

Community Land Trust Two-Tier Model

Community ownership of land for homes, farms and businesses to protect strategic land assets, cultivate diversity and build resilience.

Regional CLT 501(c)(3)

Not allowed to apply buyer selection criteria or give equity

- Main purpose is education and fundraising
 - Three-part board of trustees with one-third member elected, one-third leaseholder elected and one-third professional experts appointed by the other two-thirds
- Education programs, research and development of prototypes
 - Building public awareness of community land trusts and generating demand for their solutions
 - Center of expertise offering technical support and administrative services to Local CLTs
 - Modeling innovative applications of community ownership of land
- Fundraising and solicitation of gifts of land
 - Establishing a culture of philanthropy around community ownership of land
 - Popularizing the bequest of land to the community
- Income stream from profits of the Local CLTs

Local CLT 501(c)(2)

Not allowed to receive tax deductible donations

- Main purpose is holding title to land and managing land leases
 - Controlled by the Regional CLT
 - Two-thirds same board as Regional CLT with one-third Local CLT leaseholders
- Managing purchase and sale, land rent collection and lease compliance
- Developing and implementing buyer selection criteria to meet community goals
 - Residency-based criteria for local owner occupancy requirements
 - Skills-based criteria for farmers and workforce
 - Income-based criteria for affordable housing
 - Role-based criteria for co-ops, makers' space
- Developing and implementing re-sale formulas to enable owner equity while preserving affordability
- All Local CLT income after expenses is turned over to the Regional CLT