

Bellingen Shire Community Land Trust 2019 Statement of Intent

Our Vision

*The Bellingen Shire
is diverse, inclusive
and thrives into the future.*

Our Purpose

The Community Land Trust (CLT) will be a not for profit enterprise which owns property throughout the Bellingen Shire. The CLT will provide the opportunity for people to have a secure place to call home. These homes will remain affordable for future generations through shared ownership or long-term leases.

The homes will be environmentally responsible, sustainable and universally designed wherever possible.

The CLT will help to ensure that the Bellingen Shire remains an inclusive and diverse community by providing affordable and secure homes into perpetuity.



Community Land Trust?

A CLT is a non-profit, for purpose organisation that provides ongoing affordable housing and other community benefits. It is a partnership approach which brings together philanthropic and government support with co-ownership and individual contributions.

People living in CLT houses either enter into very long-term leases or become co-owners with the CLT. The CLT model is established in the USA and UK but isn't as well known in Australia.

The CLT model is a viable response to the increasing cost of housing in the Bellingen Shire and beyond. It provides the benefits of home ownership – security, privacy, independence, safety – for low to moderate income earners who are priced out of the market.

Our Values

Our core values guide our decision making and the way that we work together. They articulate the worth of what we are doing and underpin what we are working towards and how we get there.

Respect

Being respectful of each other the community and the planet in the way that we work, and in the decisions that we make. Being compassionate and generous of spirit.

Courage

Acting with integrity and behaving ethically in everything that we do. Staying true to our vision, being resilient and having courageous conversations as we work together for change.

Innovation

Seeing the wider picture and being informed, creative and future focused.

Fairness

Being considered and fair in our decisions. Encouraging diversity because we believe in equity and the benefits that difference brings.

Good governance

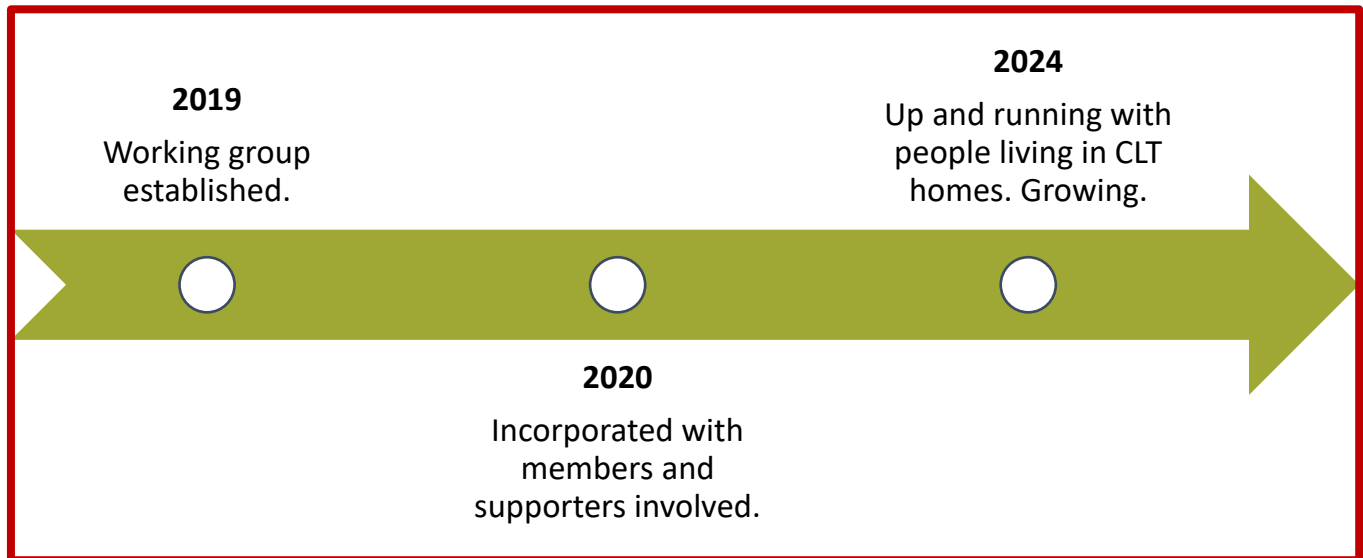
Being honest and ethical in the way that work together and make decisions. We are transparent and accountable and are committed to the highest standards of good governance.

Creating a positive future for generations to come

Our work is focused on creating affordable and environmentally responsible homes into perpetuity for the generations to come. We consider the impact of our decisions on the environment and the community now and into the future.



Roadmap



2019

- We are small group of committed people with big ideas, a vision and significant skills. We know that big things can happen when committed people work together one step at a time.
- We are all volunteers, unincorporated and unfunded. The Australian Community Land Trust Manual published by the University of Western Sydney, NSW (2013) is guiding our work, as are trusted advisers.
- Others have indicated interest in the project and we believe that significant stakeholders will join us once we are established.

2024

- We will be fully operational and all of the legal agreements and arrangements needed will be in place and working.
- We will have the beginning of a property portfolio with at least a small number of people living in CLT homes. We will be ready to grow.
- We will have learned from mistakes and challenges and be sharing what we have learned as ambassadors for the CLT model.
- A number of strong and productive partnerships will be in place including with philanthropists, not for profits who support us, local government, local residents and businesses.

Who We Are

The CLT Working Group is an initiative of the Bellingen Nambucca Affordable Housing Action Group. The Action Group is community led. We are a group of people working to create a range of affordable housing options.

This is long term work with no quick fixes. We believe that investing time and effort now will create more choice and help reduce homelessness and disadvantage into the future.

We know that secure, affordable and universally designed homes are the bedrock of a vibrant and inclusive community. These days, this means thinking differently and exploring new approaches.

Conventional homeownership is no longer an option for many people. Plus, there are limited options available for current homeowners who need to change their circumstances as they age across our Shires. Private rental has been a stop gap for many, but it is expensive and too insecure as a long-term housing option.

We are a group of Bellingen Shire residents working to establish the Community Land Trust. We are currently exploring the feasibility of the CLT and the preferred legal structure.



Get Involved

If you are interested in knowing more about the Bellingen Shire CLT please register your interest by emailing us.

Contact Information

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