

Southern Moreton Bay Islands Community Land Trust

Secure homes for islanders now and into the future



Photo by Redland City Council – creative commons

<https://www.flickr.com/photos/redlandcity/21820076449/in/photostream/>

What is a CLT?

- 1) An innovative approach to the housing market problem.
- 2) A global initiative.
- 3) Private, not for profit, community based organization
- 4) Governed by a board representative of community interests. Typically 1/3 CLT residents, 1/3 community representatives, 1/3 public interest.



<https://rebrand.ly/CLTVideo>

290 UK CLTs-2018

826 homes

5800 homes in process



<http://www.communitylandtrusts.org.uk/get-involved/find-a-clt>



United States
330 CLTs-2018

<http://cltnetwork.org/directory/>

New Zealand Community Land Trusts



Kotare Village, Koanga Inst.
Bob Corker:

<http://kotarevillage.org.nz/>

The Land Trust NZ (organic farming trust:
<http://www.thelandtrustnz.com/>

Australian Community Land Trusts



SMBI
CLT

How does a CLT work?

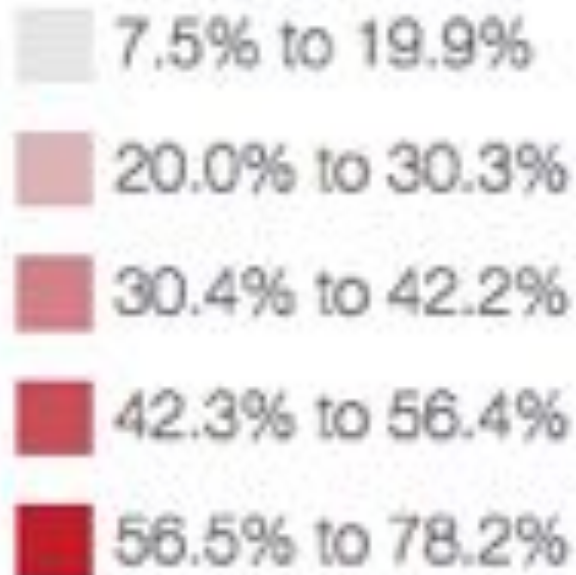
- 1) Remove property from the market, the CLT has an ongoing interest in the property.
- 2) Capital gains retained by the CLT, not taken by the homeowner.
- 3) Pass on the savings to future generations.



<https://rebrand.ly/CLTVideo>

SMBI Rental Situation

Rented Homes in Rental Stress (i.e. >30% income goes towards rent)



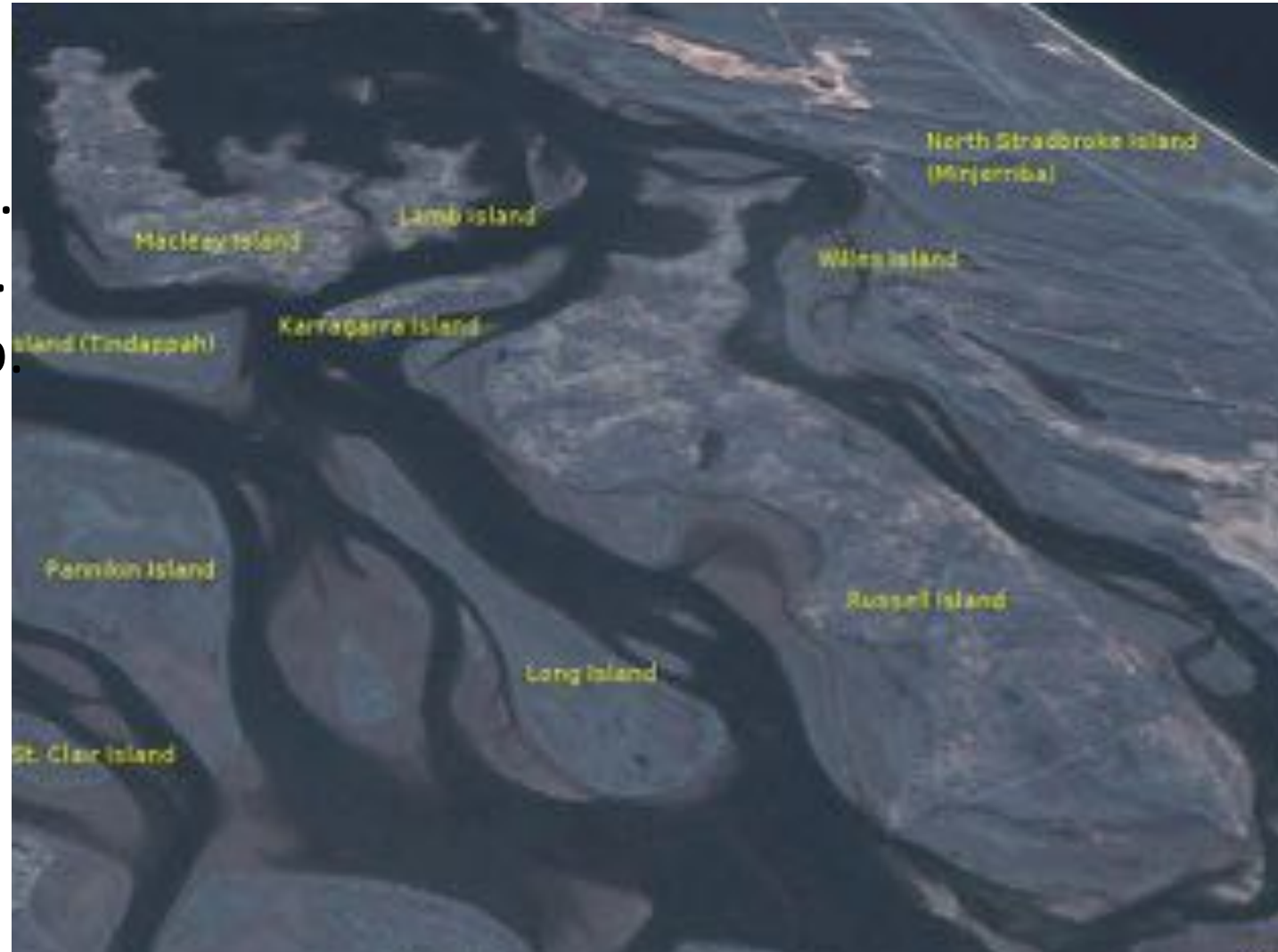
Percentage of: Total rented households



Source: (<https://atlas.id.com.au/redland>)

Who does the SMBI CLT Help?

- Firstly residents of the SMBI.
- Focussed on up to 80% AMI.
- People stuck in the rent trap.
- People who need to downsize but may not be able to within the market.
- The SMBI community as a whole. Stable and cohesive community.



How does the SMBI CLT Help?

- Provides security in tenure.
- Empower residents through involvement in the organization.
- Stops gentrification by preserving affordability permanently.
- Reduces housing stress.
- Allows residents to be stable in their community.



How does the SMBI CLT operate?

- Purchase or receive donated land and houses.
- Construct and rehabilitate homes.
- Sell or rent property to an income qualified person or household.



How does the SMBI CLT operate?

- If buying, then the homeowner is responsible for the rates, maintenance, mortgage etc.
- Homeowner and SMBI CLT share in equity upon resale.
- Homeowner(s) share with future buyers the affordability that was provided to them.



How does the SMBI CLT operate?

- Cooperative housing may be available to households who are unable to obtain a mortgage.
- Affordable rentals are also available.



How does the SMBI CLT operate?

- The seller is able to recoup value added through approved improvements.
- A majority of capital gain remains in the property so the mortgage for the next SMBI CLT qualified buyer remains affordable.



How does the SMBI CLT operate?

- SMBI CLT has the first right of refusal to purchase the house back from the homeowner.
- Benefits of homeownership are passed on to future generations.



How do I get involved?

- As a member:
 - Resident
 - General
 - Supporting
- Provide support in money or in kind.
- Donate or sell land or properties to SMBI CLT.





www.smbi-clt.org.au