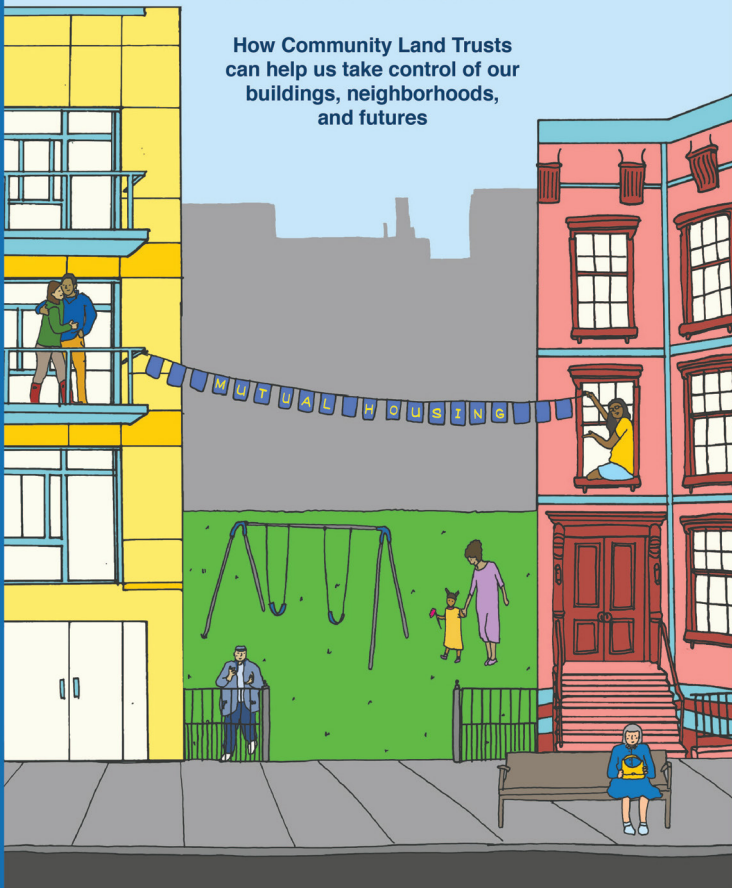


Fighting to Save Our Communities

How Community Land Trusts
can help us take control of our
buildings, neighborhoods,
and futures



1. Identifying the Problem

New York City . . . Joel sees that his neighbor is really upset.

Hey Greg, what's going on?

I just got evicted and now I'm homeless. Rent keeps going up, but my paycheck doesn't! The landlord doesn't care and he took me to court.

There's no hot water and I can't get in touch with the landlord!

I can't reach him either. I think he wants us out of the building.

so he can build another big fancy condo.

Then where will we go?

Gentrification pushes out the poor to make room for the rich. Many neighborhoods are organizing to fight it... have you heard about Community Land Trusts?

I'm an organizer at Picture the Homeless, one of many member groups of the New York City Community Land Initiative (NYCCLI). We fight for the right of low-income people to live in NYC.

We should have a meeting with our neighbors to let them know about it.

That's a great idea honey!

Things are changing fast around here. We better hurry up.

I have a full-time job, so I can't go to a meeting before 6pm.

Let's have it in the evening.

We need to tell everybody about it!

2. Getting Organized and Exploring Alternatives

The neighbors meet in Ms. Lopez's apartment to talk about their goals for their building and neighborhood.

If you were in control of your building what would you change?

I would make sure that everyone who lives here could afford to stay here.

So what was that about an MHA? And what does it have to do with a CLT?

I'd create a committee of neighbors to manage the building.

I want a safe place to play with my friends.

And everyone should get to vote for the committee members.

What you described could be an MHA or a CLT.

Hold up...

Spell that out for me.

A CLT owns and manages land, while a Mutual Housing Association, or MHA, owns and manages housing.

MHAs own multiple buildings, and help residents work together to manage their housing, with some outside help.

We can dream all we want, but how do we get control of the building and our neighborhood?

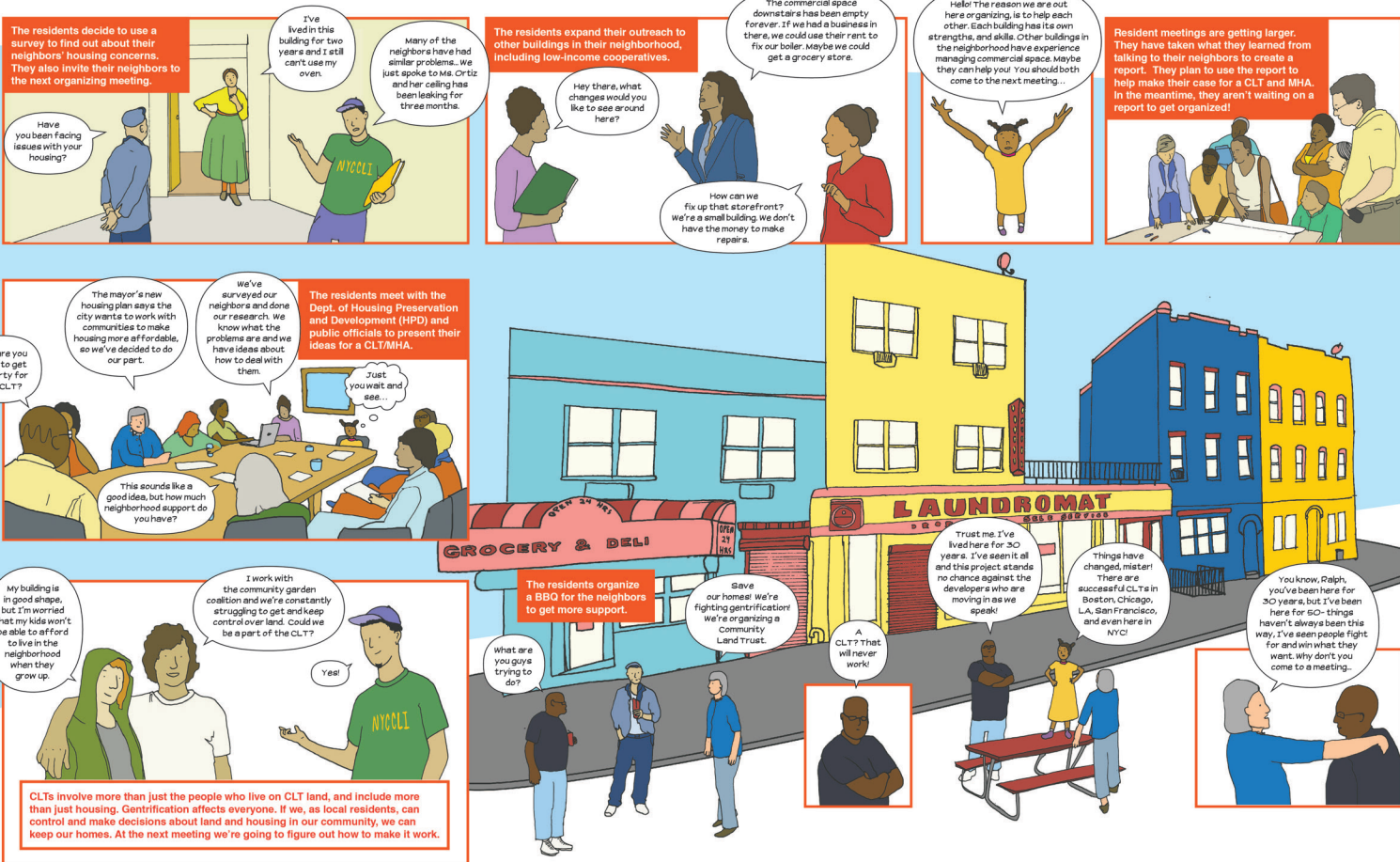
The city has programs that take buildings away from bad landlords. We should try to convince the city to give us those buildings. There are also city-owned buildings and vacant properties that we should look into!

CLTs are like the safety net underneath, working with the MHA to keep the housing and other parts of the neighborhood under resident control and affordable over the long term.

organizing groups have used surveys to find out what's really going on in their neighborhoods, and get their neighbors involved. We can use our research to come up with a plan to make the city work with us - if we have enough buildings and if we're organized!

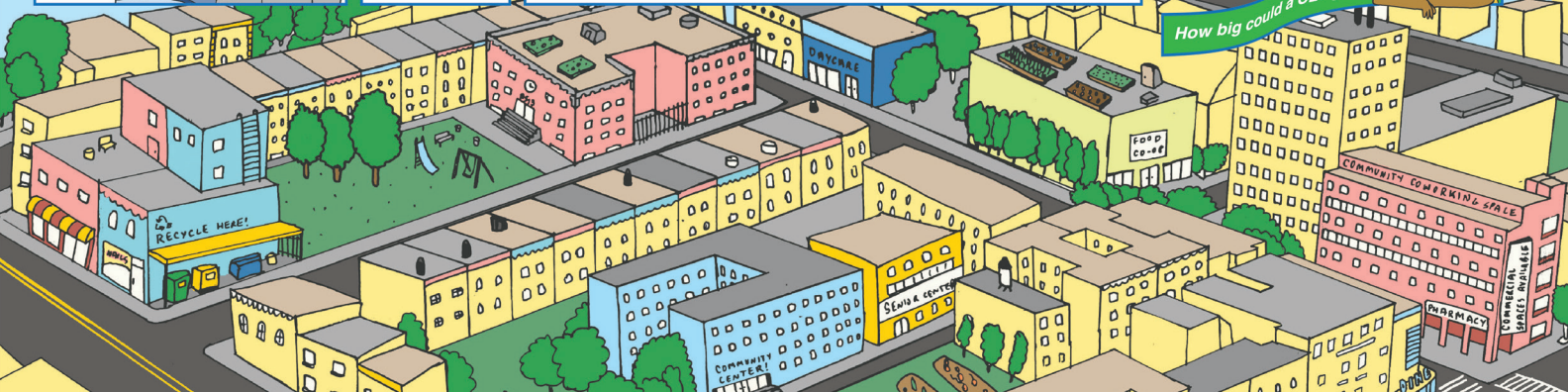
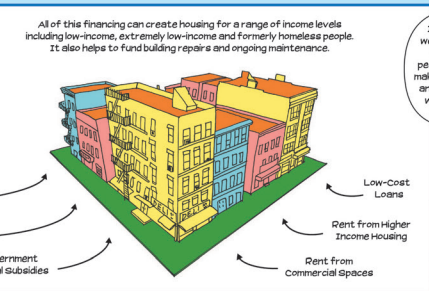
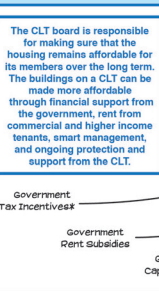
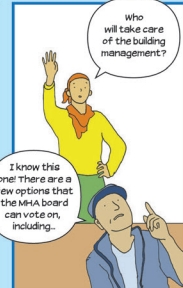
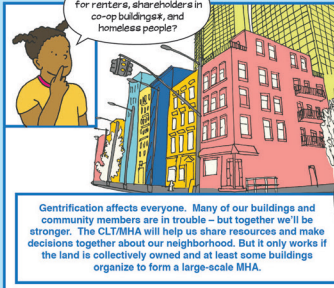
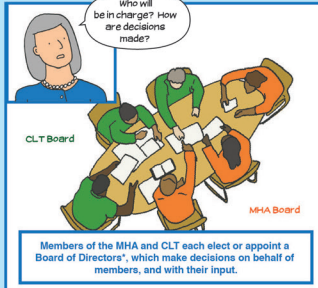


3. Learning More and Making a Plan



4. Key Questions and Next Steps

At the next resident meeting...



Worried about Gentrification?

Want to be part of a Community Land Trust?

COMMUNITY LAND TRUSTS (CLTs) ARE NON-PROFIT ORGANIZATIONS THAT TREAT LAND AS A PUBLIC GOOD

Organizations, businesses and individuals own the buildings on top of CLT land.

The CLT owns the land and works to ensure it is always used in ways that benefit the community.

Community Land Trusts (CLTs) support **DEVELOPMENT WITHOUT DISPLACEMENT** by:
Working closely with **community members** and prioritizing community needs when making decisions.

CLTs can promote **ENVIRONMENTAL SUSTAINABILITY AND JUSTICE** by:
Cleaning up toxic sites and fixing properties in poor shape.
Requiring the use of **environmentally sound materials** and fair distribution of waste and resources!

CLTs can preserve and develop **GOOD COMMUNITY SPACES** like:
Parks, gardens, and public centers.

CLTs can work with **NON-PROFIT, COOPERATIVE HOUSING** models to:
Keep rents low and to create and maintain homes not shelters.

CLTs can support **JOBS AND ECONOMIC JUSTICE** by:
Making **affordable space** available to small businesses and non-profits.
Requiring businesses and development projects on the CLT to hire locally and pay a living wage!

Want to learn more about how to organize a CLT in your Community?

Check out the other side to learn how to get started! You can also visit NYCCLI.org

Glossary

***Gentrification:** A process in which lower-income neighborhoods, often of color, are transformed by the influx of higher-income people, often white. Gentrification typically results in displacement of lower-income residents and small businesses, leads to privatization or loss of public and community spaces, and changes the overall physical and economic character of the neighborhood.

***Community Land Trust (CLT):** A non-profit organization that obtains and holds land in trust (out of the speculative real estate market) on behalf of a community. CLTs separate ownership of the land from the structures on top of it, which may be owned and used by organizations, businesses and individuals in ways that benefit the community.

***Mutual Housing Association (MHA):** A non-profit, community-based organization that owns and manages housing. MHA housing is meant to be permanently affordable and democratically governed by low- and very low-income renters or homeowners, and to support community organizing on an ongoing basis.

***Board of Directors:** A group of elected or appointed individuals who are collectively empowered to make major decisions for a corporation (either for-profit or non-profit), within the guidelines established by the corporation's bylaws (aka rules).

***Co-op (Cooperative) Building:** A building owned by a democratically governed corporation, in which residents vote on a governing board of directors, own shares, have the right to live in a unit within the building, and pay monthly maintenance charges for shared expenses.

***Outside Management:** Arrangement in which building maintenance, repairs, bookkeeping, etc. are taken care of by a paid individual or corporation.

***Resident Self-Management:** Arrangement in which most or all maintenance, repairs, bookkeeping, etc. are taken care of by the building's residents.

***Non-profit Organization:** A tax-exempt corporation that is mission-driven and uses its income to achieve its goals, rather than for financial gain.

***Government Tax Incentives:** A reduction or elimination of taxes by the government in exchange for the creation of a public good, such as affordable housing.

NYC Community Land Initiative

The NYC Community Land Initiative (NYCCLI) fights to preserve the right of low-income people to live in the city by supporting Community Land Trusts and other community-led housing and neighborhood development. We believe that land is a common good and that housing is a human right. Housing should be for people, not profit. Decision-making about land and housing should include all community members, and prioritize people with extremely low incomes, who are homeless or otherwise in dire need of housing and not served by the private market. NYCCLI provides technical support and engages in research, popular education, grassroots organizing, and advocacy.

To get involved contact us at info@nyccli.org

This poster was produced by NYCCLI members: New Economy Project and Picture the Homeless.

Designer: Emilio Martinez

Contributors: Members of NYCCLI Education and Outreach Committee including Althea, Arvernetta, Dave, Hillary, Jeff, José, Kendall, Marcus, Monica, Ryan and Scott.

For more information visit: NYCCLI.org