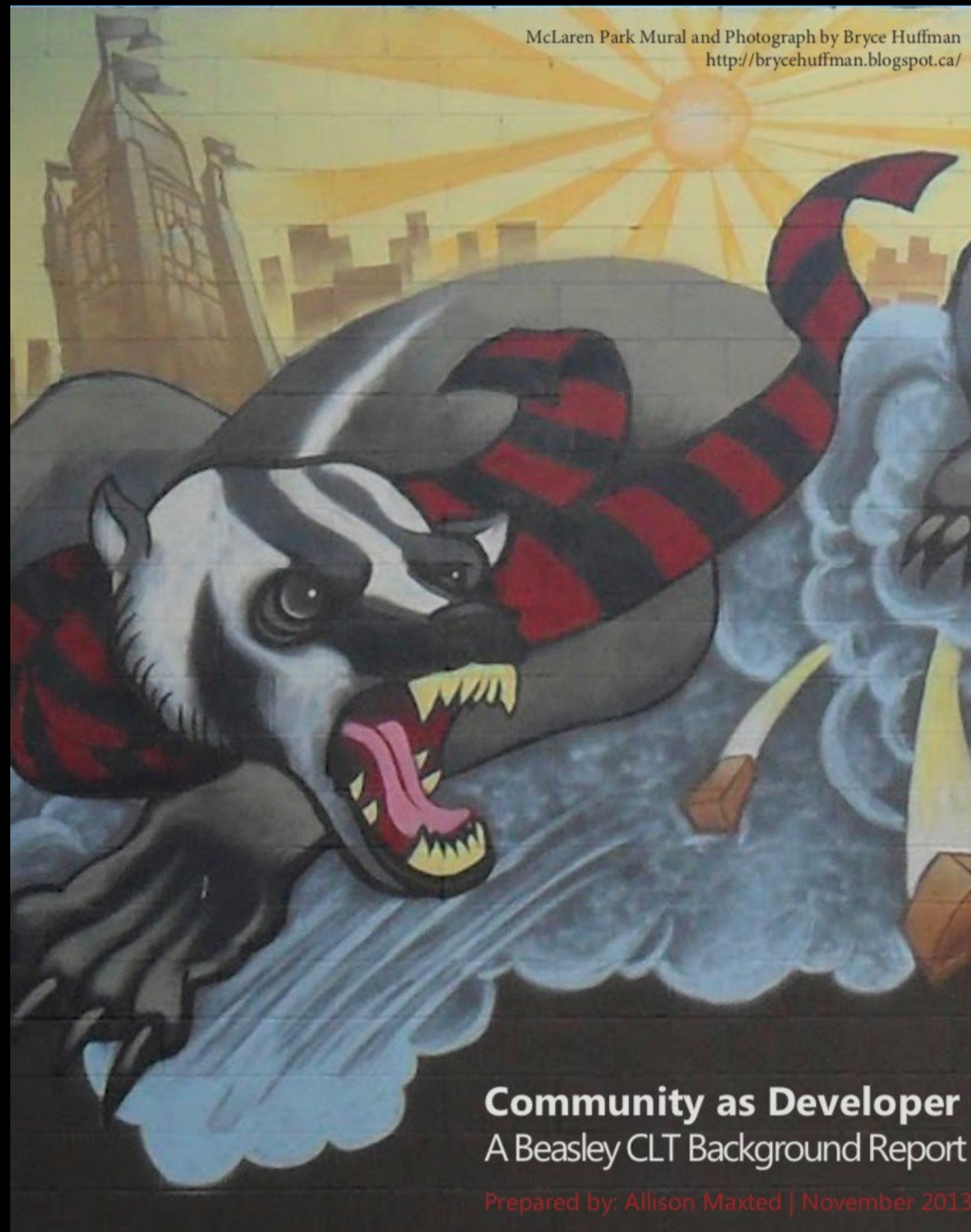


Community Land Trusts: Overview and Opportunities in Hamilton





“Growing Roots, Strengthening Neighbourhoods”

(Hamilton Community Foundation Initiative- 2002)

Hamilton Community Land Trust (HCLT) is a grass-roots volunteer-based organization, which works with residents and community partners to identify and facilitate real estate projects that are sustainable, affordable, and meet community needs. Our focus is on projects that would make better use of underused land, and preserve or create new community assets, such as housing, parks, community space, work space, and community gardens. We acquire and steward land on a permanent, non-profit basis to maintain affordability and community control of our projects.

Our Vision

A Hamilton where communities are active in the inclusive and sustainable ownership of land for community benefit, forever.

Our Mission

To acquire and steward land, facilitating its use by and for Hamilton's communities.

The HCLT is part of a growing movement of community land trusts across Canada and is a member of The Canadian Network Community Land Trust.

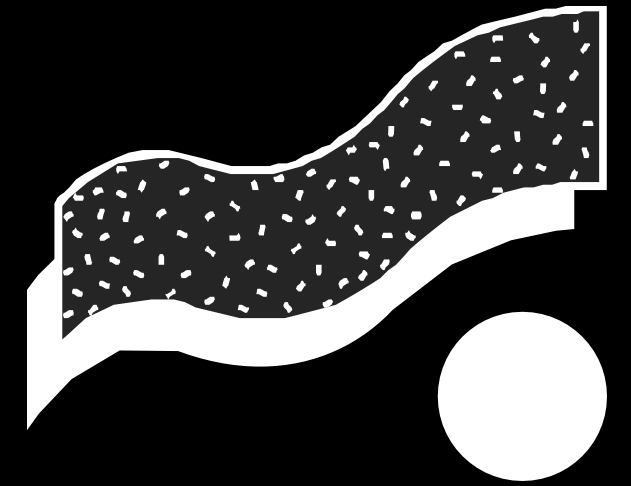
There are currently at least 13 CLTs in Ontario — including in Hamilton, Owen Sound, Ottawa, Toronto — and more than 35 across Canada.

Preservation of Affordability

Long Term approach

Community land trusts (CLT) preserves the affordability of the land by permanently removing it from the speculative market and controlling the uses that occur on the land for Social and Community Benefit.

Guiding Principles



Community ownership
of land & resident control
of housing

Community
stewardship: long- term
tenure approach to land
reform, sustainable
housing & community
building

Permanent
affordability

How does a CLT work?

1. A community is struggling with things like:

Rising housing costs
and commercial rents

Overcrowding
and Displacement

Lack of
community
and open
spaces

Vacant buildings



2. Community Members work together to form a Community Land Trust (CLT), a non-profit, democratically governed organization that gets and keeps land in trust on behalf of the community.

3. The CLT facilitates community-driven planning to address the community's immediate and long-term needs. It works with resident groups, non-profit housing developers and other organizations to:

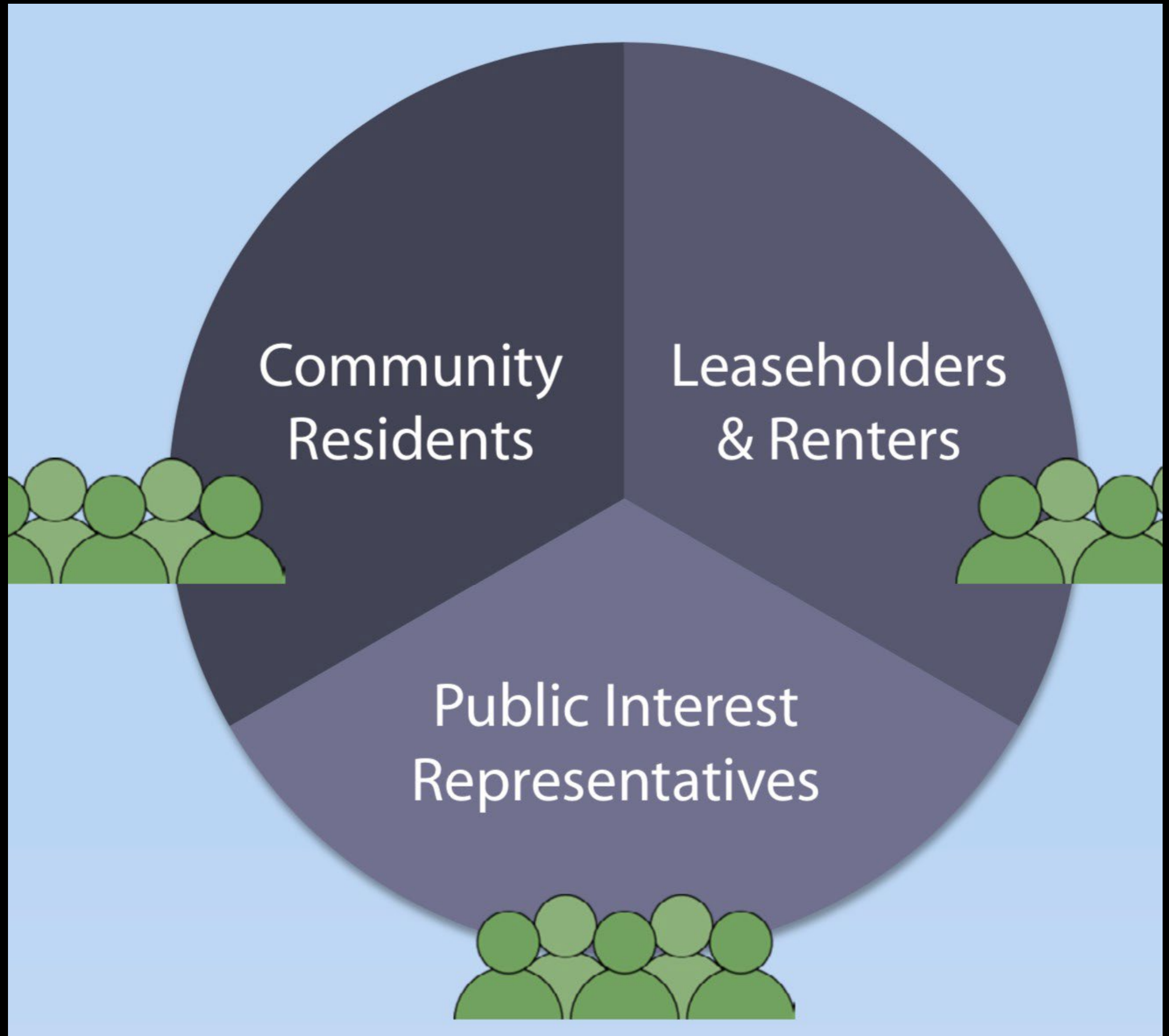
Preserve and enhance low-income housing and other places of value to the community

Develop unused spaces to meet community needs



Source: NYC community land initiative

**Commitment To
Collective Ownership
and Democratic
Governance**



An Unfortunate Outcome

Displacement of Limited-Income Households From the Their Neighborhoods

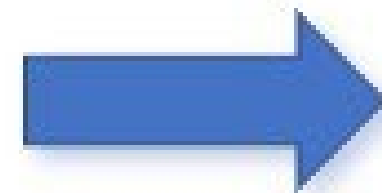
De-Stabilized Neighbourhoods



278 Wilson Street: An Affordable Home Ownership Model

On Tuesday, January 17th, 2017, Hamilton City Council's planning committee approved a motion to transfer the first ever property to the city's first CLT. By the fall of 2017 the HCLT officially acquired possession of 278 Wilson street.

Just a year from acquiring possession, the HCLT had partnered with Habitat for Humanity, and the site has been transformed from an empty lot in the downtown core into a beautiful new home!



Dual Ownership and Shared Equity

SINGLE-FAMILY HOME



LIMITED EQUITY HOUSING COOPERATIVE



CONDOMINIUM



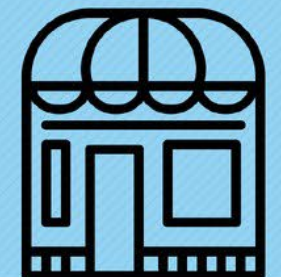
MULTIFAMILY RENTAL



SMALL BUSINESS



NONPROFIT



99 YEAR GROUND LEASE

COMMUNITY OWNERSHIP OF LAND

Shared Equity

The separation of land ownership (owned by the CLT) from ownership of the housing or buildings on the land itself, is the key feature that allows CLTs to maintain affordability .

Typically a buyer who qualifies for a mortgage can purchase a house that sits on land owned by the community land trust, but not the land on which the houses sit. The purchase price is more affordable because the homeowner is only buying the house, not the land.

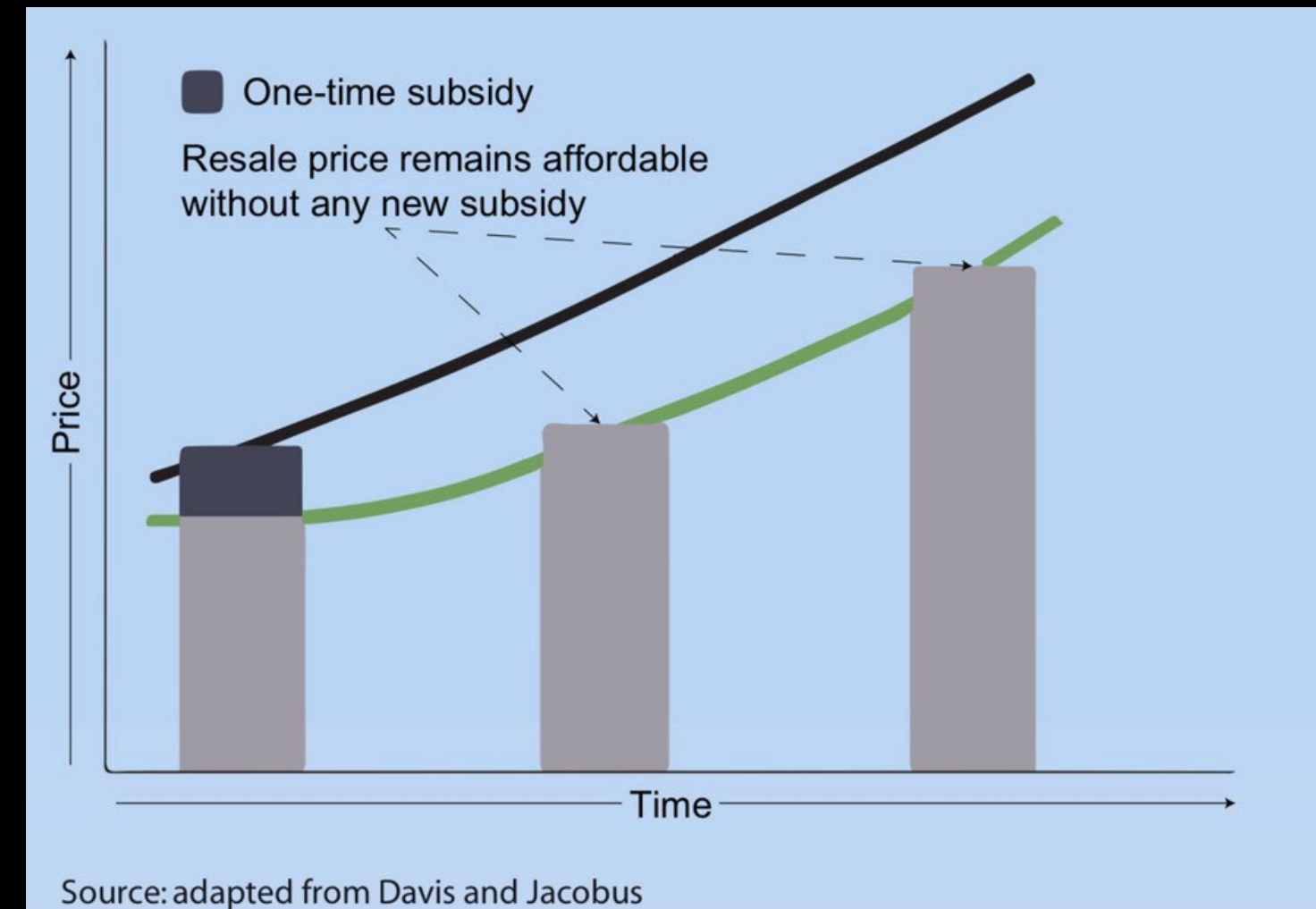
Residents enter into low-cost, long-term property leases with the CLT, known as ground leases, typically for a 99-year period which is renewable. During the term of the ground lease, they enjoy full and exclusive use of the property, as well as common privacy rights associated with homeownership.

Pay it Forward

In return for being able to buy a home at a discounted price, the homeowners agree to pay it forward and sell to another income-qualified family at a price they can afford. The shared equity program manages the homebuying process, ensuring that each homebuyer builds some wealth from a predetermined, limited amount of the sales proceeds.

Subsidies That Go Further

In a shared equity model, a one-time public or private investment or donation in a home makes lasting affordability a reality. This long term view allows CLTs to stabilize communities by preserving and protecting housing for a long-term residents; helping to build stronger, safer and higher quality diverse neighbourhoods. In the long term this can contribute to greater educational attainment, employment opportunities and better health outcomes.



Beyond 278 Wilson Street

The HCLT's long view on affordability requires scaling up and further land acquisitions for it to be truly impactful.

One of the strengths of CLTs is the aggregation of ownership rights to defend against property speculation and out of control market increases. This strength is enhanced by the growth of its land holdings in an area.



CMHC -CLT Land Acquisition Exploration Main Insights

Insight: CLTs need to know what guaranteed funding they have access to in order to be competitive on the open market where speed is essential

Insight: Requesting long conditional periods to satisfy risk-averse due diligence reduces overall CLTs' competitiveness as buyers

Insight: A CLT is often viewed as a less sophisticated buyer, increasing the perception of risk for the vendor.

OPPORTUNITIES:

ENSURE CLTS HAVE A CONFIRMED SOURCE OF FUNDS

LEVEL THE PLAYING FIELD IN TERMS OF CONDITIONAL PERIODS

INCREASE ORGANIZATIONAL CAPACITY AND READINESS OF NEWER CLTS

Examples of Canadian CLT's and Municipal Relationships

"Vancouver signs deal to turn former site of Hogan's Alley into community land trust"

"TCHC transfers 81 single-family homes to The Neighborhood Land Trust (NLT) to preserve affordable housing in Toronto"

"TORONTO, April 4, 2022 - The City of Toronto and Toronto Community Housing Corporation (TCHC) has transferred 81 single-family homes and small buildings in Toronto's west end to The Neighbourhood Land Trust (NLT). The NLT has partnered with YWCA Toronto to operate this unique social housing portfolio and ensure that it forever remains affordable housing."

Chatham -Kent: " Council supports land trust proposal to boost housing" - Opportunity Village Land Trust

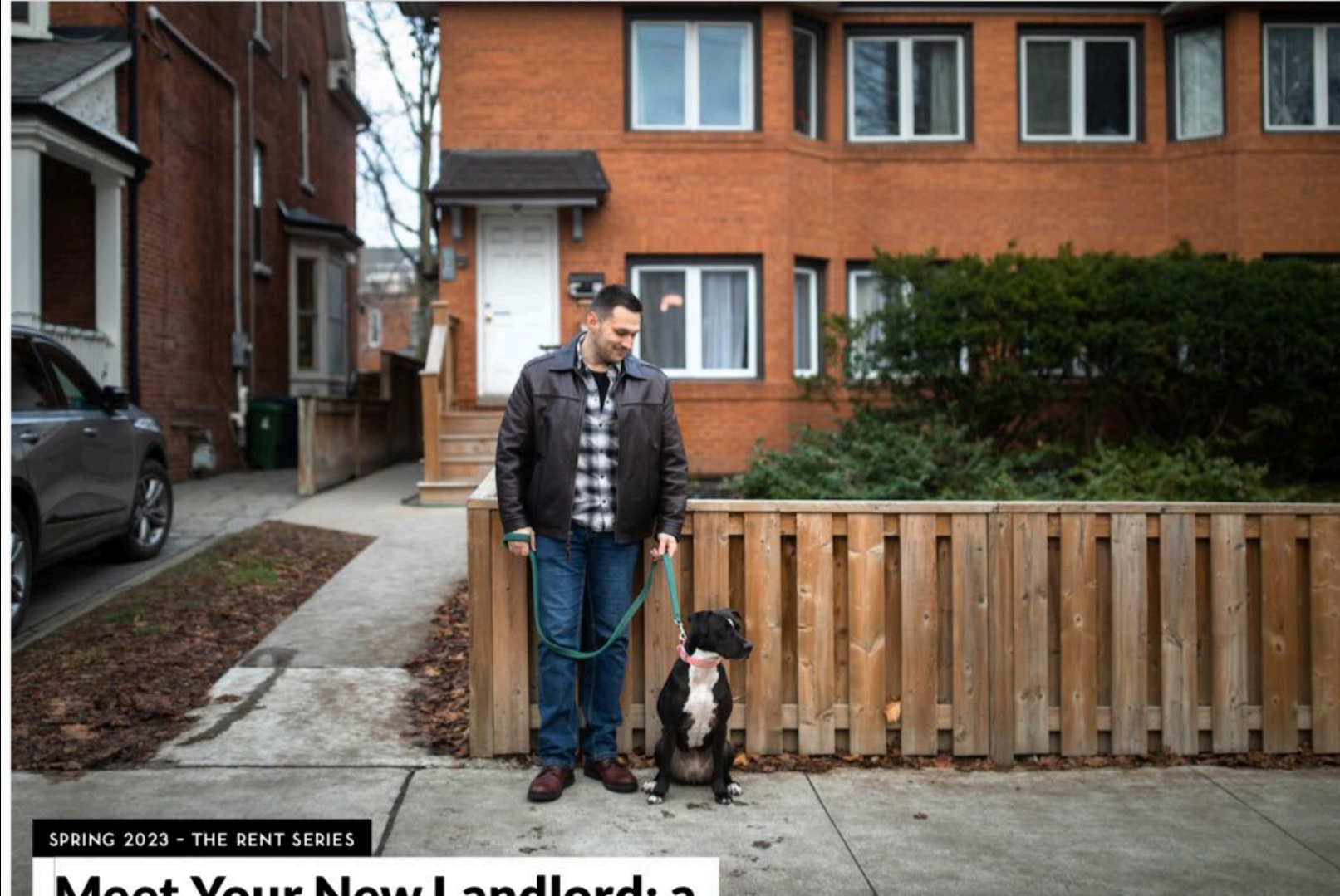
"City of Toronto launches call for new Multi-Unit Residential Acquisition program to protect affordable housing"

"City council votes to give \$3M to land trust to keep Kensington Market building as affordable housing"

"City of Toronto delivers final phase of Tenants First plan by transferring 760 homes to community land trusts" - Circle community Land trust

Community Land Trusts Summary

- Community ownership (through democratic governance)
- Community stewardship
- Community empowerment
- Preservation of land for perpetual affordability
- Subsidy retention Protection
- from speculation
- Promotes community engagement
- Promoting stable and healthy neighbourhoods



SPRING 2023 - THE RENT SERIES

Meet Your New Landlord: a Local Non-Profit

APRIL 10, 2023

FEATURE by JASON MCBRIDE

The Neighbourhood Land Trust has been snapping up buildings across Toronto, taking them off the market and into the community. Over 200 units later, they say they're ready to do much more.

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In 2022, Anthony Foster's apartment building at Bathurst and Bloor was purchased by the Neighbourhood Land Trust. Photos by Nick Iwanyshyn.

Anthony Foster has lived in the same two-bedroom apartment in a Toronto Community Housing building for 14 years. The building is a six-unit, market-rent triplex at Bloor and Bathurst. For a while, the 34-year-old had a roommate, but currently, it's just him and his dog, a rescue named Abby. When Foster found the place, back in 2008, he was a second-year student at the University of Toronto. He stumbled across the apartment through a friend of a friend, but was so excited to find a convenient and