

Made **Permanently** Affordable



by the **Columbia Community Land Trust**

The CLT 's Georgia Roots

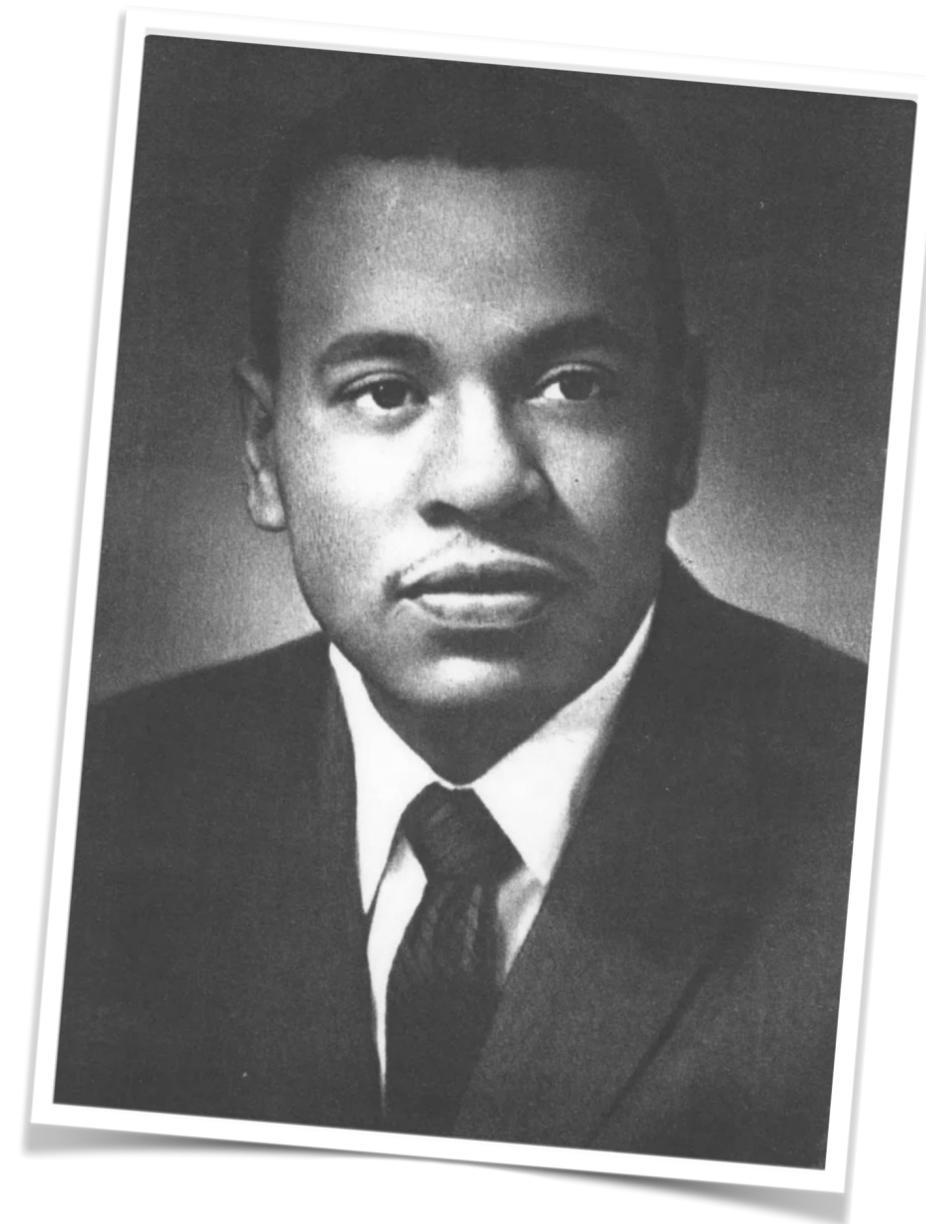
1960s. When civil rights protesters in Albany, Georgia, demanded voting rights and an end to segregation, angry landlords responded by evicting them from houses and farms.



Two protest leaders thought of a way to fight these evictions.



C.B. King



Slater King

They recognized that the best way to fight evictions was to tack down the land.





They *tacked down land* by creating a *non-profit* Land Trust. On this land tenants could build homes that would be secure for their lifetime and beyond.

1980s: A Housing Crisis in Burlington, Vermont



- * De-industrialization
- * Jobs losses
- * Mortgage rates above 10%
- * Gentrification pressures

Calls for urban renewal that could lead to the destruction of working-class neighborhoods



As the situation worsened, Burlington elected a mayor determined to preserve housing affordability.



Somebody's got to
speak up for the
little guy!

He favored offering subsidies to builders and buyers.

Which in today's dollars could mean:

Market Price: \$250,000

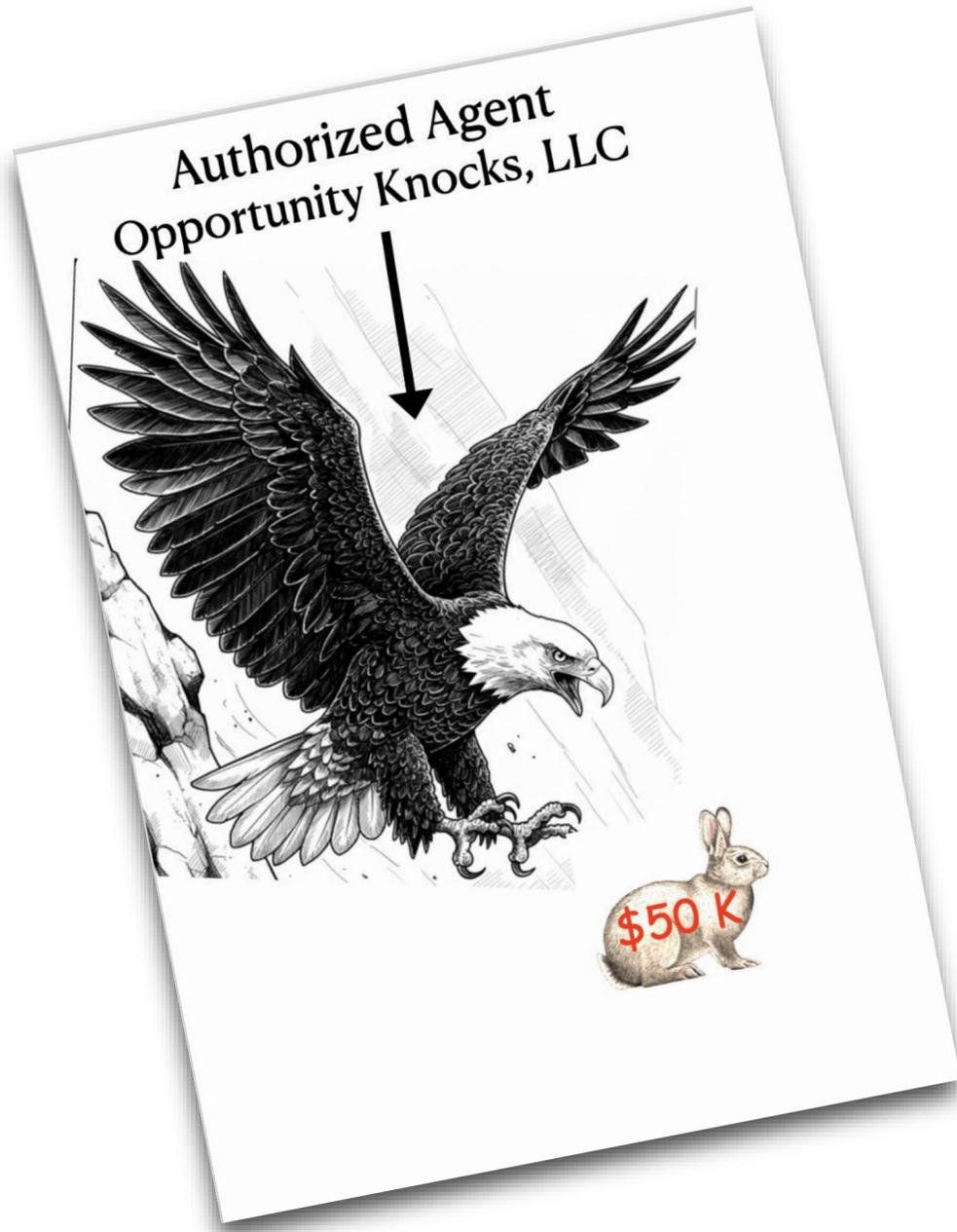


Affordable Price: \$170,000



Subsidies: \$80,000

Of course, predators might be lurking.



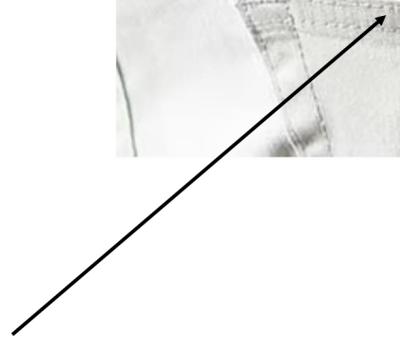
Looky here! I can give you \$200,000 for this place.
Cash on the barrelhead, right now.
You could make good use of 30 grand,
couldn't you??!



One way or another, buyers would eventually move and resell . . .



. . . pocketing subsidies and other community contributions.



The cost of keeping a house affordable would grow.

<i>When sold & re-sold</i>	Market Price	Needed Support
Initial Year	\$250,000	\$80,000
10 Years Later	\$320,000	\$150,000
20 Years Later	\$410,000	\$240,000
30 Years Later	\$524,000	\$354,000
Total Public Investment		\$824,000



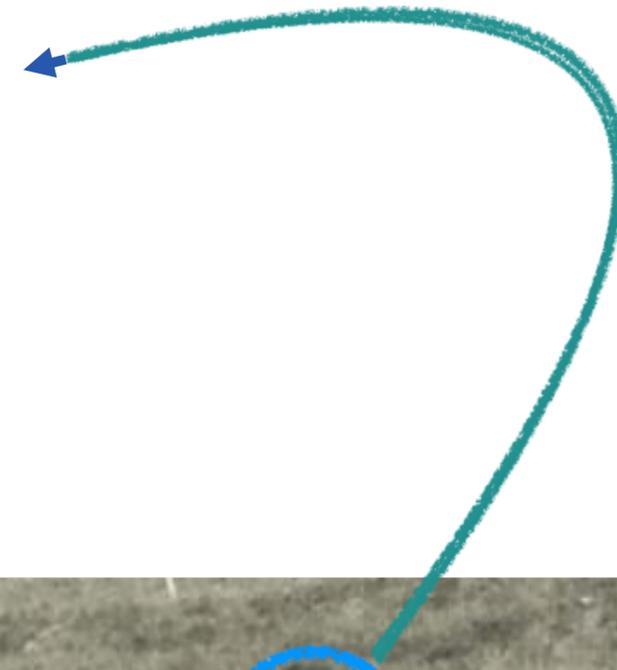
(With background inflation zeroed out & assuming that housing appreciates 2.5% faster than wages.)

Eventually, public dollars would be leaking out of the bottom of the bucket as fast as they were being poured in the top.





1983: Members of Burlington's housing office consulted with John E. Davis.



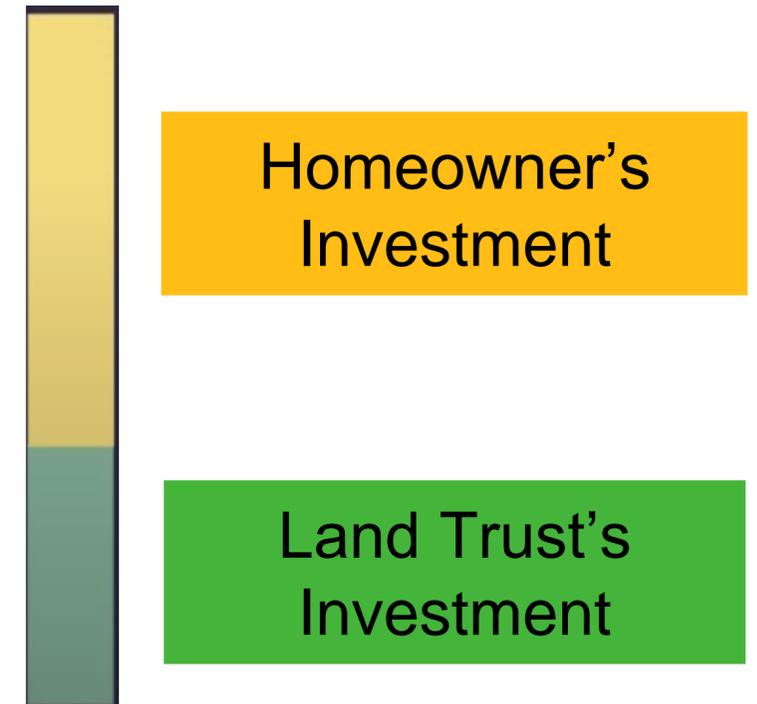
And recommended a version of the Land Trust model developed by New Communities.

The city could create a Community Land Trust

The Trust could acquire a property, both house and land.



It could sell the house to buyer with limited income, subsidizing only once to make it affordable.



COMMUNITY
LAND TRUST

And the land could remain perpetually in CLT ownership.

Buyers Benefit

They get a home of their own, and when they decide to re-sell—

They recapture their purchase price, plus a fair share of any market increase.

The CLT re-sets the sales price to keep the house affordable for the next income-strapped buyers.

And the new buyers enjoy the same privileges and benefits as the old ones.



The property has become a **permanent island of affordability.**

7-year Impact on a Household with \$65,000 Income



FOR RENT

Lease period: 1 year,
landlord may increase
rent or terminate

Rent payment for same
house = \$1750

Equity built in 7 years
= **\$0**

FOR SALE

at CCLT's reduced price

Lease period: 99 years,
inheritable and renewable

Monthly Payments = \$1400

7-yr saving on monthly
payments = **\$29,000***

Equity built in 7 years =
\$25,000*

Market Price = \$250,000
Monthly payments = \$2100
(nearly 50% of take-home pay)

*Estimates exclude the effects of inflation and rent increases, include 2.5% annual increase in home prices.

The Community Benefits

Because the cost of providing affordability becomes manageable .

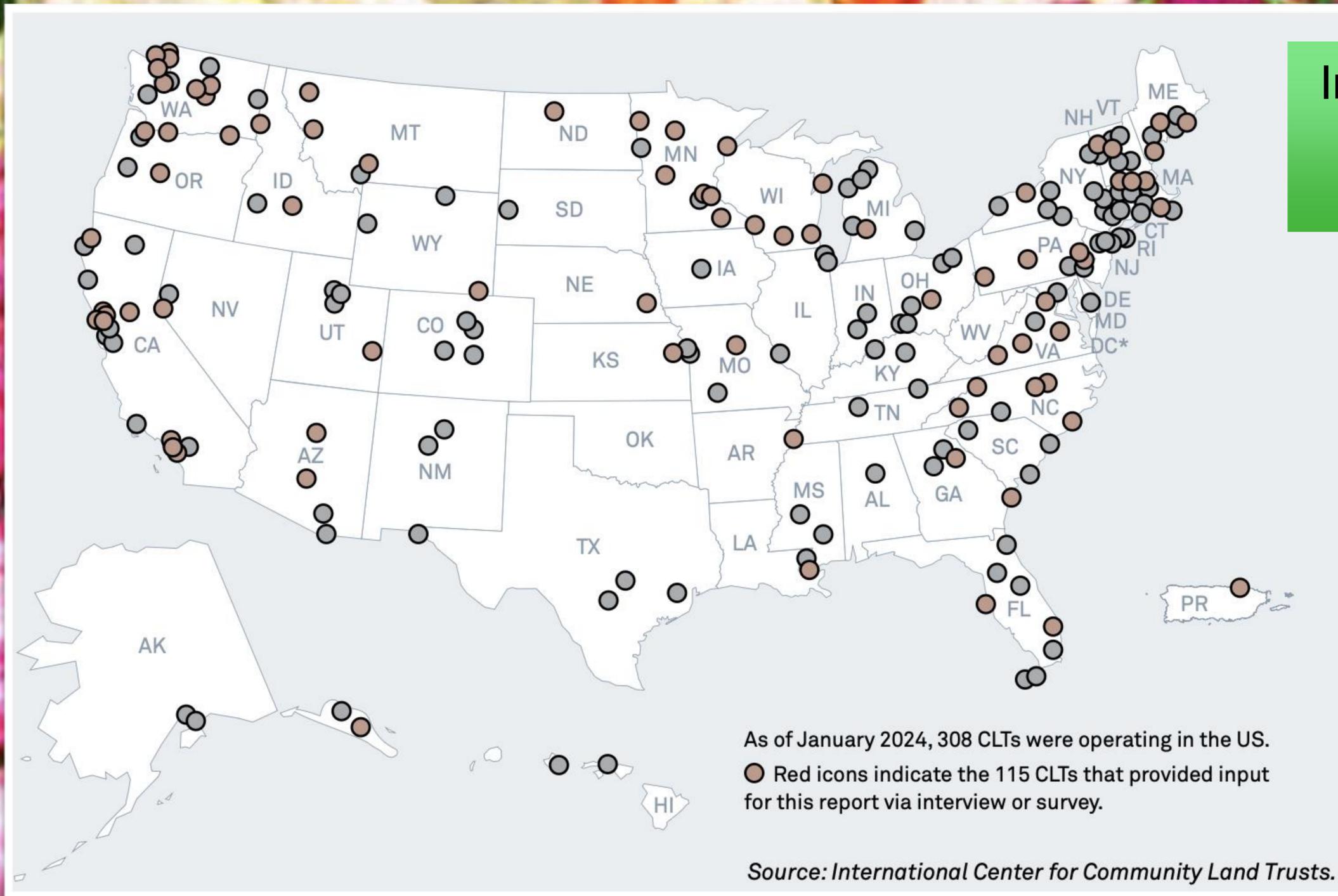
	Without CLT		With CLT	
<i>When sold & re-sold</i>	Open Market Price	Public Support Needed	CLT Price	Public Support Needed
Initial Year	\$250,000	\$80,000	\$170,000	\$80,000
10 Years Later	\$320,000	\$150,000	\$170,000	\$0
20 Years Later	\$410,000	\$240,000	\$170,000	\$0
30 Years Later	\$524,000	\$354,000	\$170,000	\$0
Total Public Support		\$824,000		\$80,000

(In uninflated dollars, and assuming that house prices climb 2.5% faster than wages.)

A Win-Win Arrangement



The seed planted by civil rights workers in Georgia is now blooming coast-to-coast.



In January 2024, there were **308** CLTs operating in the United States.

Today there are about **350**.

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by the Columbia Community Land Trust