COMMUNITY LAND TRUST INITIATIVE
OVERVIEW

In the summer of 2017, in partnership with the New York State Office of the Attorney General, Enterprise launched a groundbreaking $4.2 million grant program to support the formation and development of six community land trusts (CLTs) throughout New York State, as well as a CLT Learning Exchange comprised of nine community-based organizations (CBOs). While a significant portion of the funding was invested directly into innovative projects, a meaningful portion was also invested into staffing and operations, expenses that are difficult to fundraise for but are vital to the development and execution of innovative strategies.

Thanks to funding from Deutsche Bank Americas Foundation, in 2018 Enterprise supported the predevelopment process of a community facility space and to further the dialogue about strengthening the CLT sector.

Enterprise created the Community Land Trust Initiative to develop and promote new models of community ownership of affordable housing and community spaces. Each of our grantees brought a unique approach to their respective CLT. This report details highlights from the first two years of the initiative.
RESULTS

Albany Community Land Trust: Permanent Affordable Homes and Rentals in Distressed Neighborhoods

Albany Community Land Trust (ACLT) used the Enterprise funding to acquire, redevelop and manage affordable rental housing in distressed neighborhoods in the City of Albany. The funding allowed ACLT to acquire and rehabilitate 10 blighted and vacant homes for low- and moderate-income homebuyers. Two of the properties were bank foreclosed at time of purchase. One building rehabilitation will create two new rental units in a rapidly developing downtown neighborhood that faces rent pressures. The land trust model will keep all 10 units permanently affordable.

Before and after kitchen of 33 Clinton, Albany
Banana Kelly Improvement Association and East Harlem/El Barrio CLT: CBO and CLT Partnership

Banana Kelly Improvement Association, a longtime non-profit affordable housing developer, and East Harlem/El Barrio CLT formed a joint venture partnership and deployed the Enterprise funding to acquire and rehabilitate four multifamily rental buildings, totaling 36 units for tenants earning between 30% and 60% of the area median income (AMI). Additionally, the funding allowed the CLT to strengthen its organizational infrastructure to steward the buildings for long-term sustainability. Through this unique partnership, Banana Kelly and East Harlem/El Barrio CLT were able to leverage their respective strengths to provide affordable housing for low- and moderate-income renters for the long term. This is one example of how CLTs and CBOs can work as allies to serve their constituents. Enterprise shared more thoughts on CLT and CBO partnerships [here](#).
Cooper Square CLT: Affordable Rentals in High-Cost Markets

Cooper Square CLT (CSCLT), the oldest CLT in New York City, used Enterprise funding to acquire and preserve two affordable multifamily buildings at risk of converting to market rate in an already hyper-gentrified community. The buildings comprise 36 units serving tenants at or below 60% AMI. The addition of these two buildings to CSCLT’s existing portfolio of 21 co-op properties allowed the organization to continue its efforts to combat displacement by providing housing to low-income renters in a high-cost neighborhood. Additionally, the funding allowed CSCLT to engage the community to develop strategies to preserve church sites for CLT-owned housing.
Interboro CLT: Multi-stakeholder Partnership

Interboro CLT, a citywide affordable homeownership CLT, was founded by the Center for New York City Neighborhoods, MHANY Management, UHAB and Habitat for Humanity NYC. Each organization demonstrated its deep commitment to strengthen communities through the development and stewardship of affordable homes for low-income households by individually committing properties and operational capacity to the CLT. Interboro CLT used Enterprise funding to support the incorporation of the CLT and begin predevelopment of approximately 128 units in its pipeline.
Long Island Partnership CLT and Uniondale CLT: Affordable Resiliency

Long Island Partnership CLT Housing Development Fund Co. Inc. (LIPCLTHDFC) worked collaboratively with Nassau and Suffolk Counties to acquire properties damaged by Superstorm Sandy and create 23 resilient homes. The properties had originally been acquired by New York State and were transferred to the CLT to further a regional resiliency strategy. LIPCLTHDFC is also working on acquiring six additional properties to be included in the CLT. Homes funded through Enterprise are being sold to households with incomes at or less than 80% AMI.

Woven into the Long Island strategy was a home created by the Uniondale Community Land Trust (U-CLT), a resident-led CLT whose formation was the result of a visioning process by community members for long-term affordability options in Long Island. U-CLT used Enterprise funding to acquire and rehabilitate its first CLT property in Uniondale for a household with income between 60% and 70% AMI.

Kickoff ceremony of U-CLT’s first home with elected officials, funders, and CLT board members
Mary Mitchell and Youth Center: Community Facility Spaces

The Mary Mitchell and Youth Center (MMC) used Enterprise funding and technical assistance to engage in predevelopment on a four-story community center in order to expand its neighborhood programs. MMC will transfer the new community center to its newly created CLT, Crotona CLT, for long-term stewardship.
New Economy Project and NYC Community Land Initiative: Learning Opportunities

New Economy Project used Enterprise funding to coordinate, on behalf of the NYC Community Land Initiative, a capacity-building CLT Learning Exchange for nine community-based organizations (CBOs): CAAAV Organizing Asian Communities; Community Solutions; Cypress Hills LDC; Mary Mitchell Center; Mott Haven-Port Morris Community Land Stewards; Northern Manhattan CLT; Northfield Community LDC; Northwest Bronx Community and Clergy Coalition and We Stay/Nos Quedamos. Through monthly intensive workshops, skills-sharing, and technical assistance, the Learning Exchange supported CBOs in advancing their CLT plans and partnerships, while also laying groundwork for citywide collaboration. Cooper Square CLT, East Harlem El Barrio CLT and Interboro CLT also participated actively in the exchange.
We thank the New York State Office of the Attorney General and Deutsche Bank Americas Foundation for supporting Enterprise’s Community Land Trust initiative.