In 1989, Lopez Community Land Trust (LCLT) was formed and successfully combined the concept of Limited Equity Housing Cooperatives with Community Land Trusts.
COMMUNITY LAND TRUST MODEL

- Origins in Ghandian Land Reform & Civil Rights Movements
CLT’s: DIVERSE, FLEXIBLE TOOL FOR COMMUNITY CONTROL

• Locations in the United States:
  – 38% small cities/towns
  – 26% rural
  – 36% urban/metropolitan

• 515 CLTs worldwide, from Australia, to Belgium, to Kenya
• 291 in U.S
• Nearly 30 in the Pacific North West, providing over 2,400 homes
CLTS ACROSS THE GLOBE

Map courtesy of Center for Community Land Trust Innovation
**DEFINITIONS**

**CLT** - a non-profit that holds land in trust, leasing it long-term for affordable housing, farming, cottage industries, etc.

**Co-op** - association or corporation owns and stewards the housing and improvements as well as common areas.

**Limited Equity Co-op’s (LEC’s)** - is a homeownership model in which residents purchase a share in a development (rather than an individual unit) and commit to resell their share at a price determined by the resale formula—an arrangement that maintains affordability at purchase and over the long term.
COMPARISONS IN OWNERSHIP

• **Fee simple**: The owner has rights to the land and building with minor exceptions for easements, etc.

• **Condo**: The owner has rights to the specific unit and a non-exclusive interest in the common property.

• **Co-op**: A coop-owner *does not own a real estate interest*. They own a share in a corporation which owns the housing and by virtue of the share in the corporation, they have security of tenancy through a proprietary lease.
**STRUCTURE – LIMITED EQUITY CO-OP (LEC)**

- A LEC is a corporation made up of people who own the Improvements and have rights to occupy a specific home.
- Each unit is tied to a share and resale is kept affordable through a Limited-Equity formula.
- LEC’s are focused on local democratic control and permanent affordability. They exist outside market forces.

**CLTS & LECS**

- Land is owned by the Community Land Trust (CLT) and leased via a 99 year ground lease to the Limited Equity Housing Cooperative.
- LEC members are the sole share holders of the cooperative.
CLT ROLE

- Holds land in trust
- Provide training, resources, legal templates
- Provide the added structure to assure permanent affordability
- Facilitate blanket loan for coop and revolving loan fund for share loans
- Offer empowerment and community building tools
LIMITED EQUITY COOPERATIVES:

- Lease land from the CLT
- Form a legal entity
- Democratically govern the cooperative
- Steward the land and homes according to agreements
- Maintain reserve and maintenance funds
- Select new members after CLT financial approval of applicants
ADVANTAGES

• Direct control over one’s housing including management
• No landlord
• Uniquely accessible form of ownership-- due in part to the affordable share purchase price.
• CLT acts as a resource & guide for Co-ops
• Strong partnership between co-op and CLT
• Loans – Blanket & share
• Peer Accountability & Skill-building
• Transferable skills from Cooperative living, larger community & civic impacts
• Strengthens democratic decision making skills
• Long term affordability
CHALLENGES

- Lack of Experience (Importance of Training)
- Finding construction and long-term take out financing
- It takes renewal of commitment to the co-op principles especially as new members arrive
- Stewardship and maintenance of the buildings and built environment
LOPEZ COMMUNITY LAND TRUST BEGAN IN 1989 – COST OF HOUSING INCREASED 190% IN ONE YEAR

• Highest per capita income, highest cost of living
• Lowest wages, not enough homes used for permanent housing

• How do we support working residential islanders?
  • Limited Equity Co-ops
  • Rentals
  • Agricultural Initiatives
Lopez Island, Washington

- Population: 2,600 year round, 6,000+ in Summer
- 2,080 housing units
- 55% of all homes occupied year round
- 45% seasonally occupied (summer homes)
- 4-8% are vacation rentals
- 3% CLT Homes

- 2nd lowest wages in Washington State at $38,163
- Currently, average home costs $658,583
- 1.2 residents for every housing unit
- THERE isn’t a shortage of homes, but access to affordable homes
WHO WE SERVE

- Lower income households
- 12% of Lopez school children
- People with wide range of life experiences, ages, and identities. We support artists, retirees, and people working local jobs
STABLE HOUSING FOSTERS ECONOMIC RESILIENCY

Many local business owners live in LCLT housing
BEAUTIFUL, AFFORDABLE.
SUSTAINABLE HOUSING
NET ZERO DESIGN BEGINNING

Best sustainable technology available
EMPOWERMENT: TEACH & TRAIN HOMEOWNERS, VOLUNTEERS, AND INTERNS
WE CONSIDER LONG TERM SUSTAINABILITY IN ALL OUR PROGRAMS
LOPEZ ISLAND AGRICULTURE AND FOOD SECURITY INITIATIVES

- Co-founded LIFE farm to school education program
- Established 1st mobile slaughter unit in the country
- Seed Library
- Grain CSA
- Publications
IN ADDITION TO HOUSING
OVER 90 ACRES OF FARM LAND HELD IN
TRUST & LEASED TO FARMERS

Stonecrest Farm

Lopez Sound Road Farm & Forest Preserve
FINANCE AT A GLANCE

Capital Projects
- Mortgage: 40%
- Private Funds: 40%
- Public Funds: 20%

Operations
- Donor Contributions & private foundations: 57%
- Rent, fees, programs etc.: 43%
HOW DO WE DO IT?

• Three FTE employees

• Dedicated Board – made up of leaseholders, general & public representatives

• Membership –
  • 100 Leaseholder members
  • 160 General members
  • 10% of the population

• …And by fostering community
“There is no power for change greater than the community discovering what it cares about.”

– Meg Wheatley