

# 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 leaseholder
- **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**