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

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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.

## 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 sponsors, see [http://www.instituteice.org/CLTs.html](#).

4 This paper was presented at the Affordable Housing Summit, held at the Lincoln Center for the Performing Arts, New York, NY, October 1, 2004.

5 Interview with Ellen Giordano, Director of Research and Program Development for the Institute for Community Economics, June 2, 2005. See [http://www.instituteice.org/CLTs.html](#).

6 The Environmental Impact Statement for the proposed development of the Southend Environmental Center is available at [http://www.instituteice.org/CLTs.html](#). See also [Cabinet, 2004](#).

7 Note that the Southend Environmental Center is located in the Southend Park neighborhood of New York City.

8 Along with the Southend Environmental Center, the Southend Environmental Center is the only CLT in Kentucky. The Southend Environmental Center has a 100% ownership rate in the Southend Environmental Center.





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).

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