

CLTs and LTs

Conservation For Affordable Housing
Conservation Of The Working Landscape

CLTs and LTs

- A Way To Meet The Challenges Calais Faces
 - Our Current Dearth of Affordable Housing
 - “30 by ‘30, 50 by ‘50” Conservation Goals
- How Does Calais Change But Stay The Same
 - Needed Development Done in Appropriate Places
 - “Near Established Village Centers”
 - Preservation of the Working Landscape
 - Considerably More Fragmented Than 50 Years Ago

CLTs and LTs

- Current Land Conservation in Calais
 - Vermont Land Trust - ~643 Acres
 - The Nature Conservancy – 108 Acres (Chickering Bog)
 - Calais Cons. Fund - ~756 Acres (most w/ VLT and TNC)
- Calais Acreage in Current Use – Working Lands
 - Total Acres
 - Average Parcel Size
 - Range: 25 – XXXX Acres

CLTs and LTs

Community Land Trust versus Land Trust

- Community Land Trust Purchases Land
 - Developers/Owners of Housing Built There Lease Land Long-term
- Land Trust Purchases Land or Holds Donated Development Rights
 - Conservation Easement, Deed Restrictions

CLTs and LTs

- Community Land Trusts Operating in VT:
 - Addison County Community Trust
 - Champlain Housing Trust
 - Earth Bridge Community Land Trust
 - Twin Pines Housing Trust
 - Vermont Agrarian Commons
 - Windham and Windsor Housing Trust

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Community Land Trust Characteristics

- Nonprofit, community-based organizations whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in houses built on that land.
- In the classic community land trust model, membership is comprised of those who live in the leased housing (leaseholders); those who live in the targeted area (community members); and local representatives from government, funding agencies and the nonprofit sector (public interest)

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- A lease within a community land trust also includes a resale formula intended to balance the interests of present homeowners with the long-term goals of the community land trust—balancing the interest of homeowners and the interest of the community land trust to provide affordable housing for future homeowners.
- Among the homeowner's rights are the rights to privacy, the exclusive use of the property, and the right to bequeath the property and the lease. The CLT has the right to purchase the house when and if the owner wants to sell.

Lincoln Institute Report

- Abandoned / Unoccupied Housing in Calais??

CLTs and LTs

- Rather Than Building New, Renewal of Existing Housing Conserves Land
- Grants May Be Available To Help Capitalize Program, VHCF subsidies, etc.

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Larger Land Trusts Operating in VT:

- Vermont Land Trust
 - 0.72M Acres
- New England Forestry Foundation
 - 18,000 Acres in VT
- Northeast Wilderness Trust
 - 15,000 Acres in VT
- Lake Champlain LT
 - 4,200 Acres, 2100 in VT portion of LCB

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Smaller Community-Centered Land Trusts:

- Duxbury Land Trust – 493 Acres
- Charlotte Land Trust – 575 Acres (4K Total?)
- Richmond Land Trust – 839 Acres
- Stowe Land Trust – 8,198 Acres
- Jericho Underhill Land Trust – 1,121 Acres
- South Hero Land Trust – 125 Acres
- The Watershed Center (Addison Cty) – 1,332 Acres
- Greensboro Land Trust – 1,312 Acres

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Another Small Land Trust in Our Area:

- Northern Rivers Land Trust – 928 Acres
- Serves Hardwick, Woodbury, Walden, Wolcott, Albany, Greensboro, Craftsbury
- Goal to Provide Protection for “Natural, Scenic, and Working Landscapes in the Headwaters of the Winooski, Lamoille, and Black Rivers

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- Northern Rivers LT (cont'd)
- “While Glover is not within the NRLT’s designated coverage area, our bylaws allow trustees to work with landowners in a town abutting our service area. The Martin property’s location near protected lands in Greensboro and conservation values that enhance wildlife habitat prompted trustees to create the easement.”
- Could Calais Join? – Headwaters of Winooski

CLTs and LTs

- Tax Advantages – IRS
 - Qualifying 501(c)(3) Non-profit
 - Inspection, Administration
 - VLT \$15K, Greensboro \$6K per easement

- Property Tax Consequences
 - Value Setting For Development Rights
 - Reduction in Grand List v. Need for Services
 - Conserved Land Worth More?? (Brief Conv. w/JO)