

CommunityLand.ca

AMO Knowledge Exchange

Guardians of Affordability: Community Land Trusts in Action

Presented by Nat Pace

October 2, 2024



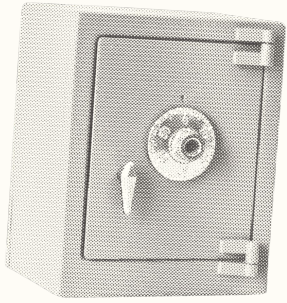
Outline

- Key traits of Community Land Trusts
- Community Land Trusts in Canada
- “Protect and Preserve” Success Stories
- Role of Municipalities
- Questions

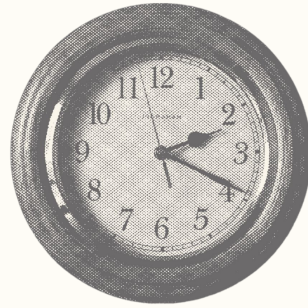


Community land trusts believe that land should be stewarded by and for local communities.





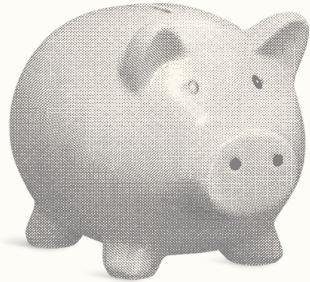
Permanent land
stewardship



Perpetual
affordability



Portfolio Growth



Non-profit



Place-based



Community-based
membership



Community Land Trusts in Canada

- There are roughly **40** community land trusts stewarding over **10,000** homes across **nine** provinces and territories
- They operate at **various scales**: neighbourhood, region, province
- They may form as **grassroots** initiatives, or through **partnerships** projects between established community organizations.
- CLTs can **acquire** and/or **build new housing** (rental, cooperative, supportive, homeownership, etc)
- CLTs steward **residential, commercial,** and **community** spaces.



Community Land Trusts
Protect and Preserve
Affordable Housing



Protect and Preserve: Rental Housing



In October 2023, **Ottawa CLT** purchased a **six-unit** rental building.

This was made possible through ward-based funds, individual contributions, and a 12-month line of credit from VCIB.

Within a year, OCLT's **community bond revenues paid off the line of credit and mortgage.**



Protect and Preserve: **Social Housing**



In 2022, two CLTs* acquired over **700 public housing** units from Toronto Community Housing.

This victory came after 11 years of grassroots fighting against the plans to sell the homes to the private market.

By preventing privatization of the assets, this action **protects public investment** and **preserves people's homes**.

[Capital repair program underway](#)

* [Circle CLT](#) & [Parkdale](#)



Protect and Preserve: Co-op Housing



Hoy Creek Cooperative

Why did it fail?

- Neglect, bad plumbing and leaky condo rot
- 60 Condemned units meant loss of revenue
- \$4.5M debt, interim receivership

In 2017, the **Community Land Trust Foundation of BC** acquired the site, which include 97 tenanted homes.



Protect and Preserve: Co-op Housing



This summer, doors opened to **132 new homes built** on the site.

CLTFBC will build a **further 270 homes** in the next few years.

Take aways

- CLTs protect public investment
- CLTs can be developers
- Acquisition, in time, can be supply



Community Land Trusts
Protect, ~~and~~ Preserve, **AND GROW**
Affordable Housing



Municipalities and Community Land Trusts



Parkdale
Neighbourhood
Land Trust

+

Neighbourhood
Land Trust

The Path to a City-CLT Partnership

Learnings from NLT's Experience of
Collaboration and Partnership with
the City of Toronto



Full Report
Version 1
2024



Alignment of Goals

1. Understanding of Housing Needs and Market Conditions
2. Preventing and Addressing Displacement and Homelessness
3. Control over Land Use and Stewardship
4. Affordable Housing Supply and Stewardship
5. Stewardship of Community Benefits from New Development



How CLTs Can Support Municipalities

Supporting achieving housing objectives through long-term rental affordability, preserving existing rental housing, enhancing housing security for tenants, and offering reliable property stewardship.

Informing policy and program development and monitoring with insights into local housing needs, market conditions, and land use issues.

Building relationships between municipal staff and stakeholder groups, including service providers and individuals with lived experiences

Educating local community members about policies that could increase the availability and supply of affordable housing.



How Municipalities Can Support CLTs

Funding for Acquisitions:

One-time contributions or ongoing municipal acquisition program.

Funding for Repair and Retrofit:

Bring assets into good repair, improve accessibility, support sustainability

Land for Affordable Housing:

Provide land to CLTs through transfer, sale, or long term leases.

Property Tax and Development Fee Exemptions

Rental Housing Supplements



Examples of NLT/Toronto Collaboration

Community-led Policy Development:
Dwelling Room Preservation Policy Initiative

Support for At-Risk Rental Acquisition:
Multi-Unit Residential Acquisition Program

Transfer of At-Risk Social Housing

Support for Affordable Rental Infill
Housing on CLT-Owned Lands

Development of New Affordable Housing
on **Land Leased from the Municipality**



Community Land Trusts

Protect, ~~and~~ Preserve, **AND GROW**

Affordable Housing

WITH THE HELP OF MUNICIPALITIES!





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October 18-20, 2024

IMAGINING STEWARDSHIP COMMUNITY LAND TRUST SUMMIT

Unceded, sovereign territories
of the Skwxwú7mesh
(Squamish), Səlilwətaʔ (Tseil-
Waututh), xʷməθkʷəy̓əm
(Musqueam) peoples