

## 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**