Combining CLTs and Other Models of Collective Ownership
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Housing market Berlin

85 % are Tenants
Why private ownership?

Ownership:
15 % owner-occupied homes
10 % Cooperatives and non-profit
16 % public housing
Rest: real estate companies and investors

Source: https://www.wemgehoertdiestadt.de/berlin
CLT Initiative Berlin
Partnership model

Residents and tenants

Rent

Management organization
non-profit usage concept

Leasehold contract

Stadtbodenstiftung (CLT)
For each project specific finance arrangement

Separation land and house ownership

Neighbourhood

Neighbors are organized to participate in developing the usage concept

Affordable with solidarity models

Leasehold fee

House

Land
Why CLT + cooperative?

Ownership
Possession
Trusteeship
Potential Partners

- Wohnungsbau-Genossenschaft „Am Ostseeplatz“ eG
- Mietshäuser Syndikat
- STIFTUNG EDITH MARYON
- Netzwerk GI
- DIESE eG
- EINE FÜR ALLE eG
- trias
Acquiring land

Donate

Purchase

Develop
Case 1

“Private Owners that are willing to give their tenement house in good hands”

– Fair price paid by cooperative calculated according to loans that can be repaid through rents

– Donation of speculative gain in the form of land value to CLT
Case 2

“Neighbourhood and tenant activism”

– Partner with collective ownership structure made up of tenants

– CLT secure neighbourhood interests without neighbours having to formalize as institution
Case 3

“Developing Vacant lot or empty building”

– Finding the right partner together with the neighbourhood

– Using existing capacities of other actors and letting CLT focus on setting the framework
Financing

• Costs are shared between cooperative and CLT
• Cooperatives have access to different types of funding (e.g. Contribution of members, existing grant framework)
• Non-profit CLT can more easily access donations
• CLT bears little development risks
Stadtbodenstiftung
Über den Boden zur solidarischen Stadt