

THE COMMUNITY LAND TRUST TECHNICAL MANUAL

Annotated Table of Contents

Introduction: Historical Background

Chapter 1: “Origins and Evolution of the Community Land Trust in the United States” (a new introductory chapter, written by John E. Davis and published originally as the introduction to his anthology *The Community Land Trust Reader*, Lincoln Institute of Land Policy, 2010)

Part I: Starting a CLT

Chapter 2: “Initial Choices” (a new chapter reviewing basic issues to be addressed in starting a CLT).

Chapter 3: “Incorporation.”

Chapter 4: “CLT Bylaws Considerations” (a new broadly framed discussion of CLT bylaws issues, presented separately from the Model Classic CLT Bylaws).

Chapter 5-A “Model Classic CLT Bylaws.”

Chapter 5-B “Commentary on Model Classic CLT Bylaws.”

Chapter 6: “Tax Exemption.”

Chapter 7: “Launching Operations” (a new chapter reviewing post-incorporation tasks and concerns for new CLTs).

Part II: The CLT Ground Lease and Related Issues

Chapter 8: “Implementing Restrictions on Ownership.”

Chapter 9: “Enforceability of the CLT’s Preemptive Right.”

Chapter 10: “Legal Issues Re. CLT Ownership” (an expanded treatment of the chapter that appeared in the ICE manual as “Consequences of Separate Titles to Land and Buildings”).

Chapter 11-A: “The 2011 CLT Network Model Ground Lease” (a significantly revised version of the ICE Model Lease, with multiple versions of Article 10 reflecting different resale formulas and other variables).

Chapter 11-B: “Commentary on The 2011 CLT Network Model Ground Lease.”

Chapter 12: “Resale Formula Design.”

Chapter 13: “Establishing and Collecting Fees” (an expanded treatment of a chapter previously limited to the subject of lease fees).

Chapter 14: “CLTs and Condominiums” (a new chapter on a subject that is increasingly important for CLTs).

Chapter 15-A “CLTs and Limited Equity Housing Coops, with Model CLT-Coop Lease” (a new chapter reviewing issues for CLTs sponsoring limited equity coops, with a model lease derived from the new NCLTN single-family Model Lease).

Chapter 15-B: “Commentary on the Model CLT-Coop Model Lease” (new).

Chapter 16: “Non-Residential Ground Leases” (a new chapter reviewing issues to be addressed in developing CLT ground leases for varying non-residential uses and purposes).

Part III: Issues for CLT Homeownership Programs

Chapter 17: “Property Tax Assessments” (a new chapter reviewing issues for CLTs in dealing with the varied local approaches to the assessment of resale-restricted homes).

Chapter 18: “Project Planning and Pricing”

Chapter 19: “Subsidy Structure” (a new chapter dealing with a subject previously addressed in less detail within the chapter on Financing CLT Homes).

Chapter 20: “Financing CLT Homes”

Chapter 21: “Marketing, Buyer Assistance, Buyer Selection” (a new chapter on a set of crucial CLT concerns).

Chapter 22: “CLT Real Estate Transactions”

Chapter 23: “Post-Purchase Stewardship” (a new chapter reviewing the crucial responsibilities and tasks that are unique to CLT affordable homeownership programs).

Chapter 24: “Planning for Sustainability” (a new chapter reviewing an often neglected subject, with emphasis on what is necessary to sustain a CLT’s stewardship capacity).

Appendixes

A. Glossary (an updated and expanded glossary of terms relevant for CLTs and their homeownership programs).

B. CLT Definition from Housing and Community Development Act of 1992.

C. Sample Memorandum of Ground Lease

D. Sample Assignment of Purchase Option