



278 | 3 | 0  
Views | CrossRef citations to date | Altmetric

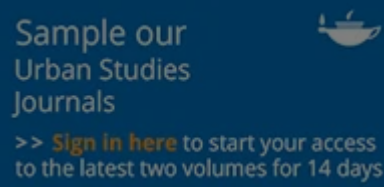
Original Articles

# 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>



Full Article

Figures & data

References

Citations

Metrics

Reprints & Permissions

Read this article

Share

## We Care About Your Privacy

We and our 907 partners store and access personal data, like browsing data or unique identifiers, on your device. Selecting "I Accept" enables tracking technologies to support the purposes shown under "we and our partners process data to provide," whereas selecting "Reject All" or withdrawing your consent will disable them. If trackers are disabled, some content and ads you see may not be as relevant to you. You can resurface this menu to change your choices or withdraw consent at any time by clicking the ["privacy preferences"] link on the bottom of the webpage [or the floating icon on the bottom-left of the webpage, if applicable]. Your choices will have effect within our Website. For more details, refer to our Privacy Policy. [Here](#)

We and our partners process data to provide:

...

I Accept

Reject All

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.

# 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

Develop a list of CLTs and spot  a list of CLTs

4 This part of the manuscript was written while the author was at the University of Cambridge, UK.

5 Interv  
<http://v

6 The  
Impacts  
Cabinet,  Environmental  
ation

7 Note that the Southend Park neighborhood is the only one in the study that is not a part of a larger neighborhood.

8 Along Kentucky



9 These statistics are from the U.S. Census Bureau, Census of Population and Housing 2000, available at <<http://factfinder.census.gov/>>.

10 For more details, see the matrix in the DEIS at p. 252 and related discussion. The CLT model for Southend Park seems to have been first proposed by a staff attorney with the Kentucky Department of Highways who had previous experience with farmland trusts.

11 Michael Brown, of Burlington Associates, was hired as a consultant to the Steering Committee.

12 An exception would be made for property donated to the CLT and located outside of Southend Park.

13 This is taken from Article II, Section 1.a., of the draft bylaws for LCLT dated November 9, 2004.

14 In addition to the Board of Directors, the bylaws provide for Councils of Neighborhood Stewards, responsible for certain land trust operations within specific neighborhoods. These Councils report to the Board of Directors and derive whatever authority

15 Note that HUD's definition of "very low income" households (less than 30 percent of area median gross income) is much narrower than the HUD definition of "low income" households (less than 80 percent of area median gross income). While the HUD definition of "very low income" households is extremely low (approximately 10 percent of households), it is not necessarily so for all areas. For example, in some areas, such as New York City, the HUD's definition of "very low income" households is much broader (and 2.4, pp. 7-8).

16 [Stegman v. City of Chapel Hill](#), 2011 WL 1111111 (N.C. Super. Ct. 2011), aff'd, 2012 WL 1111111 (N.C. App. 2012), cert. denied, 2012 WL 1111111 (N.C. Sup. Ct. 2012).

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, p. 17](#)).

22 This is the same as the percentage of Federal Housing Income Tax Exemption for the quarter of 2000; see [Boeckh, 2000](#).

23 Interview with Ken Balizer, December 9, 2004.

24 Personal communication with Ken Balizer, December 9, 2004.

25 The LFUCG is a member of the Albuquerque Housing and Community Development Department, which is committed to HUD’s [Transportation](#) [Cabinet](#).

Related

## 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



Copyright

Accessib

Registered  
5 Howick Pl



or & Francis Group  
orma business