

241 | 3 | 0  
Views | CrossRef citations to date | Altmetric

Original Articles

# The Community Land Trust as a Highway Environmental Impact Mitigation Tool


Steven C. Bourassa

Pages 399-418 | Published online: 02 Dec 2016

Cite this article <https://doi.org/10.1111/j.1467-9906.2006.00302.x>

Sample our Urban Studies Journals

>> [Sign in here](#) to start your access to the latest two volumes for 14 days



- Full Article
- Figures & data
- References
- Citations
- Metrics
- Reprints & Permissions
- [Read this article](#)

## ABSTRACT:

The proposed Newtown Pike Extension in Lexington, Kentucky, has the potential to

cause significant environmental impacts. The extension will affect 12898, forcing residents to leave their homes. The strategy of the extension is to provide permanent protection of the environment. Although the extension will afford significant benefits, it will also create significant hurdles for low-income households. The problem of low-income households is a significant problem for the community. The extension will create significant gains for the community.

Order  
ice impacts  
a mitigation  
permanent  
ension.  
ning housing  
icant  
l. One  
n and low-  
capital  
dability.

**We Care About Your Privacy**

We and our 848 partners store and/or access information on a device, such as unique IDs in cookies to process personal data. You may accept or manage your choices by clicking below, including your right to object where legitimate interest is used, or at any time in the privacy policy page. These choices will be signaled to our partners and will not affect browsing data. [Privacy Policy](#)

We and our partners process data to provide:

- Use precise geolocation data. Actively scan device characteristics for identification. Store and/or access information on a device. Personalised advertising and content, advertising and content measurement, audience research and services development.

List of Partners (vendors)

[I Accept](#)

[Essential Only](#)

[Show Purpose](#)



Another difficulty concerns renters who are eligible for only limited relocation subsidies that in many cases will not be enough to cover the cost of new rental housing.

[← Previous article](#)

[View issue table of contents](#)

[Next article >](#)

## Notes

1 Support for CLTs due to the fact that they maintain long-term affordability emerges in various contexts, including advocacy of affordable housing ([Abromowitz, 1991](#); [Kenn, 1995-96](#); [McStotts, 2004](#); [Stone, 1993](#)), sustainable urban development ([Roseland, 1992](#)), community control over urban development ([Gunn & Gunn, 1991](#); [Williamson, Imbroscio, & Alperovitz, 2002](#)), and economic empowerment of low-income communities ([DeFilippis, 2001](#)).

2 Early case studies of this and other CLTs may be found in [Swann, Gottschalk, Hansch, and Webster \(1972\)](#) and [White \(1982\)](#). The experiences of several CLTs are discussed in [White and Matthei \(1987\)](#), [Krinsky and Hovde \(1996\)](#), and [OPAL Community Land Trust \(1999\)](#).

3 Telephone interview with Ellen Giordano, Director of Research and Program Development for the Institute for Community Economics, June 2, 2005. For a list of CLTs and sponsoring organizations, see <http://www.iceclt.org/clt/cltlist.html>.

4 This paragraph is based on discussion at the Community Land Trust Roundtable, held at the Li

5 Interview  
<<http://www.iceclt.org/clt/cltlist.html>>

6 The high  
Impact of  
[Cabin](#)



7 Note that  
Park neigh

8 Along  
Kentucky



Environmental  
[ation](#)

Southend

hip rate in  
arge



17 For further information about IDAs, including federal demonstration programs, see <<http://www.idanetwork.org>>.

18 Staff of Albuquerque's Sawmill Community Land Trust were quick to raise this issue with respect to the LCLT and to stress the importance of a strong community base for their success (personal interview with Sawmill's Executive Director, Ken Balizer, and others, December 9, 2004).

19 The Sawmill Community Land Trust ground lease specifies that this percentage is 25% for the first 15 years and then increases by one percentage point per year to a maximum of 30% after 20 years ([Sawmill Community Land Trust, 1999](#)). The sample ground lease in the Community Land Trust Legal Manual ([Institute for Community Economics, 2002](#)) specifies that lessees are entitled to 25% of the appreciation in the value of the structure on resale, although several alternative approaches are discussed.

20 Nationally, residential frame construction costs increased about 2.9% per year during the 1990s ([Boeckh, 1990, 2000](#)).

21 Researchers have come up with a range of estimates of depreciation rates for houses in the U.S. (see, for example, [Leigh, 1980](#)); 1.5% is about at the middle of the range. However, newer buildings may depreciate at slower rates than older ones ([Appraisal Institute, 1996](#), chap. 17).

22 This is the average of the annual appreciation rates reported by the Office of Federal Housing Enterprise Oversight for the 2nd quarter of 1996 through the 2nd quarter of 2000; see <<http://www.ofheo.gov>>

23 Inter

24 Perso

25 The p

([LFUC](#)  
[Cabil](#)

mitted to HUD  
[portation](#)

Relate



An International Review of Community Land Trusts >

Tom Moore et al.  
Housing Studies  
Published online: 6 Mar 2012

Can community land trusts slow gentrification? >

Myungshik Choi et al.  
Journal of Urban Affairs  
Published online: 27 Sep 2017

Community Land Trusts, affordable housing and community organising in low-income neighbourhoods >

Udi Engelsman et al.  
International Journal of Housing Policy  
Published online: 5 Jul 2016

View more



Information for

- Authors
- R&D professionals
- Editors
- Librarians
- Societies

Opportunities

- Reprints and e-prints
- Advertising solutions
- Accelerated publication
- Corporate access solutions

Open access

- Overview
- Open journals
- Open Select
- Dove Medical Press
- F1000Research

Help and information

- Help and contact
- Newsroom
- All journals
- Books

Keep up to date

Register to receive personalised research and resources by email

 Sign me up



✕