

Atlanta Land Trust Collaborative

Overview

Under the leadership of The Atlanta BeltLine Partnership, the Atlanta Housing Association of Neighborhood-based Developers (AHAND) and the Annie E. Casey Foundation – Atlanta Civic Site, a group of more than 30 public, private, nonprofit and community organizations created the Atlanta Land Trust Collaborative (ALTC) to maintain affordability in neighborhoods at risk of gentrification and displacement due to the Atlanta BeltLine and throughout the City of Atlanta.

The ALTC is spearheading the creation of Community Land Trusts (CLTs) in order to:

- Provide access to land and housing to low- and moderate-income residents;
- Increase long-term community control of neighborhood resources;
- Empower residents through involvement and participation in the organization; and
- Preserve the affordability of housing permanently.

The CLT model helps low- and moderate-income families benefit from the equity built through homeownership, and at the same time preserves the affordability of these homes so that future residents will have the same affordable homeownership opportunities. More than 200 communities across the U.S. currently operate or are forming CLTs. The National Community Land Trust Network's website (www.cltnetwork.org) is an excellent resource for learning more about CLTs and how they work.

The ALTC will focus on three programmatic goals during its first three years:

- Create a favorable climate for CLT development by promoting public policy, community engagement and fund-raising
- Perform the stewardship functions of a CLT in any neighborhoods where the local capacity does not currently exist to carry out these functions; and
- Encourage the formation of at least two neighborhood-based, resident-controlled CLTs.

There are three unique aspects of the Atlanta Land Trust Collaborative that position it to serve as a national model for creating permanently affordable housing:

- It implements an affordable housing solution on the front end of a large-scale urban redevelopment project like the Atlanta BeltLine.
- The cross-section of public, private, non-profit and community partners engaged in its formation is unprecedented.
- It creates an innovative model for CLTs that balances the principle of community empowerment and the need for economies of scale and efficiency.

The Atlanta Land Trust Collaborative has reached a number of important milestones:

- Incorporated in December 2009
- Convened core board and approved by-laws in January 2010
- Received \$175,000 in funding from Home Depot, NCB Capital and the United Way of Metropolitan Atlanta
- Designated AHAND as fiscal sponsor (501c3 application in process)
- Identified Pittsburgh community as location for first neighborhood-based CLT
- Executive Director search is underway

Strategic partners serve on the ALTC Board of Directors:

- Atlanta Development Authority
- Atlanta BeltLine Partnership
- City of Atlanta’s Bureau of Planning & Community Development
- Concerned Black Clergy
- Fulton County/City of Atlanta Land Bank Authority
- Neighborhood Planning Unit T
- Pittsburgh Community Improvement Association
- Resources for Residents and Communities
- Wachovia, A Wells Fargo Company
- 9 more board seats to be filled with public, private, non-profit, and neighborhood representatives

More than 30 organizations participated in forming the Atlanta Land Trust Collaborative:

Community

- Concerned Black Clergy
- Georgia Stand-Up
- Neighborhood Planning Unit T
- Neighborhood Planning Unit V
- Pittsburgh Community Improvement Association
- Southern Ministry Network
- Sustainable Neighborhood Development Strategies, Inc.

Public

- Atlanta BeltLine, Inc.
- Atlanta Development Authority
- Atlanta Federal Reserve Bank
- City of Atlanta Bureau of Housing
- Fulton County/City of Atlanta Land Bank Authority
- Georgia Department of Community Affairs

Private

- Davidson Consulting
- Greenberg Traurig
- Home Depot
- The Integral Group
- Marthasville Development

Non-profit and CLT

- Affordable Atlanta
- Athens Land Trust
- Atlanta Housing Association for Neighborhood-based Developers
- BeltLine Partnership
- Burlington Associates
- Annie E. Casey Foundation
- Enterprise Community Partners
- Georgia Community Loan Fund
- Habitat for Humanity International
- National CLT Network
- Nonprofit Performance Management Institute
- Regional Commission on Homelessness
- ULI Terwilliger Center for Workforce Housing
- United Way of Metropolitan Atlanta

University

- Emory University Goizueta Business School
- Emory University Office of University Community Partnerships
- Emory University School of Law
- Morehouse College