduating seniors in Southern California and has worked in a variety of social service fields since graduation, including domestic violence shelters and senior services.

Rebecca Buford joined Tenants to Homeowners as the Associate Director in 2001. While in that position, the organization developed 24 homes. Rebecca helped administer the city's HOOT Program, a first time home buyer program that put 248 lower income Lawrence residents into ownership opportunities using federal funding and local partnerships. In 2004, she researched and spearheaded the coordination of the homebuyer program's transformation into a Community Housing Trust Program, the first in the state of Kansas. In 2005 she became the Executive Director and since then she has overseen TTH's building of 96 new homes in seven developments, the completion of 59 rehabilitated homes, and put 76 of those projects in the permanently affordable housing trust. TTH has stewarded 28 resales in trust and just completed a development of 14 senior townhome units with smart technology that will allow seniors to age in place. In 2010 TTH completed a dome home that has been labeled one of the most affordable green homes in Kansas. Rebecca leads TTH in managing 70 affordable rental units including the recently leased up 4-bedroom units for families in transition. This includes managing 20 rental units that are tax credit rehabilitation projects with HUD project-based assistance that serve those with physical disabilities. Rebecca manages the 8 million in assets that TTH has worked to build over its 25 year history. This includes annual audits, property management, applications for funding and housing development and managing 4 full time staff. She also reports to a 12 member board of directors and organizes the membership organization's annual meetings and board voting, ensuring that trust homeowners and others that the organization serves are well represented on the board.



**LeeAnn Camey,
Director, Springfield Community Land Trust**

LeeAnn Camey studied Housing & Interior Design at Missouri State University and proceeded to work in the design field for 9 years before moving into the non-profit sector in 1999 when she was hired as a Caring Communities Site Coordinator for Community Partnership of the Ozarks. LeeAnn is passionate about creating safe and thriving neighborhoods as a catalyst to building resilient children and healthy families. Through collaboration, programming and resource development, she is immersed in this work today as the Director of the Springfield Community Land Trust.

Attendee Notes:



MIDWEST COMMUNITY LAND TRUST CONVENING

Welcome to the Midwest Community Land Trust Convening, hosted by the Columbia Community Land Trust and its regional partners: Lawrence Housing Trust, Springfield Community Land Trust and Beyond Housing's 24:1 CLT

Thanks to the following sponsors of the
Midwest Community Land Trust Convening



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