

# Pima County Community Land Trust

## What is a Community Land Trust?

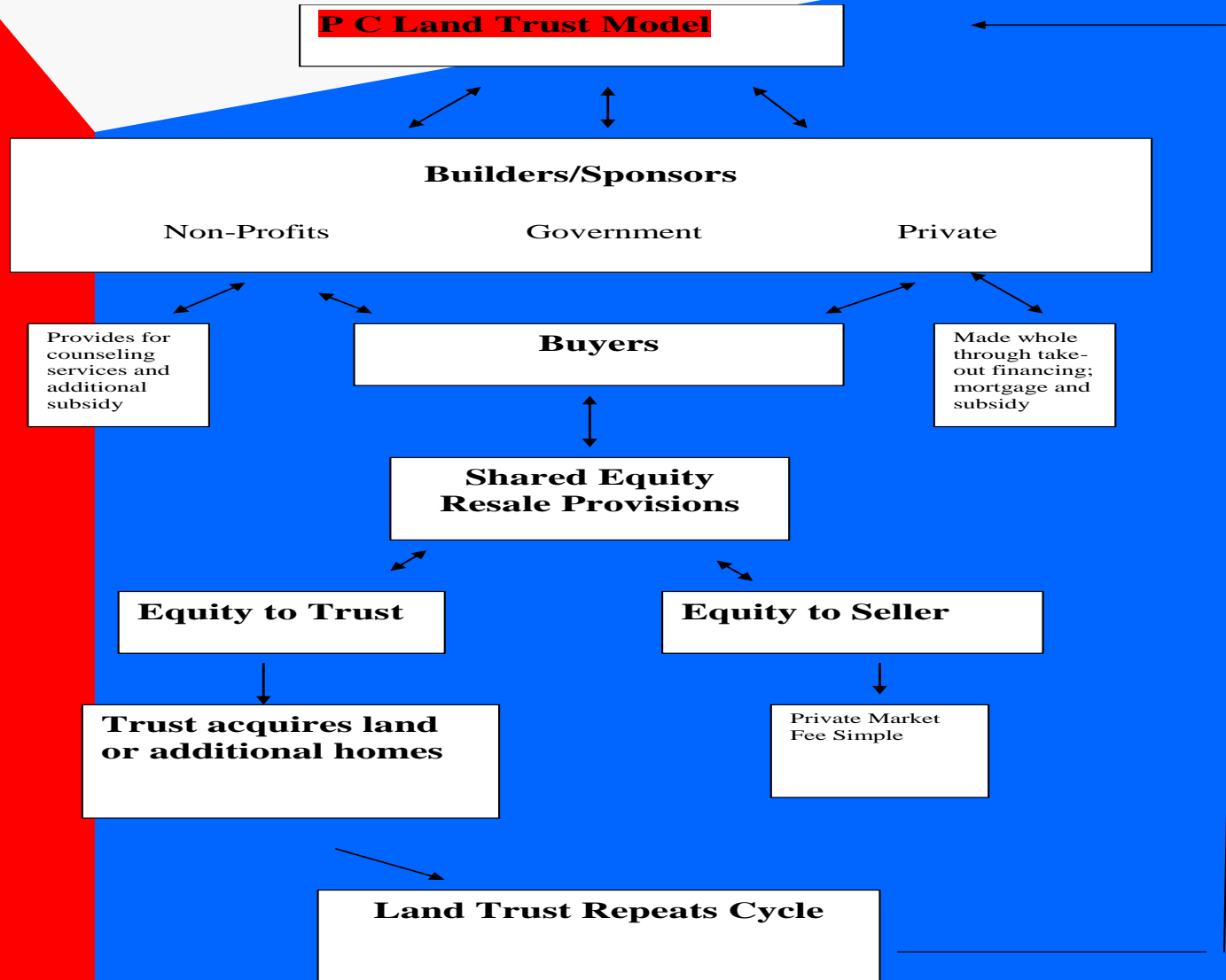
- Private non-profit community organization
- Mission is to promote and increase the supply of **permanent** affordable housing
- Holds title to land in trust
- Sells improvements to the land to low-income persons
- Provides for a long term lease of the land
- Restricts resale to other low-income persons
- Limits earned equity

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## Why a Community Land Trust?

- Benefits to Land Trust Homeowner
  - affordable price
  - security from eviction
  - stable fixed monthly payment
  - tax benefits
  - equity
- Benefits to the Community
  - preservation of affordable homes despite escalating prices
  - renters become homeowners
  - encourages workforce housing
  - promotes neighborhood stability
  - build community

# Pima County Community Land Trust Model



# Pima County Community Land Trust

## How are land trusts funded?

- Initial funding often from HOME, CDBG and NSP
- Government and Private Donations
- Federal Home Loan Bank
- Revolving Loan Fund
- Foundations
- Private Corporations (workforce housing)
- Development Fees
- State Housing Finance Agencies
- Lease fees
- Shared equity

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## Next Steps:

- Form exploratory sub-committee (6-8 persons)
  - determine interest -feasibility (DONE)
  - determine appropriate model
  - develop 501c3/bylaws
  - develop funding sources
  - place the CLT or staff organization
  - develop standard operating procedures

# Pima County Community Land Trust

- Details of Next Steps

1. Develop Long Term Business Plan

- Development projections (how many units)
- Capital Requirements
- Organization structure/Capacity /Staffing levels
- Operating budget/Performance
- Board structure and composition

2. Develop legal documents

- transfer NSP acquired properties to the CLT
- develop interim lease agreements and lease purchase agreements
- Develop Deed / Covenant that affords the CLT a preemptive option to purchase
- Develop property management procedures
- Resale formula
- Capital reserve

3. Timeline Operational by July 1, 2010