

COMMUNITY LAND TRUSTS: SUSTAINABLE AND INCLUSIVE GROWTH

People's Land and Housing
Convening – November 2018

We need a new approach to development in Santa Ana ...

Housing

Homelessness, overcrowding at critical levels
6 out of 10 families rent-burdened in apartments

Economic Opportunity

Median income is \$20k BELOW county median
In areas such as Lacy, 10% earn \$10k or less

Public Health

One of two 9th graders are overweight or obese
10% of adults have diabetes

A Vision for Health and Wellness

Sustainable development meets the needs of local residents, leveraging the expertise of community members and partners. Healthy communities require long term vision and much collaboration...



Community-Driven Development

2008: Triada in the Station District

2010: Santa Building Healthy Communities

2011: Healthy Eating Active Living (HEAL) Resolution

2012: The Sunshine Ordinance

2013: The Wellness Corridor

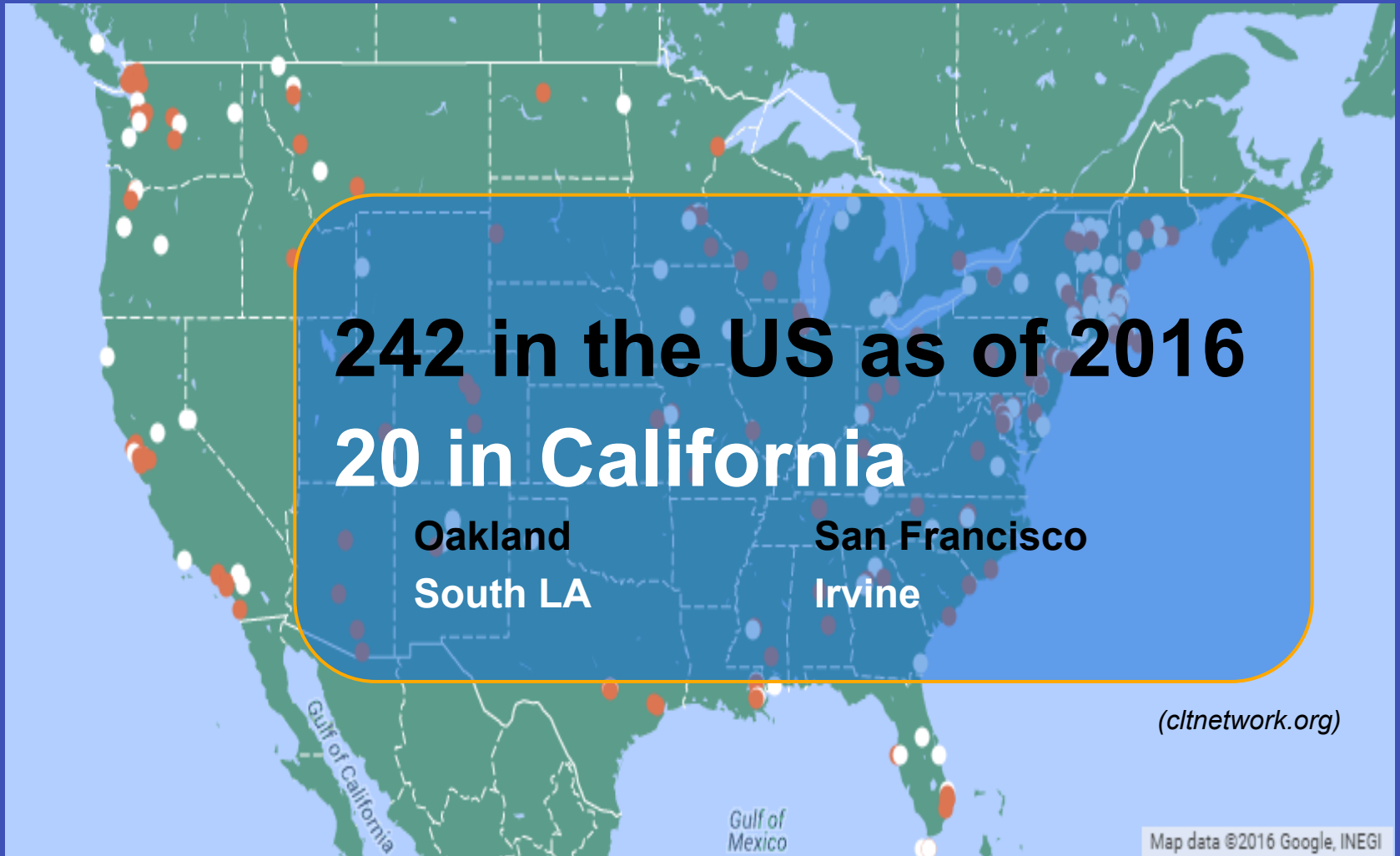
2014: Five-Year Strategic Plan

2015: Wellness District Resolution

2015-16: Complete Streets & Improved Active Transportation

CLT 101

CLTs in the USA



Community Land Trust (CLT)

A non-profit organization dedicated to the stewardship of land for the permanent benefit of local residents.





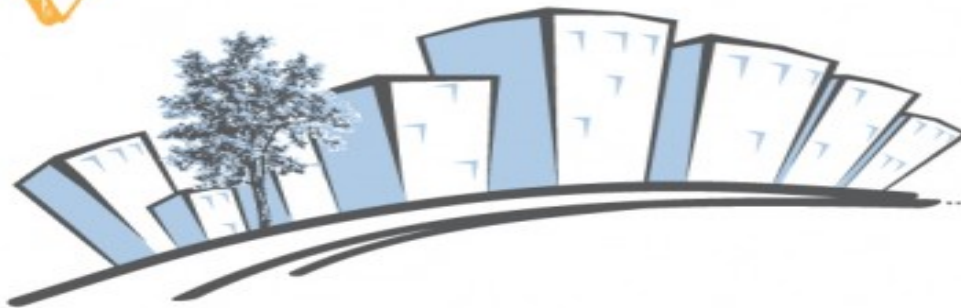
PUBLICLY OWNED
VACANT LAND



TRANSFERRED TO
COMMUNITY LAND TRUST



RESTORED & PUT BACK TO COMMUNITY USE



INDIVIDUALS, BUSINESSES,
ORGANIZATIONS OWN
BUILDINGS ON THE LAND

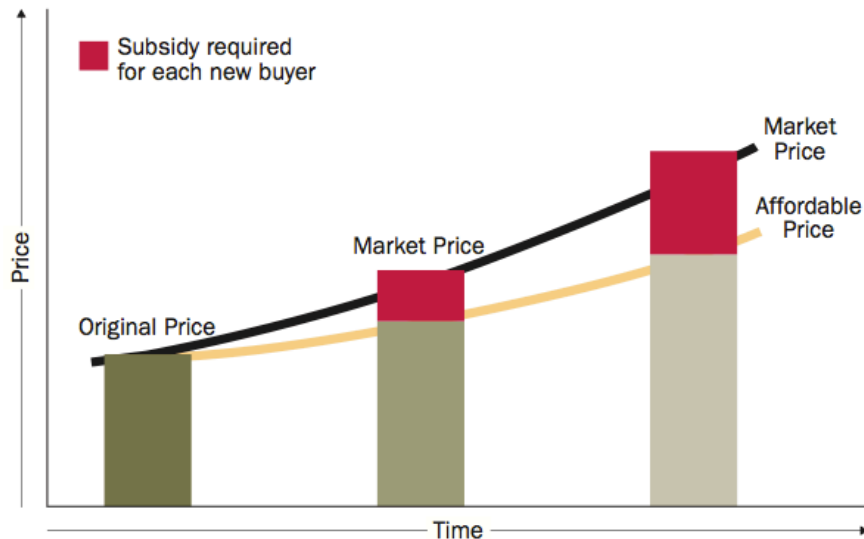
LAND OWNERSHIP
RETAINED BY
COMMUNITY LAND TRUST

CLTs stimulate economic growth!

- Partnership to acquire land
- Meeting needs – housing, open space, commercial, community spaces
- Removing land from speculative market
- “Building community wealth”

“Subsidy retention”

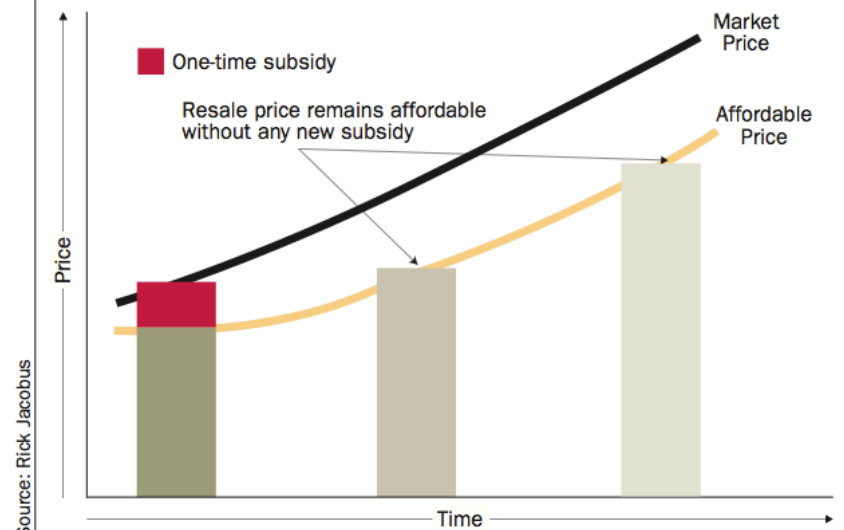
FIGURE 2a
In Markets Where Home Prices Outpace Incomes,
the Affordability Gap Continues to Grow...



Non CLT

...VS CLT
(one-time subsidy)

FIGURE 3
The CLT Model Limits the Rate of Increase in Resale Prices,
Keeping Homes Affordable Over Time



COMMUNITY CONTROL = MEETING NEEDS



THANK YOU!