



Community Land Trusts

A perfect complement to
Inclusionary Zoning

Imogen Schoots



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www.alternativedevelopment.org.nz

Overview

- Housing for who?
- Community Land Trusts - Summary video
- Review CLT video - NZ context
- Panuku Case study
- Next steps



Society for Alternative Housing Development

- Policy and advocacy
- Information
- Education

Incorporated 2019, membership includes various current & proposed projects across NZ



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Common Principles



MORE
AFFORDABLE



SUSTAINABILITY



COMMUNITY



WELLBEING



QUALITY

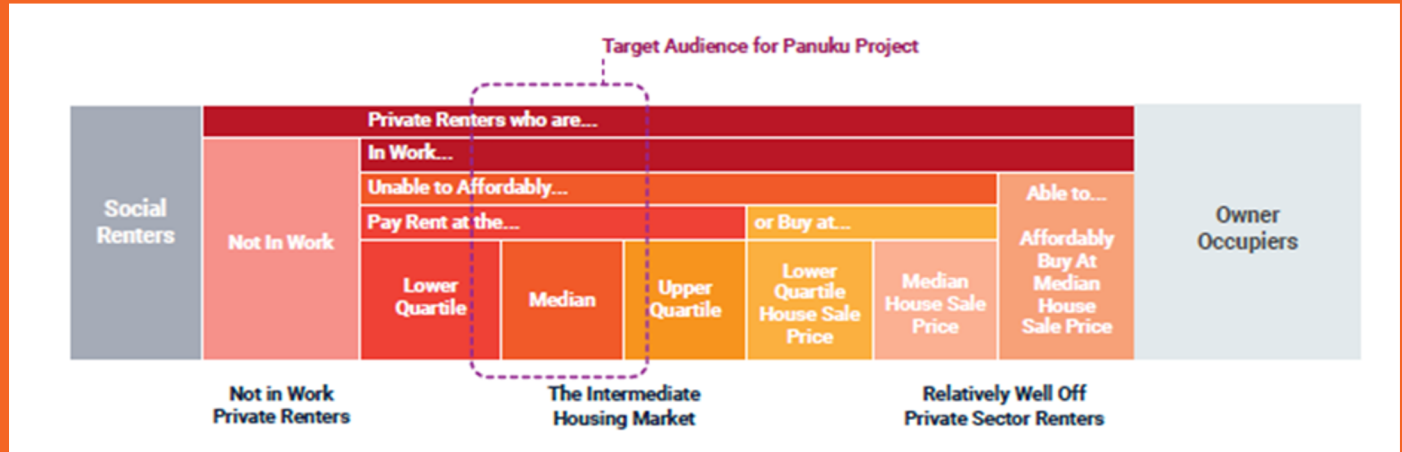


BUILDS
CAPABILITY



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Missing middle - limited affordable housing options



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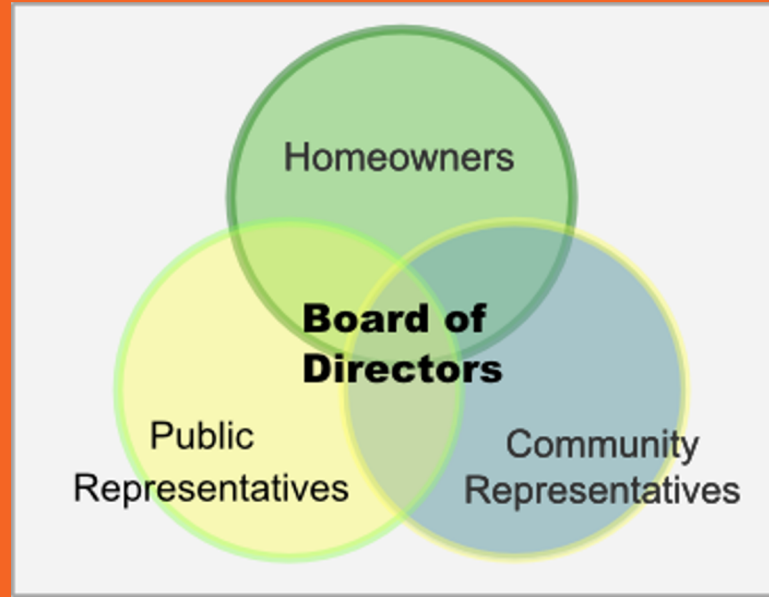
Community Land Trusts

<https://www.youtube.com/watch?v=ujaSjnFSHTY>



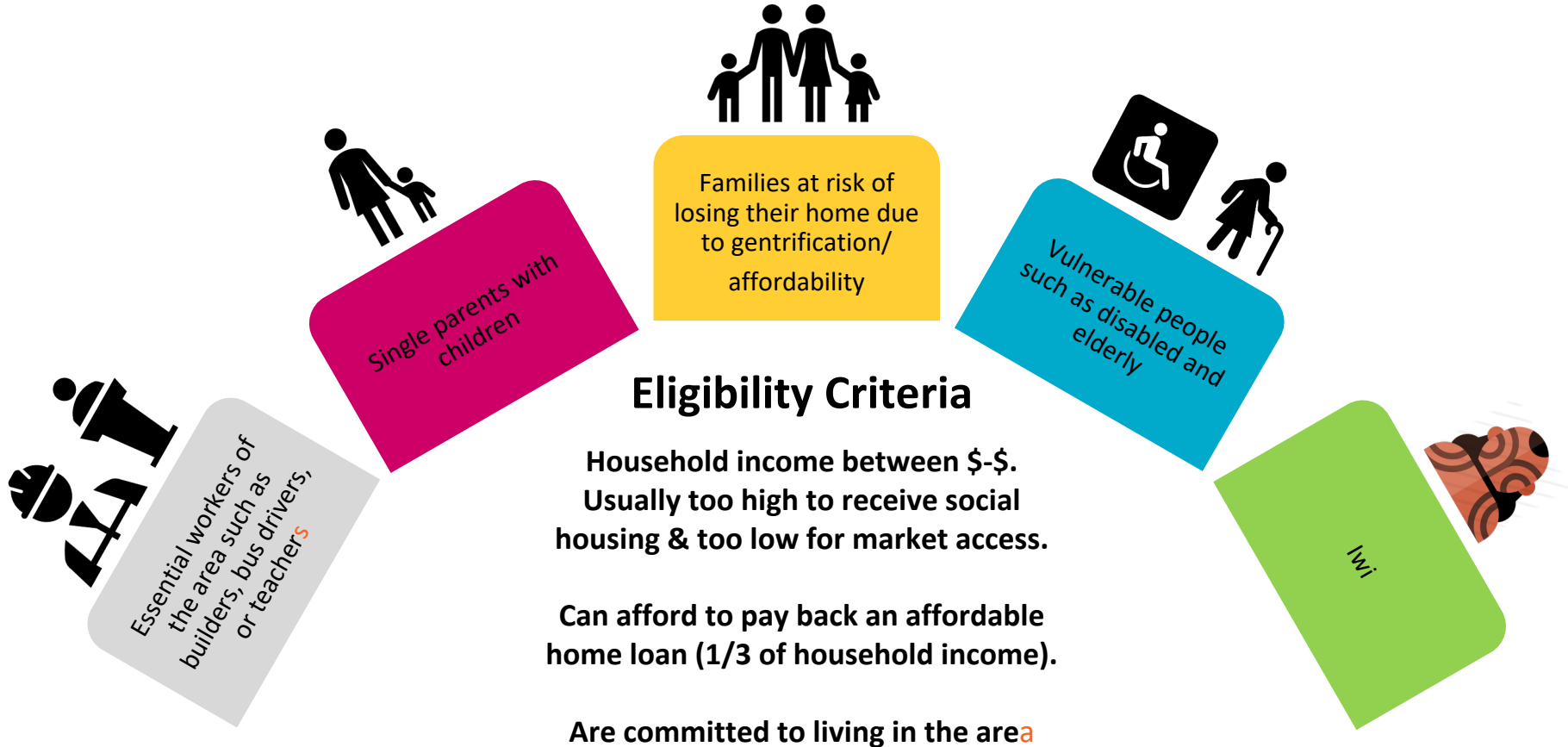
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Community Land Trusts



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Who a CLT serves



Key CLT features

1. Legal mechanism underpinning of ground lease. Resale formula's explicit.
2. Initial subsidy is retained in perpetuity, providing affordability for future occupants
3. CLT does retain land, it may also own the building on top but not necessarily
4. Land transfer could occur through Inclusionary Zoning
5. UK – 175+, US at least 250. Many elsewhere, eg Switzerland Hawkes Bay NZ. Waikato CLT pursuing IZ.
6. QLDCHT. Housing Trust – different governance arrangement.



Case study - Panuku



Case study summary

How community focused housing might benefit a four person family.

Earning combined
\$125,000 per year.

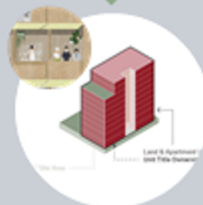


LOWER COSTS
OVER TIME
**PERPETUAL
AFFORDABILITY**



Initial Cost:
\$620 vs \$655pw 10
years later:
\$785 vs \$1,060pw

IMPROVED
**DESIGN
QUALITY**



Direct
contribution
through
co-design

STRONGER
**COMMUNITY
COHESION &
GOVERNANCE**



Common
spaces & facilities
governed by
residents

LONG TERM
**FLEXIBILITY
WITH SECURITY
OF TENURE**



Ability to move
within the building
at different life
stages

LONG TERM
**TOWN
CENTRE
BENEFITS**



Social
sustainability and
resilience



Next steps

Continue the conversation - broaden the education and awareness

Auckland Conversations (March 2021)

Establish a Tamaki Makaurau CLT

Get IZ happening in Tamaki Makaurau

Join SAHDI - www.alternativedevelopment.org.nz



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