MOBILIZE
Dar es Salaam
#mobilizedar
Mitigating Urban Development Risks with Community Land Trusts

Amy A. Cotter, Lincoln Institute of Land Policy
Urban Expansion

Urban extents are increasing significantly faster than their populations, especially in less developed countries.

Informally or Unplanned Growth

Built-up areas laid out informally or not at all:
Before 1990: 38%
Since 1990: 60%

Harder to Meet Basic Needs

More people living greater distances from formal infrastructure, including the arterial roads that provide for transport by all modes and integrate urban labor markets.

Harder to Meet Basic Needs

Low affordability of formal housing helps to push more households to informal housing in under- and unplanned areas with poor access to formal infrastructure.

Community Land Trusts

Community forms CLT, members regularly vote for governance board

3-part board typical: 1/3 residents 1/3 neighbors 1/3 civil sector

+ Not-for-profit CLT obtains title and owns land for community benefit

+ CLT develops, sells or leases, and maintains structure and infrastructure

= Locally-controlled, permanently affordable housing

= Mechanism for meeting other community needs, including infrastructure, gardens and parks, social services, job training, ...
Example: Champlain Housing Trust

World Habitat Award (2008) for pioneering CLT approach to permanently affordable housing, in Burlington Vermont.

- Over 2,200 properties for low-cost ownership and rental homes
- Homes are, on average, affordable to households earning only 57% of the area’s median income
- Members elect board annually

Equal parts: resident members, general members, civil sector members
Example: CLT Bruxelles

Housing and community development for low-income residents in Brussels

Governance board: equally representation from residents, civil society, and regional authorities

“Building a city is not just about bricks! That is why CLTB is not limited to housing construction. We are thinking about how to improve the quality of life in the city, strengthen the CLTB and make the life situations of our members more enjoyable.”

– Google Translation of CLTB Autumn 2017 newsletter
Caño Martín Pena CLT
San Juan, Puerto Rico

Historic informal settlement of 26,000 people in over 5,000 homes and 8 communities along canal in center of capital city

Polluted, frequently-flooding canal requires improvement, creating gentrification risk

Residents and NGOs organized to form CLT

Government transferred 200 acres to community ownership, forming Special Planning District and CLT (Fideicomiso de la Tierra)
Caño Martín Pena CLT (cont’d)

Elected, 3-part board provides mechanism for representation and accountability, budgeting, infrastructure, resettling in appropriate housing, and other decision making.

Security of tenure: ~ 2,000 families gain right to the land.

Land titles enable access to the loans and construction permits needed to improve homes.

Low-income residents improving their living, environmental, and social condition without being priced out of neighborhood.
Thank you!

Amy A. Cotter
Lincoln Institute of Land Policy
acotter@lincolnninst.edu