

Appendix B: At a Glance Chart

HABITAT FOR HUMANITY AFFILIATES

Partnering	Potential Partnering	Not Partnering
<p>Coos Bay, OR's development is in a land trust because that is how they finance infrastructure. The trust is administered by the affiliate until the last home is build. Driven by high land costs. There is a shared equity contract for the sale of homes in the Land Trust, similar to all their homes.</p>	<p>Northwestern Region expressed concerns @ timeline for construction, criteria to choose participants; lower end/smaller homes (1150 sq ft) than CLTs; but push for CLT training; opportunity based on high costs of land</p>	<p>Sandtown, Baltimore is focusing on a specific 15 square block. Since they have not moved out of that neighborhood, do not now need to partner.</p>
<p>Rochester Area, MN, has completely embraced the land trust model and is partnering with First Homes Community Land Trust. Has sold the idea of permanent affordability to a diverse constituency.</p>	<p>Bend, Oregon, does not have an official position yet on partnering but they are working on one; a major obstacle to homes is land availability, expressed hope that partnering would help with land issues</p>	<p>Worcester, MA, is concerned that land trust does not allow people to take advantage of accrued value to fund a retirement</p>
<p>Ames, Iowa –partnered twice with Story County Land Trust. This has been a case-by-case involvement. 1) Habitat built twin homes on lot and turned over to land trust, 2) City gave 3 lots for second joint venture. Right now looking at 10 acres of land together but limited by lot prices - \$42,000. “If CLTs and Habitat are going to partner they need to draw up contracts and clear understanding.” Land pricing is making these partnerships necessary.</p>	<p>Midwest Region feels that partnering will become more prevalent as land prices increase. However, feels that owning land is “American and Empowering”.</p>	<p>Huron Valley Habitat for Humanity, believes the missions are opposite.</p>
	<p>Ashland, OR has discussed partnering, especially since land is very expensive. However, the issue of permanent affordability has not been resolved.</p>	<p>East King County Habitat for Humanity based in Redmond, WA has not partnered with external groups. However, structures its developments so as to hold its land in trust. First affiliate in the country to develop housing using the land trust model.</p>

COMMUNITY LAND TRUSTS

Partnering	Potential Partnering	Not Partnering
Orange Community Housing and Land Trust , Plans to collaborate to sell a Habitat home on the Land Trust	Homestead Community Land Trust , thinking about partnering where CLT would buy the land and habitat would build the house.	Burlington Community Land Trust , Partnered in 1980s and was not a good experience. Used written agreement but issues of communication spoiled the experience. The strength of the Habitat ebbed and flowed.
Central Vermont CLT , rural CLT, previous partnerships on 5-6 partnerships	ICE has no official policy on partnerships with Habitats. ICE persuaded Habitat to a neutral stance on permanent affordability. In practice, they have welcomed working with Habitats.	Lopez CLT , have not partnered b/c on the San Juan Islands, where no habitat exists. Different housing needs on each island and geographic barriers.
Monroe County Housing Solutions maintain an active relationship with the local Habitat. Share housing and client referrals.	North-Missoula Community Development Corporation CLT asked to partner, but out-of-sync time frames tied to funding sources did in the initiative, door remains open for potential partnering in the future.	Washtenaw Affordable Non Profit Housing Corp. believes the model is different and noted that Habitat is not partnering with anyone in their area.
First Homes has partnered with the local Habitat. All habitat homes will be built on CLT land in Rochester. Came together to write contract outlining explicit rules.	Cuyahoga Community Land Trust have not partnered due to problems with permanent affordability. However, believe they may attempt to partner in the future.	Tempe, AZ have not partnered because of the disagreement over shared equity issue of housing.
		Mountainland Community Housing Trust has not partnered. The habitat in the area is not very active and they have very different missions.
		State College Community Land Trust, Pennsylvania has had no formal partnerships. There are both external criteria barriers, as well as, internal organization barriers.
		Good News Housing/Community Land Trust has not considered doing so. They have very different missions, structure, and clients.
		Woodlands Community Land Trust has not partnered too poor to meet Habitat's payments, too remote from churches with resources.