

Remaking the Economy: Who Owns the Land?

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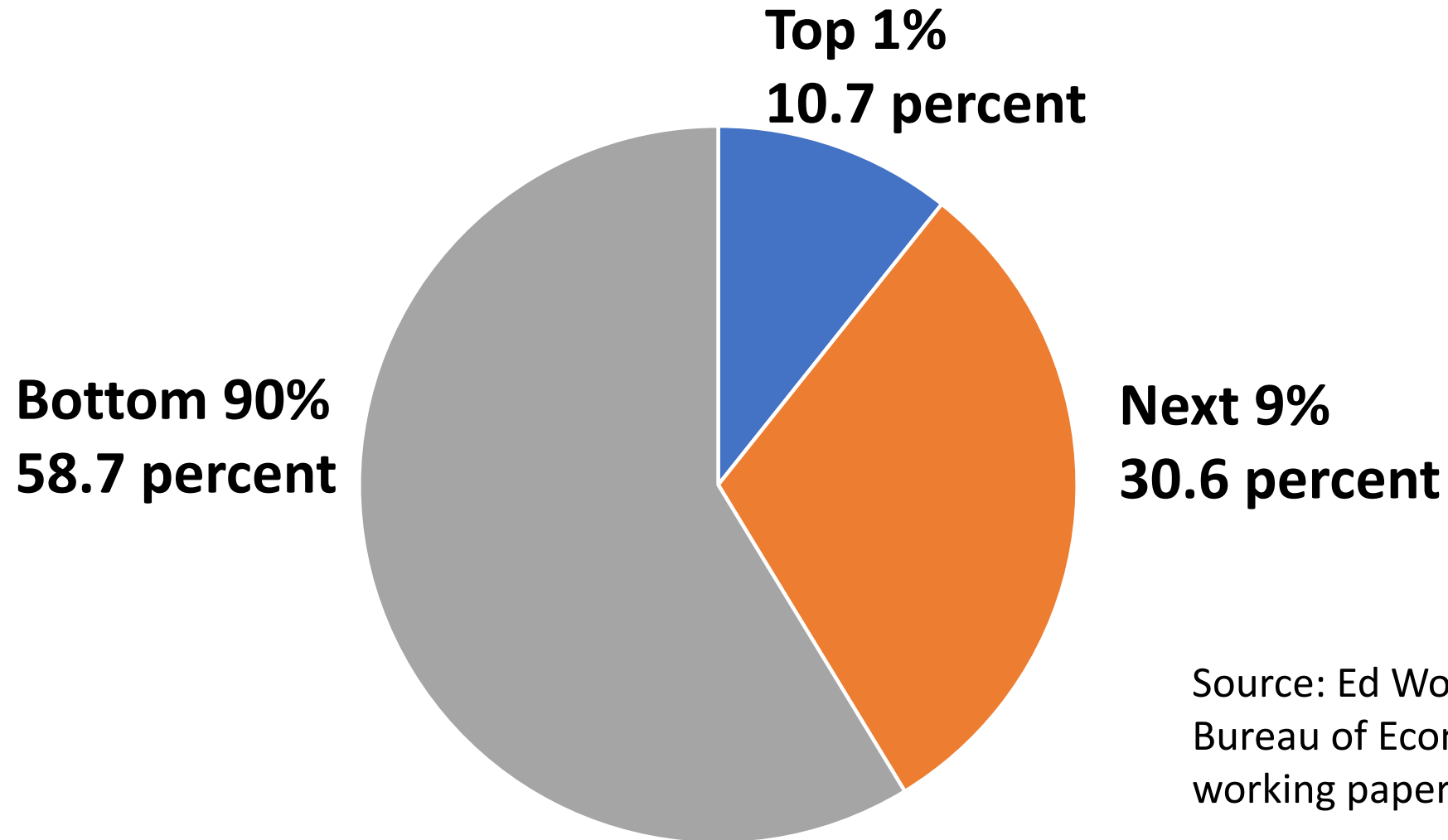


image courtesy of artist Heather Goodwind

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Use our hashtag,
#RebuildTheEconomy

Who Owns the Land?

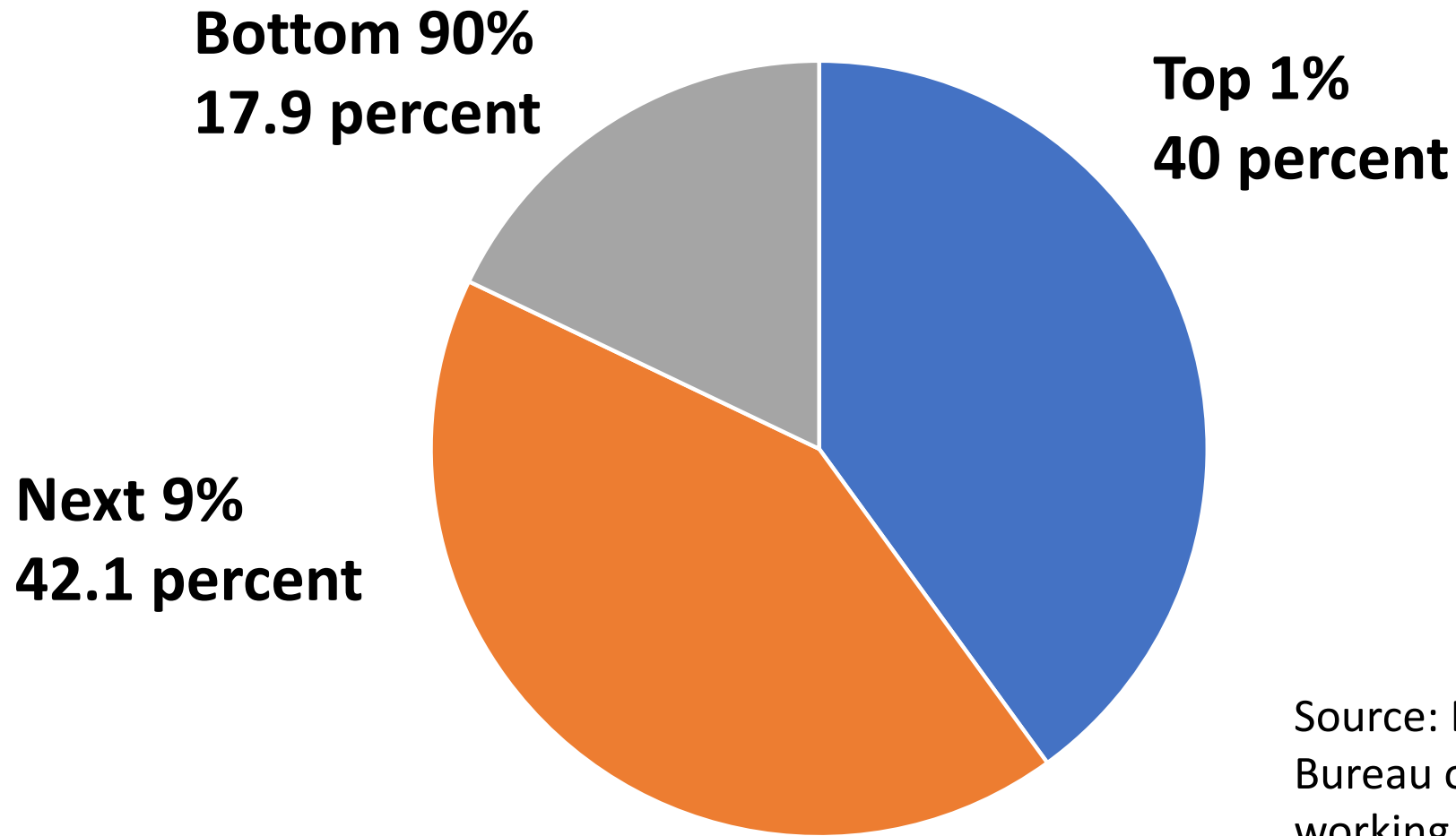
US Home Ownership, 2016



Source: Ed Wolff, National
Bureau of Economic Research
working paper 24085, Nov. 2017

Who Owns the Land?

US Non-Home Real Estate, 2016



Source: Ed Wolff, National
Bureau of Economic Research
working paper 24085, Nov. 2017

Community Land Strategies

- Land banking
- Resident-owned communities (manufactured housing)
- Limited-equity housing cooperatives
- Land recovery in communities of color
- Community land trusts
- Agrarian trusts
- Permanent real estate cooperatives

Series Overview

Remaking the
Economy

11-8-2018

Community Land
Ownership

12-13-2018

Worker
Ownership

1-10-2019

Community
Capital & Finance

2-14-2019

Leveraging
“Eds & Meds”

3-14-2019

Building Policy
Agendas

4-11-2019

How to Succeed at
Changing the System

5-9-2019

Series Learning Objectives

- **Clarify core principles**
- **Develop a toolkit**
- **Understand ecosystems**
- **Identify ways to decolonize wealth and foster racial equity**
- **Highlight points of leverage**
- **Foster shifts in practice and thinking**
- **Balance short-term goals with long-term vision**

“For a **colonized people** the most essential value, because the most concrete, is **first** and foremost the land: the land which will bring them bread and, above all, dignity.”

-- Frantz Fanon



1920 16 million acres of farmland Black-owned

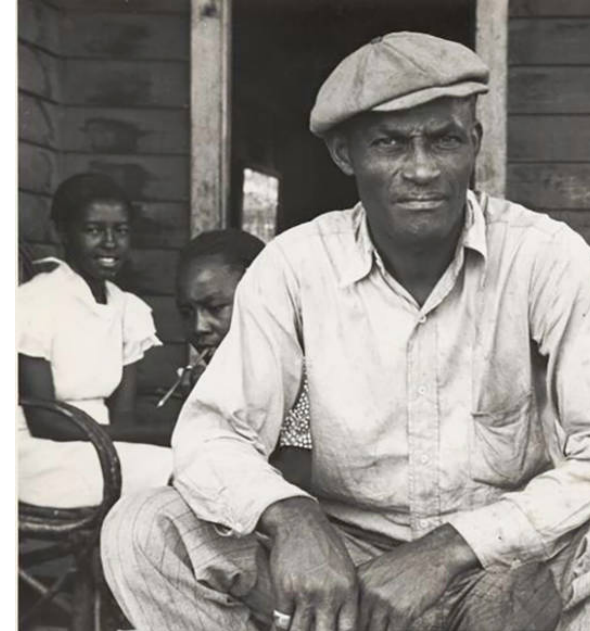
Today 3 million acres of farmland Black-owned

1920 14% of all farms Black-owned

Today 1% of all farms Black-owned

Individual land ownership resulted in increased vulnerability to land loss

- Systemic discrimination by the US government (*Pigford* lawsuit)
- Heirs property & “partition sales”
- Other real estate predatory speculation
- Predatory financing and foreclosures by banks
- Lack of capital to pay taxes and liens
- Limited access to credit
- Stolen by greedy and/or racist neighbors





New Communities Inc.

- Founded by Charles & Shirley Sherrod
- First community land trust in the United States
- To protect and secure the homes and lands of the southern rural poor
- To establish a means for rural economic development through agricultural, mechanical, educational, and social service opportunities



Key Principles & Values

- Self determination
- Sovereignty
- Collectivism
- Deep democracy
- Intergenerational
- Community Wealth and Power to shift economic control
- Reparations
- Radical ecology
- Radical inclusivity
- Radical Black Feminism



SAAFON
SOUTHEASTERN AFRICAN AMERICAN
FARMERS ORGANIC NETWORK

**BLACK LAND AND
POWER COALITION**



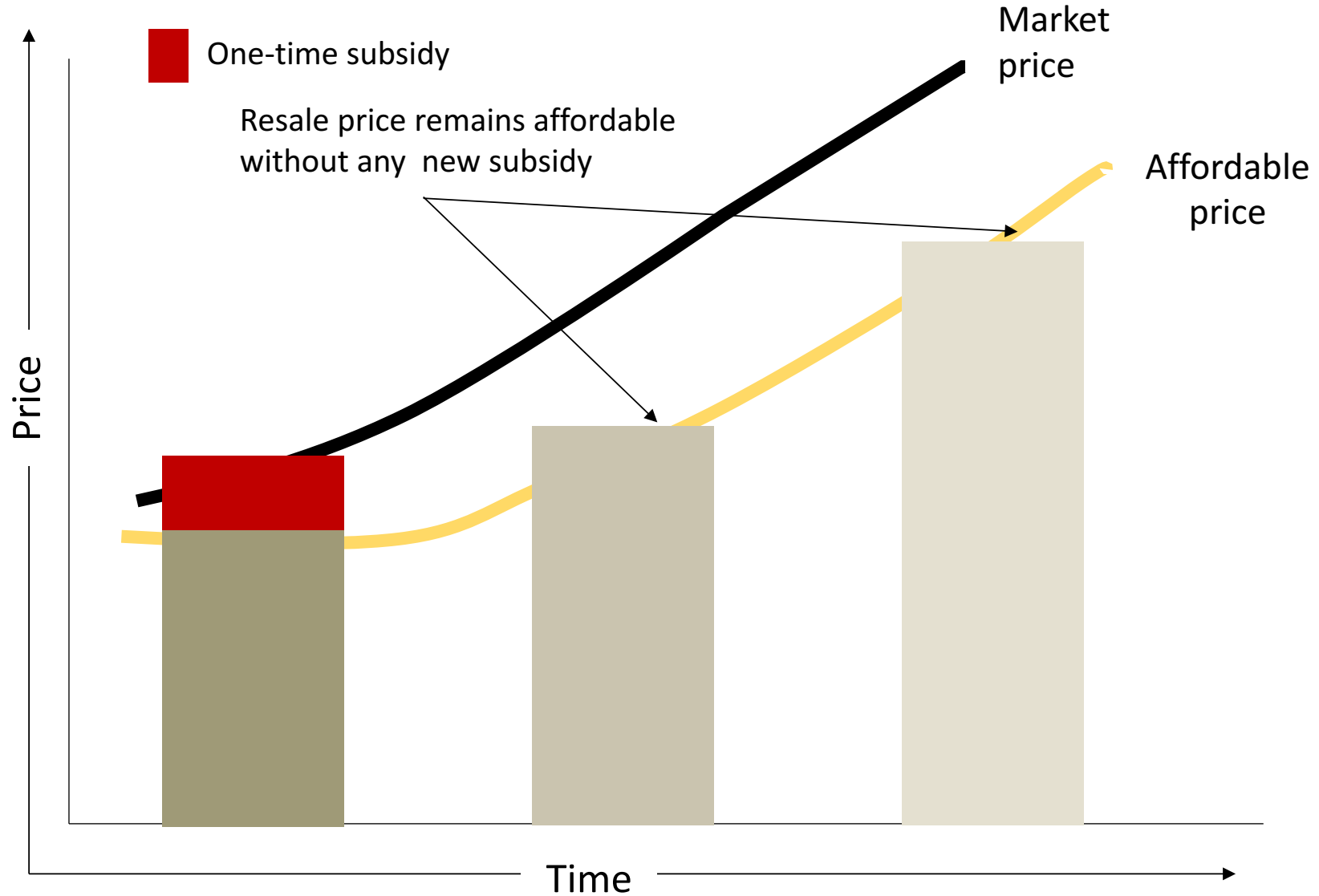


- Proud Ground creates permanently affordable homeownership opportunities for first-time homebuyers using the Community Land Trust model.
- Founded in 1999, Proud Ground became the first city-wide entity to provide permanently affordable homeownership opportunities and since has expanded to five counties around the state—to better meet the needs of working families.
- Proud Ground has become one of the largest community land trusts in the country, having served 363 families in a permanently affordable portfolio of 287 homes.

The Homeownership Process



The CLT Model Limits the Rate of Increase in Resale Prices, Keeping Homes Affordable Over Time



Source: Rick Jacobus



Demographics

- 52% Proud Ground homeowners of color served in total
- 71% Proud Ground homeowners of color served in 2017
- 75% Proud Ground homeowners of color served by 2020

New Funding Sources

- Inclusionary Housing
- OHCS' Local Innovation Fast Track (LIFT)
- Metro Bond



Community Ownership of Land

- Uses a land lease to hold the land in the community trust deed restriction
- Focus on permanent affordability and protecting homes/units from the market
- Community engagement includes tripartite Board of Directors and membership benefits

One of many solutions: Agrarian Trust

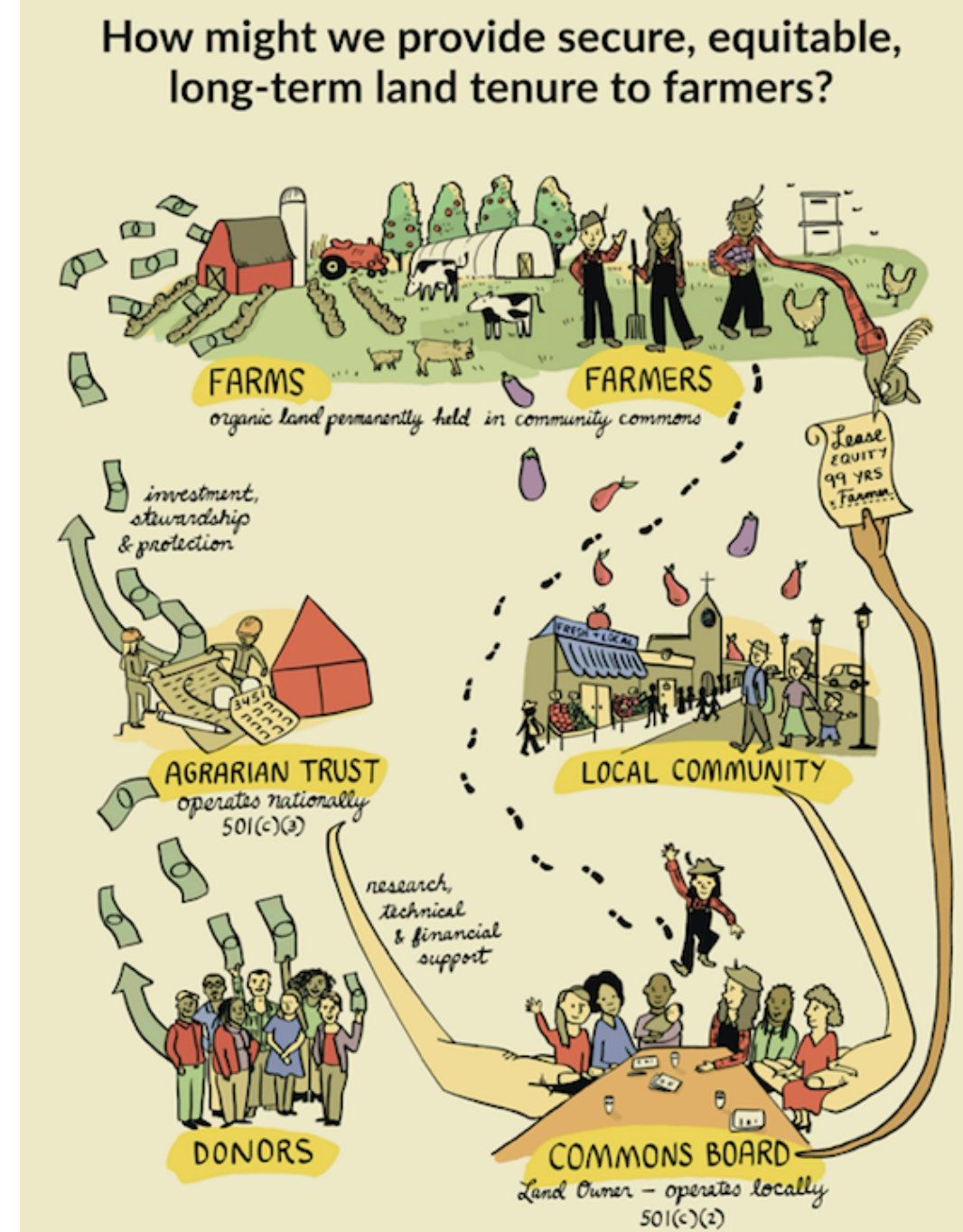
Support land access for the next generation of farmers.

Inspirations:

- Bhoodan Movement
- New Communities Inc.
- Terre de Liens



AGRARIAN TRUST



Governance and Structure

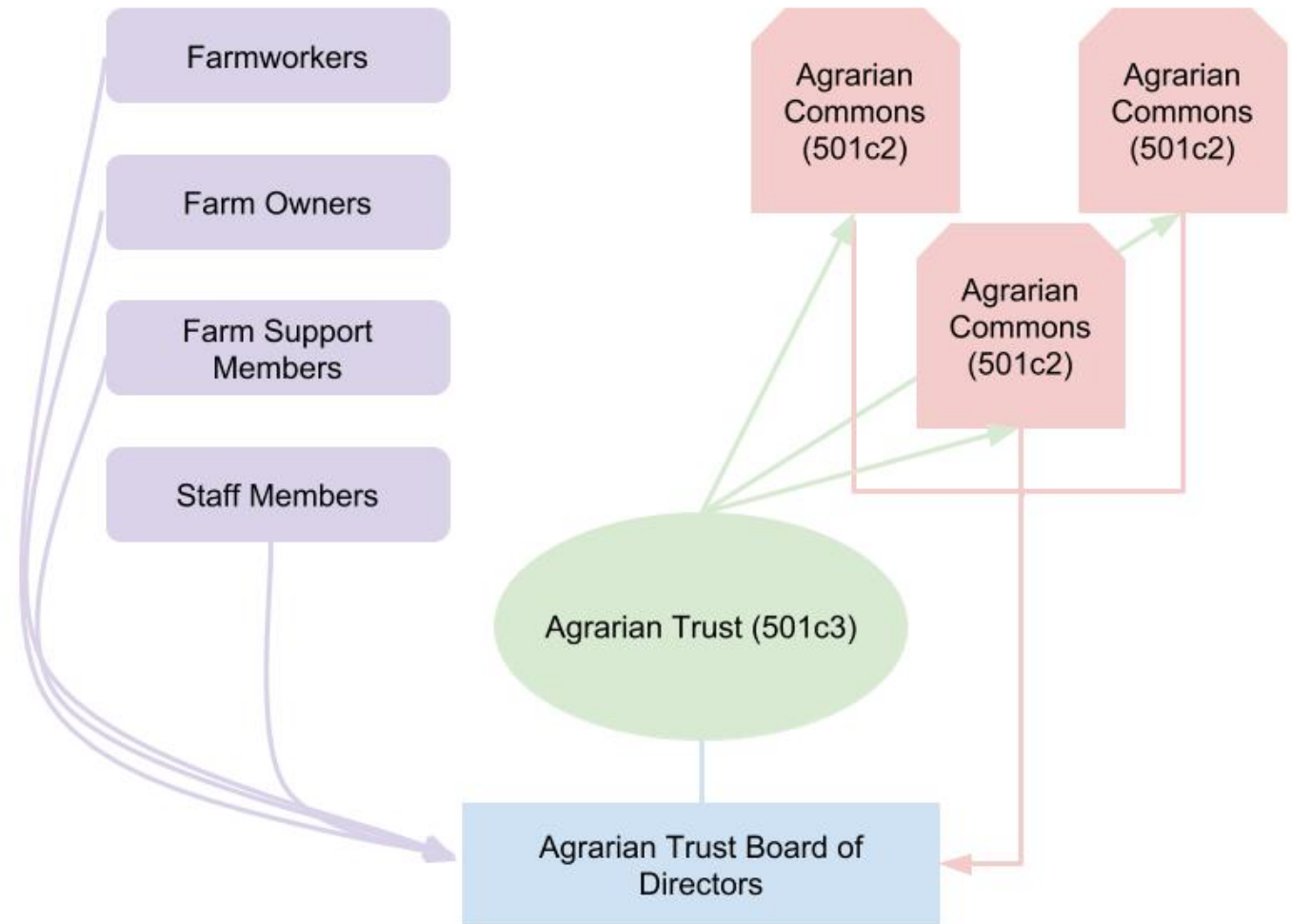
Polycentricity (many centers of power)

Stakeholder membership & decision-making

Staff trusteeship

Non-speculative land ownership

Racial Equity



Financing/Capital

Operations

Philanthropy

Individual donations

Land Acquisition

Philanthropy

Individual donations

+

*Land donations / bargain
sales*

Farm Infrastructure

Philanthropy

Individual donations

+

*Land donations / bargain
sales*

+

Patient impact investment

Community capital

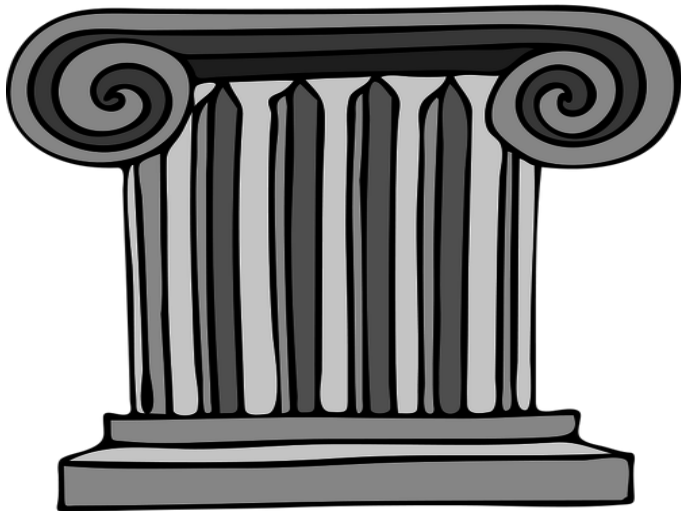
COMMUNITY
PERMANENT
EQUITY
PRESTAGE
REAL ESTATE
COOPERATIVE
INCLUSIVE
HOUSING
SOCIAL CREATE
RACIAL
LOVE FRIENDS
INDIGENOUS
BIPOC
CO-CREATE
SPIRIT
SCHOOL
ECONOMIC
CONNECTED
SHARED
AGENCY
PEOPLE OF COLOR
AFFORDABLE
HOME
PEOPLE POWERED
FUTURE ECONOMY
BUILD
PERMANENT AFFORDABILITY
SUSTAINABLE
NEIGHBOR
EMPOWER
NEIGHBORHOOD
BLACK
DIVERSITY
FAMILY
MOVEMENT
PARK
FINANCE
ROOTED
CREATIVE
SAFE
JUSTICE
REGENERATIVE
INNOVATE
GRASSROOTS
COLLABORATIVE



EB PREC Mission Pillars

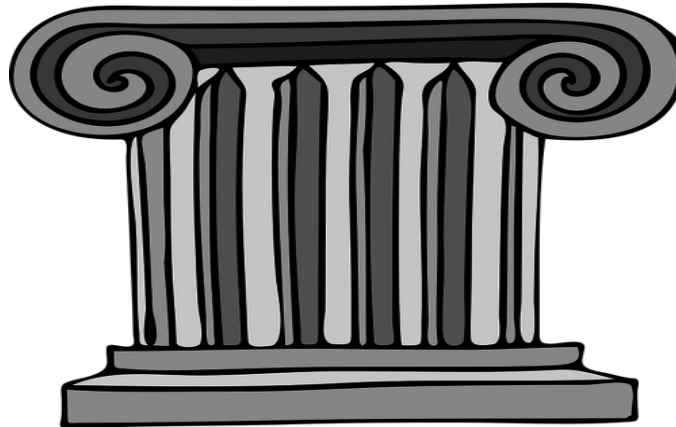
#LandWithoutLandlords

Housing as a right, not a
Commodity



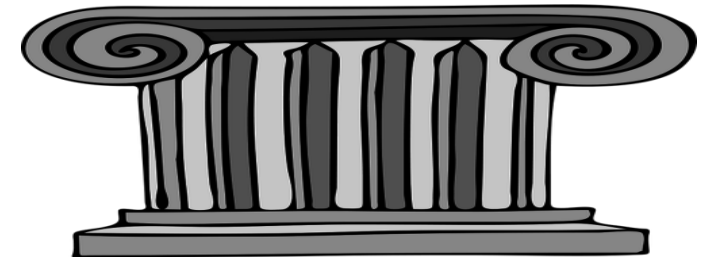
#RestorativeEconomics

Building collective wealth
among historically
disenfranchised communities

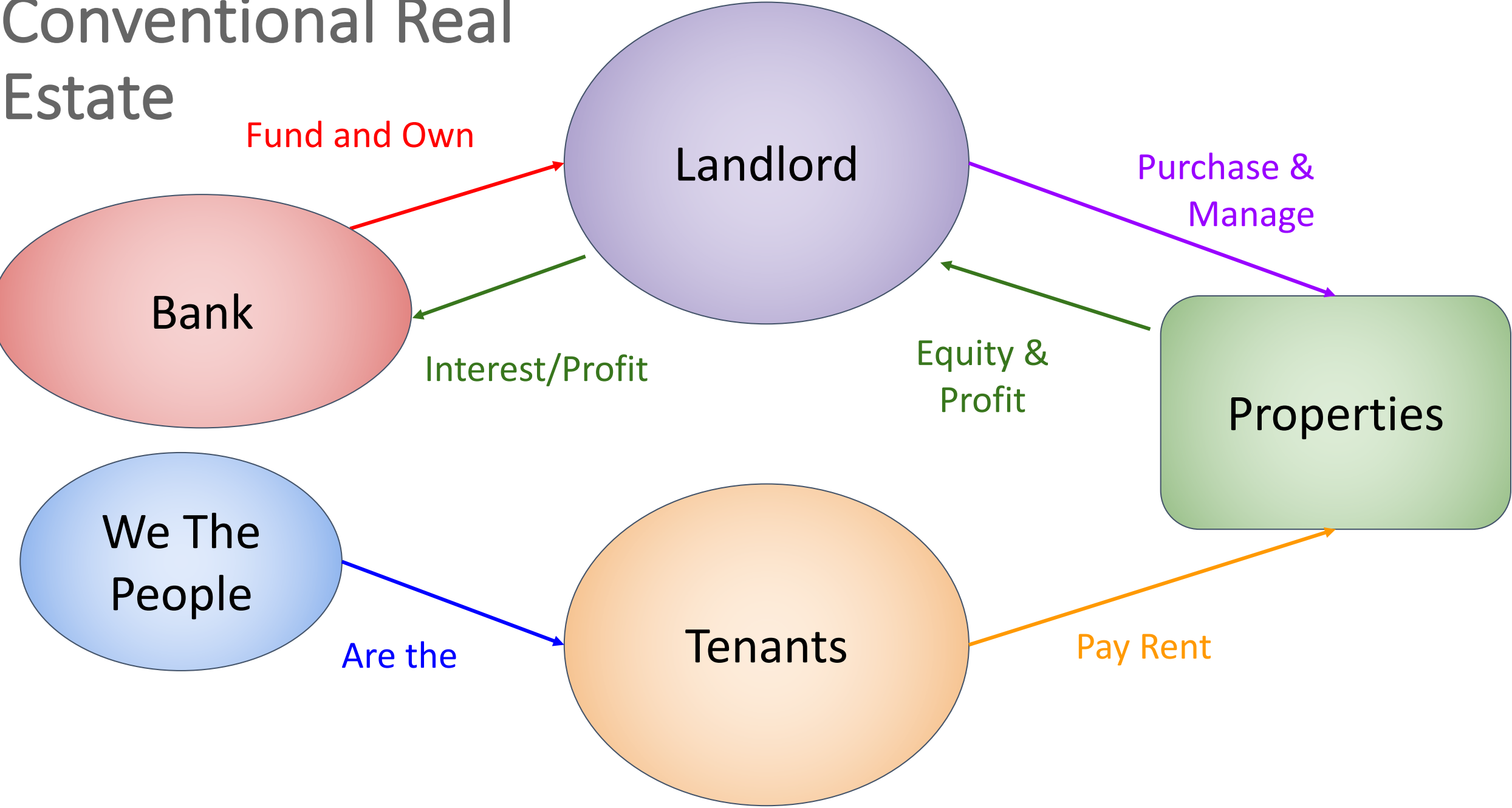


#HealPeoplePower

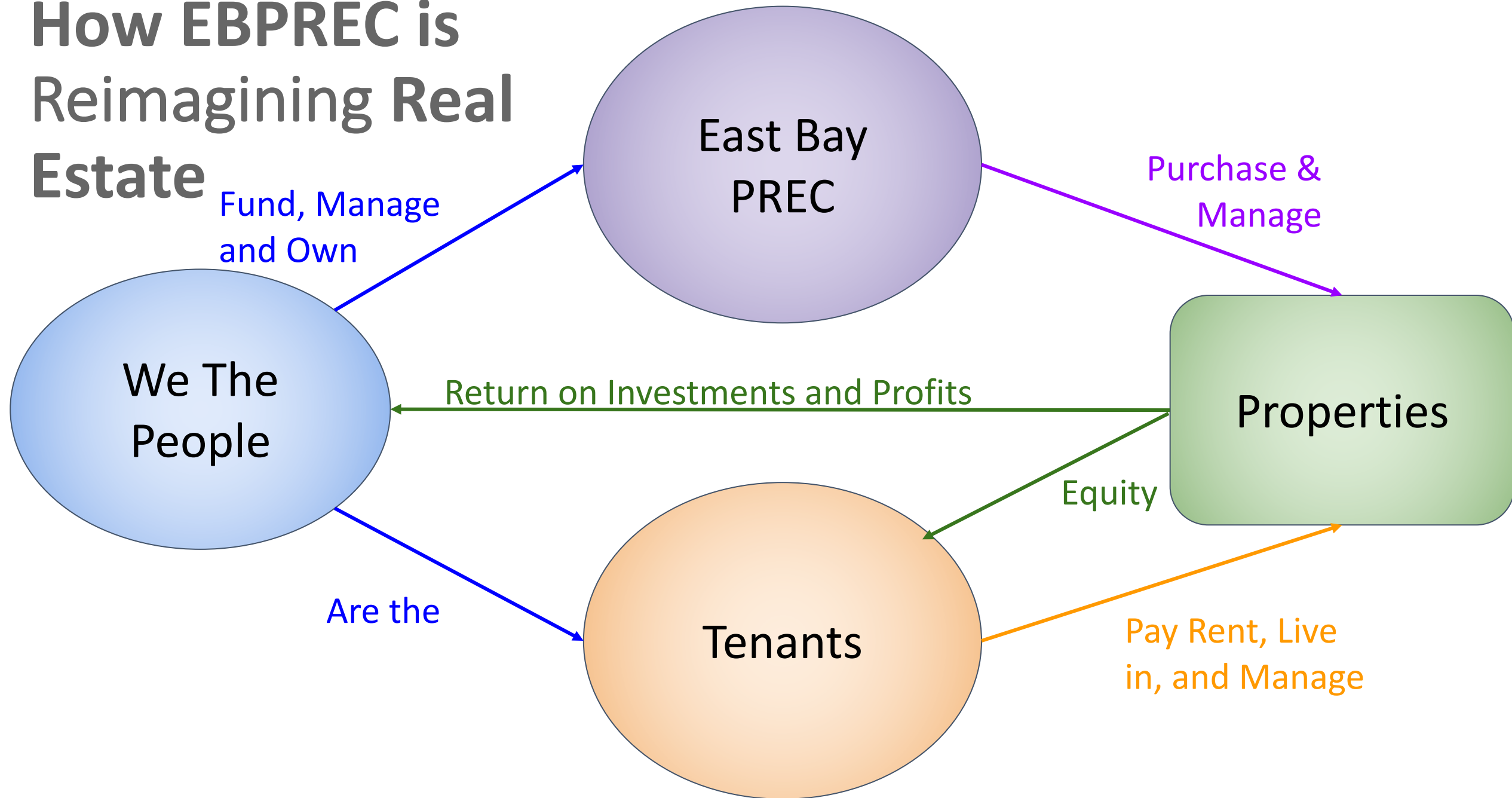
Democratic governance
to short-circuit learned
colonial power practices,
rebuild our capacity to
heal, and reimagine
Collective Power



Conventional Real Estate



How EBPREC is Reimagining Real Estate





Sustainable Economies Law Center

Cultivating a new legal landscape that supports community resilience and grassroots economic empowerment.

Thank you for joining us!

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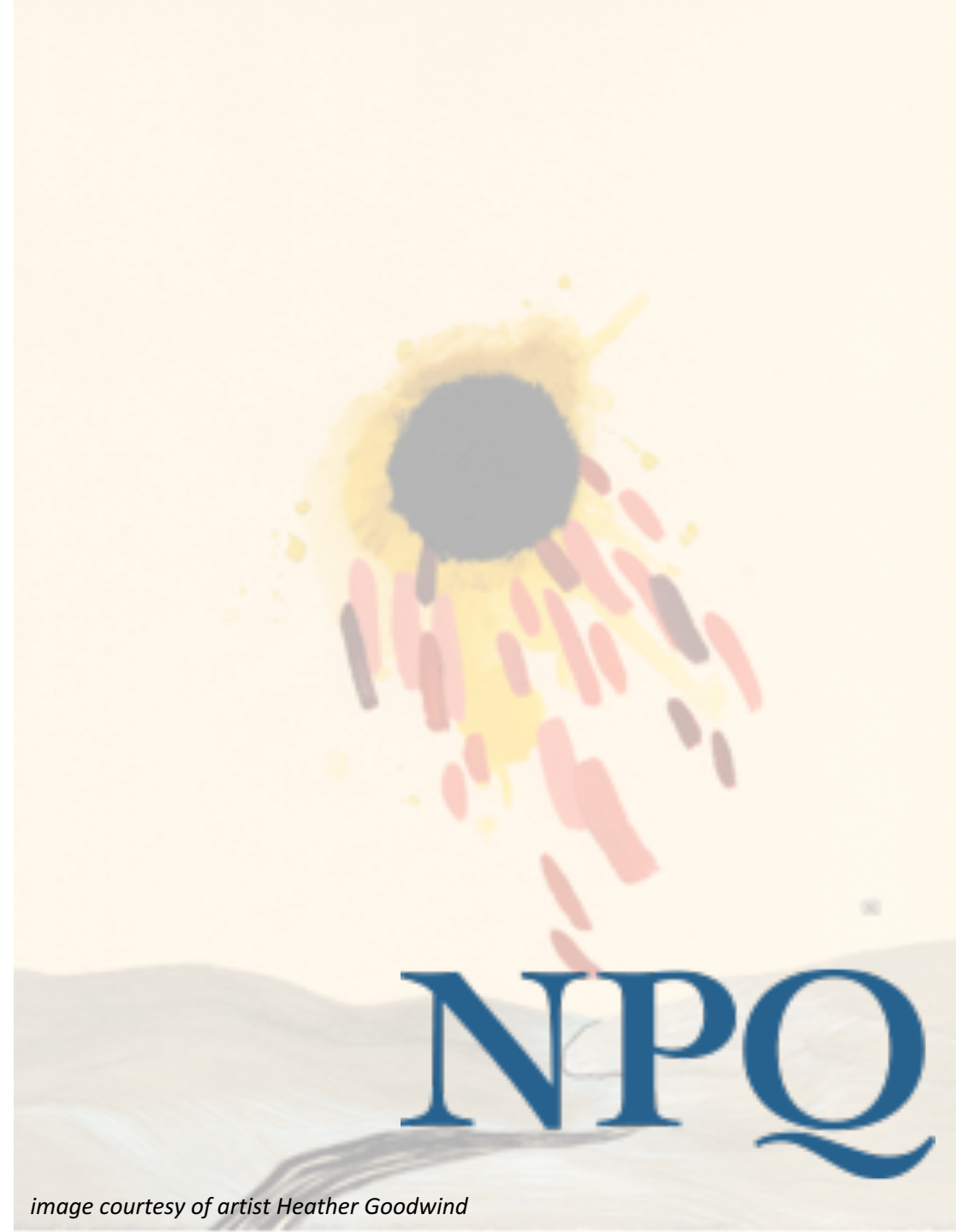


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