

European Community Land Trust Network

A solution for permanently
affordable housing



@clt_europe



European Community Land Trust Network

European CLT network



Van Grond Los

Community Land Trust Leuven



leuven

City of Leuven

We care about the future and want to make a difference in the world



The population composition of the city of Leuven, without 40,000 students who are not registered in Leuven but live there as well.

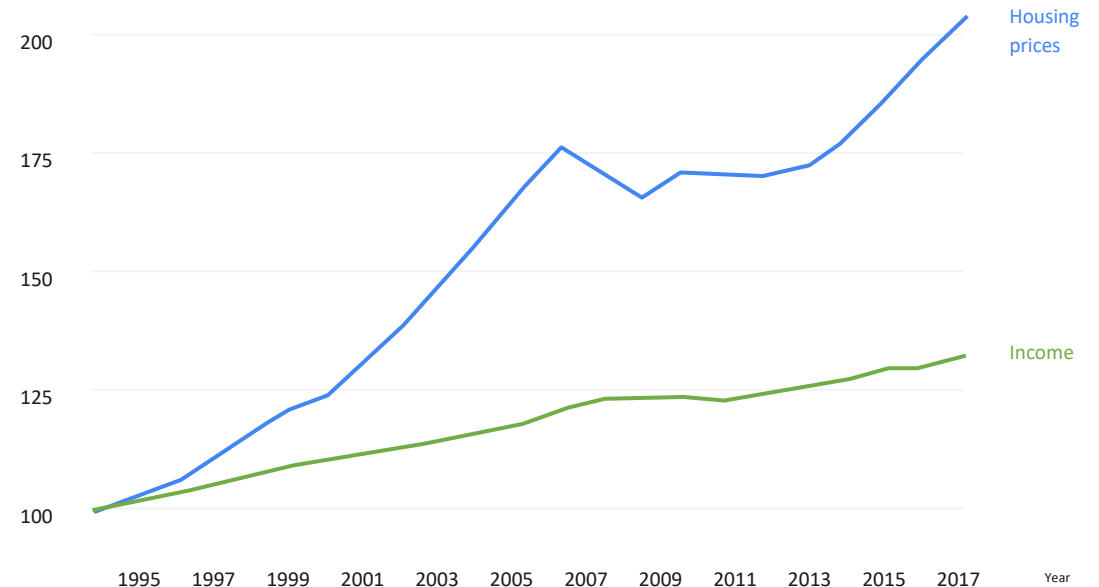
Source: provincies.incijfers.be (2023)

The problem

A lack of affordability and agency

The rising demand for urban land, the lagging growth in household incomes, and the financialization of housing as a vehicle for profitable investment are causing escalating housing costs in many cities across the world. The housing market is dominated by developers who too often produce unaffordable homes.

There is a lack of agency available to lower-income people in the operation of their housing.



House prices have increased much faster than middle incomes
Evolution of real house prices and median household income since 1995, OECD average(1)

(1) Source: *Under Pressure: The Squeezed Middle Class* (2019, May), OECD Publishing, Paris

Launch 2023



EUROPEAN CLT NETWORK

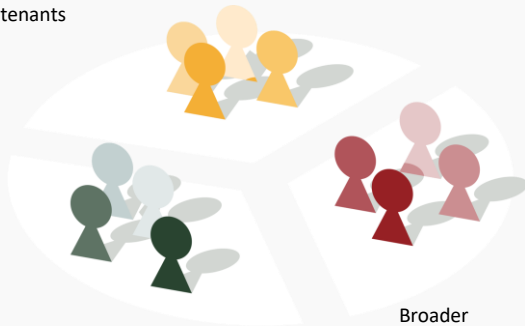


Community Land Trusts

Unique characteristics

Community Democratic and inclusive governance

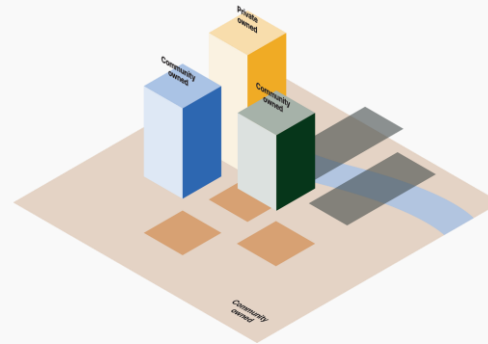
Homeowners or
tenants



Community members who do
not live on the land

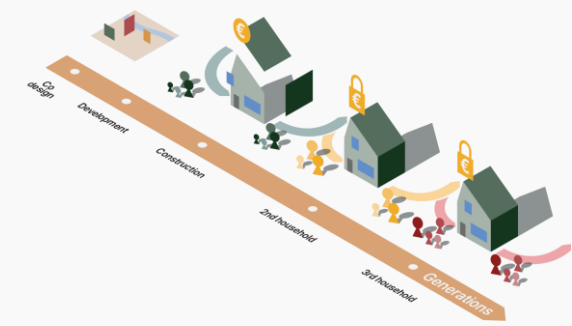
CLTs are democratically governed ensuring a balance between community and individual interest. Many CLTs have a tripartite structure where three groups hold one-third of decision making power.

Land Separate ownership of land and buildings



The land is owned collectively by the CLT. Residents buy or rent the building, it can also be run by a co-operative. This makes it affordable. Homes on CLT land are typically sold at about 1/3 of market rates.

Trust Permanently affordable



CLTs legally commit never to sell the land. Homes stay affordable thanks to a formula which limits the resale price. This keeps the housing permanently affordable.

Tried and tested

Proven and ready to scale

The EU Urban Agenda on Housing recognises CLTs as 'best practice' and encourages their replication.

The European Parliament Report on Housing for All calls on the EU and Member States to support CLTs.

The CLT model has been recognised as a best practice in the Habitat III UN's New Urban Agenda (UN, 2017, Art. 107 and 137) and in their "Cities for Adequate Housing Declaration" (UCLG, 2018).

Community Land Trust Brussels won the World Habitat Gold Award in 2021 for its alternative route to affordable homeownership for people on low incomes.

