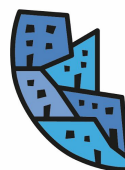


Favela-Community Land Trusts

Neighborhood Conditions and Characteristics that Support the Establishment of a New CLT



**FAVELA
COMMUNITY
LAND TRUST**

ESSENTIAL

- ☑ **Local champion(s):** It is necessary for there to be an individual, a group, or an established organization willing to take the lead in initiating consideration of a CLT and then advocating for its possible adoption.
- ☑ **Community support:** It is necessary for there to be a united base of support for this particular approach to the ownership, development, and stewardship of land among residents of the geographic area to be served by a proposed CLT.
- ☑ **Compatible priorities:** It is necessary for there to be a practical match between what a community deems its greatest needs to be (whether affordable housing, urban agriculture, or something else) and what a CLT is designed to do – and able to do.
- ☑ **Land acquisition:** It is necessary for there to be a reasonable prospect of acquiring multiple parcels of land, preferably without acquiring debt.
- ☑ **Availability of technical assistance:** It is necessary for a CLT's organizers to have access to development, legal, and financial professionals for planning support and technical advice in establishing the CLT and in maintaining and improving its land and housing. If such assistance is not readily available *within* the CLT's community, it will be necessary to engage partners further afield.

BENEFICIAL

- ☑ **Operational support:** While it is possible to start a CLT with volunteers, the organization will eventually need a paid staff and an administrative structure if it is to be an effective developer and a good steward of the lands and buildings under the CLT's stewardship. Outside funding must be obtained from a diversity of sources to help support the organization's operations.
- ☑ **Supportive partners among local organizations:** Most of the areas in which a proposed CLT plans to work are likely to host a variety of civic associations, churches, clinics, and any number of other organizations serving the population that will eventually inhabit and use the CLT's land. The active support (or passive acceptance) of these organizations can help a CLT to build its own base of support, to recruit members, and to build unity around community-controlled development of the CLT's land.
- ☑ **Supportive city government:** Many CLTs get started in opposition to municipal policies and plans. Some manage to survive for years without municipal support. CLTs are more likely to thrive, however, where city officials have been persuaded (or compelled) to support a CLT's projects with grants, loans, donations of land, regulatory mandates or concessions, and/or favorable taxation of a CLT's lands and buildings.
- ☑ **Favorable market conditions:** CLTs have been established in a range of real estate markets, from those where prices for land and housing are rising to those where prices are depressed. Though able to survive at the extremes, CLTs have found it difficult to get started in neighborhoods with the hottest markets and in neighborhoods where disinvestment, dilapidation, and abandonment are rampant.

- ☑ **Repairable buildings:** It is ideal, when acquiring lands on which buildings already exist, for there to be a reasonable prospect of bringing those buildings up to an acceptable standard of safety and livability.

Materials in development by Catalytic Communities with orientation and support from the Center on CLT Innovation | Global Land Alliance.

For finalized Portuguese version, visit: www.bit.ly/TTCCondicoes.