

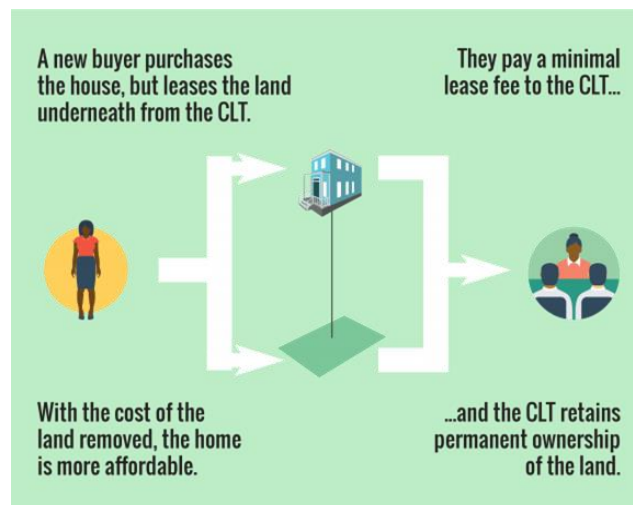
Community Land Trusts: An Overview

What is a Community Land Trust?

A Community Land Trust (CLT) is a nonprofit, community-based organization that acquires, owns, and stewards land permanently for the common good, often to provide affordable homeownership opportunities that last for generations.

A CLT creates affordable homeownership by:

1. Acquiring land;
2. Developing or rehabilitating housing on that land;
3. Selling the housing – but not the land - to low-income purchasers at a price they can afford; and
4. Limiting the price appreciation of the property to ensure that every time the hold is resold, it transfers to another low-income purchaser at an affordable price. The homeowners build equity and realize some appreciation due to increased market value and/or improvements they make while they live in the house.



There are approximately 225 CLTs in the United States, including at least 6 in Pennsylvania based in Pittsburgh, Philadelphia, State College, Lehigh Valley, and Center County, and Pottstown.

How would a CLT benefit Erie?

The creation of an Erie-based CLT would benefit the community in several key ways. A CLT would:

1. Create a pathway for affordable homeownership for low-income households, particularly in neighborhoods that have experienced a decline in homeownership;
2. Ensure that homes remain affordable for future homebuyers and in community control, reducing absentee ownership;
3. Support homebuyers with pre- and post-purchase counseling to reduce the risk of foreclosure (CLTs have a much lower rate of foreclosure than market properties); and
4. Create a new mechanism for re-use of land bank properties.