

COMMUNITY LAND TRUST
BRUXELLES — BRUSSEL

cltb



Community Land Trust Brussels

Resident buy the homes, not the land

Rockford Sign Co.

"EVERYBODY WORKS BUT THE VACANT LOT"

I paid \$3600. for this lot and will hold till I get \$6000. The profit is unearned increment made possible by the presence of this community and enterprise of its people. I take the profit without earning it. For the remedy read

"HENRY GEORGE"

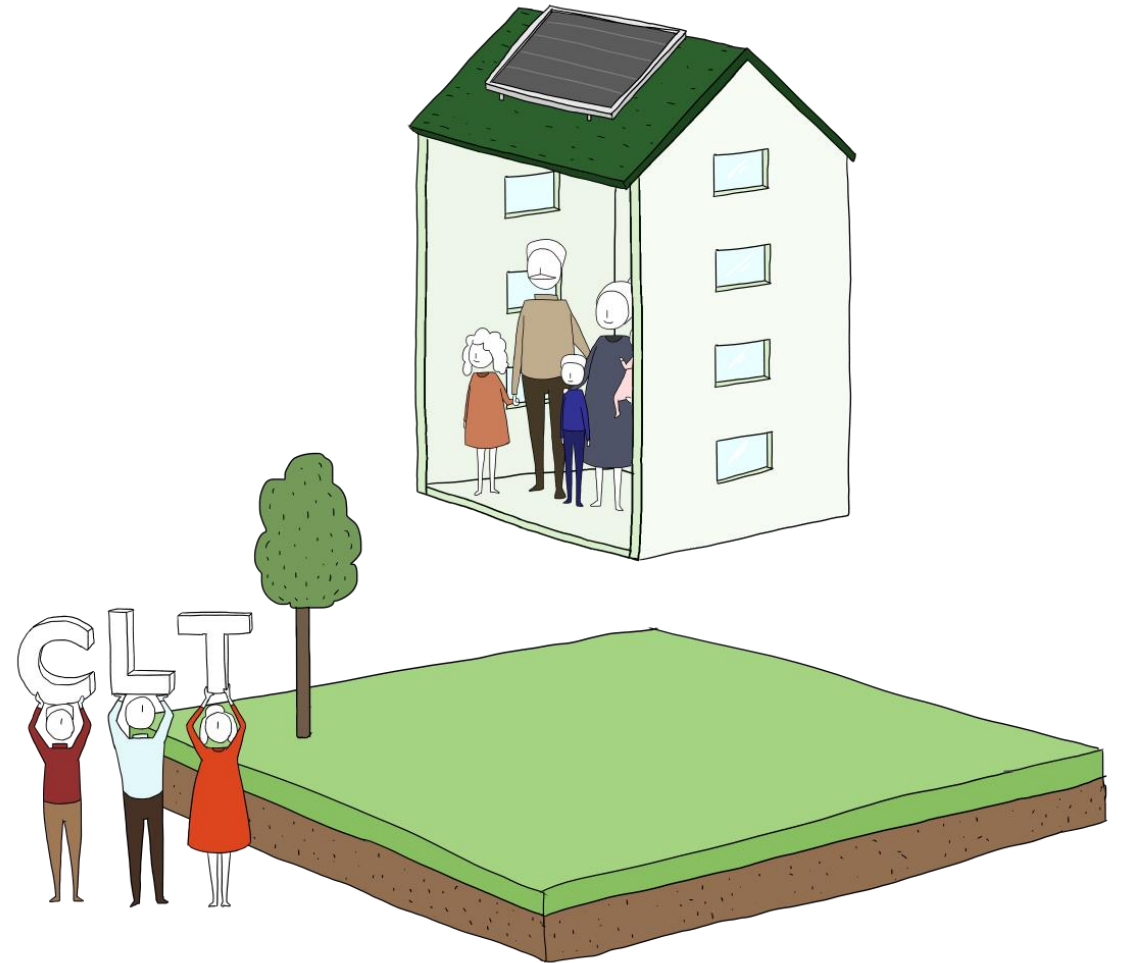
*Yours Truly
Fay Lewis*

What is a Community Land Trust?



Separation of land and building ownership

- The residents: owners of the bricks, their homes.
- Community Land Trust Brussels and its members: owners of the land.



Key elements

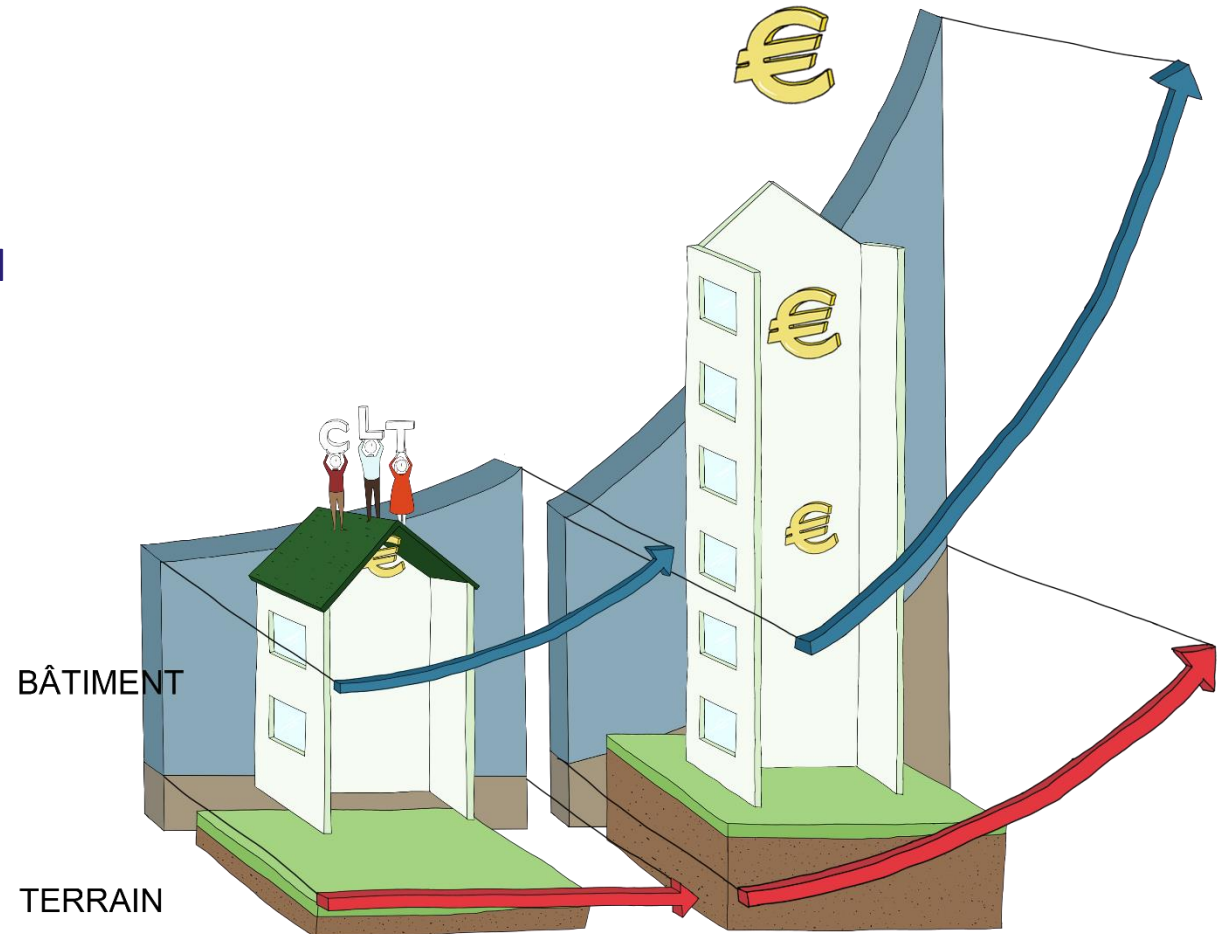
Managing land for the good of the community

Land ownership is collective, homeownership is individual (or coop, non-profits,...)



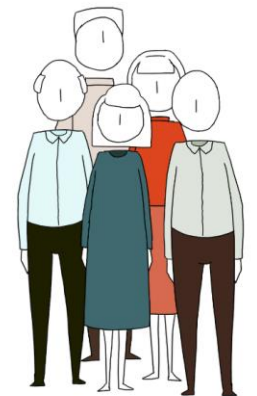
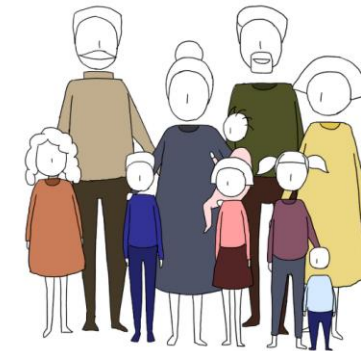
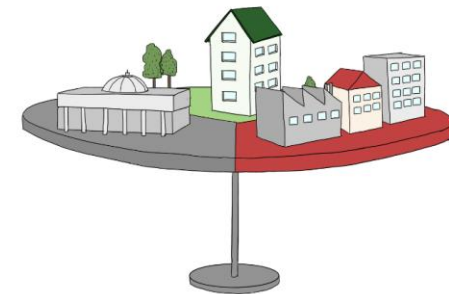
Permanent affordability

- Homes made affordable by grants or donations
- Homes stay affordable thanks to resale formula: limited resale price
- CLT controls resale
- Avoids land and real estate speculation

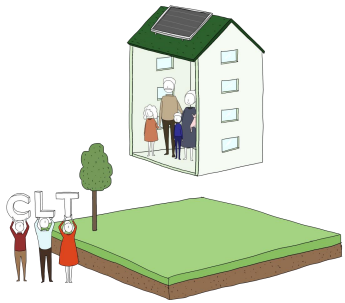


A Community Land Trust is run by its community

- All stakeholders (candidate-owners, residents, etc.) are members of the General Assembly
- 1/3 of the Board of Directors is made up of residents, 1/3 by civil society and 1/3 by representatives of the Brussels government.



Key elements



Separation of land and building ownership

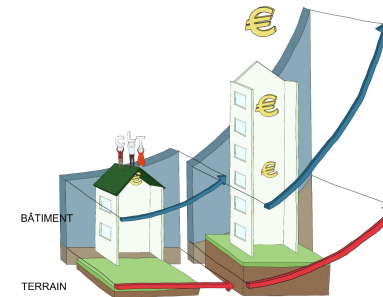
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History of CLTB



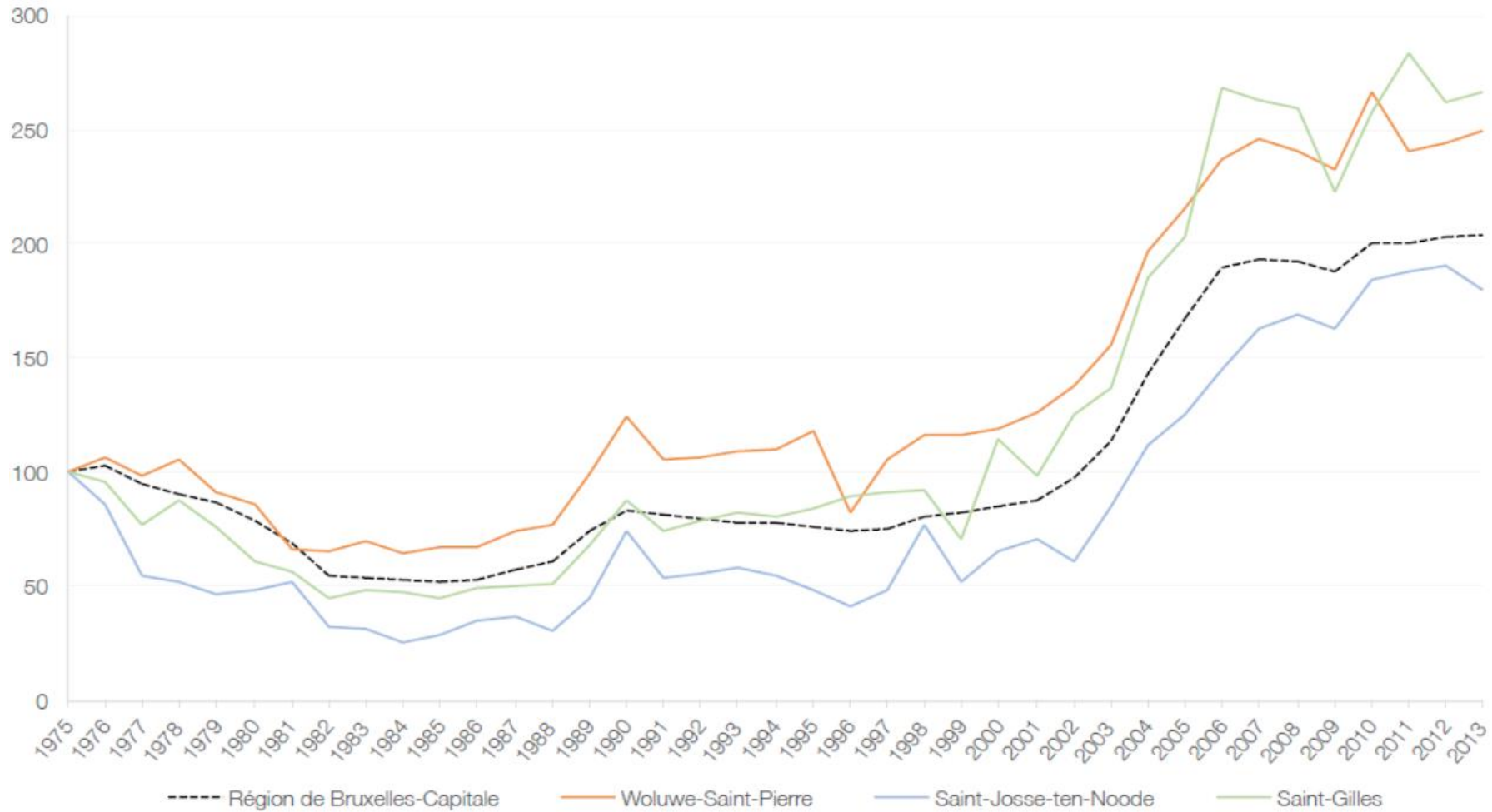


JE M'APPELLE FATIMA
JE SUIS MARIÉE ET J'AI
3 ENFANTS. MON
CHÔMAGE EST DE 900€
JE PAVAIS UN LOYER DE
550€ MON LOGEMENT
A ÉTÉ DÉCLARÉ SALUBRE.
DEPUIS 5 MOIS JE SUIS EN
... HIER, LE ... ROSÉ

NON
PRÉ

SOCIAL
IS DAT

Evolution of the cost of housing compared to average income



History



What is CLTB doing?



CLTB actions



Creating affordable housing



Community work



Dissemination of the CLT model

Creating affordable housing



115

Inhabited homes



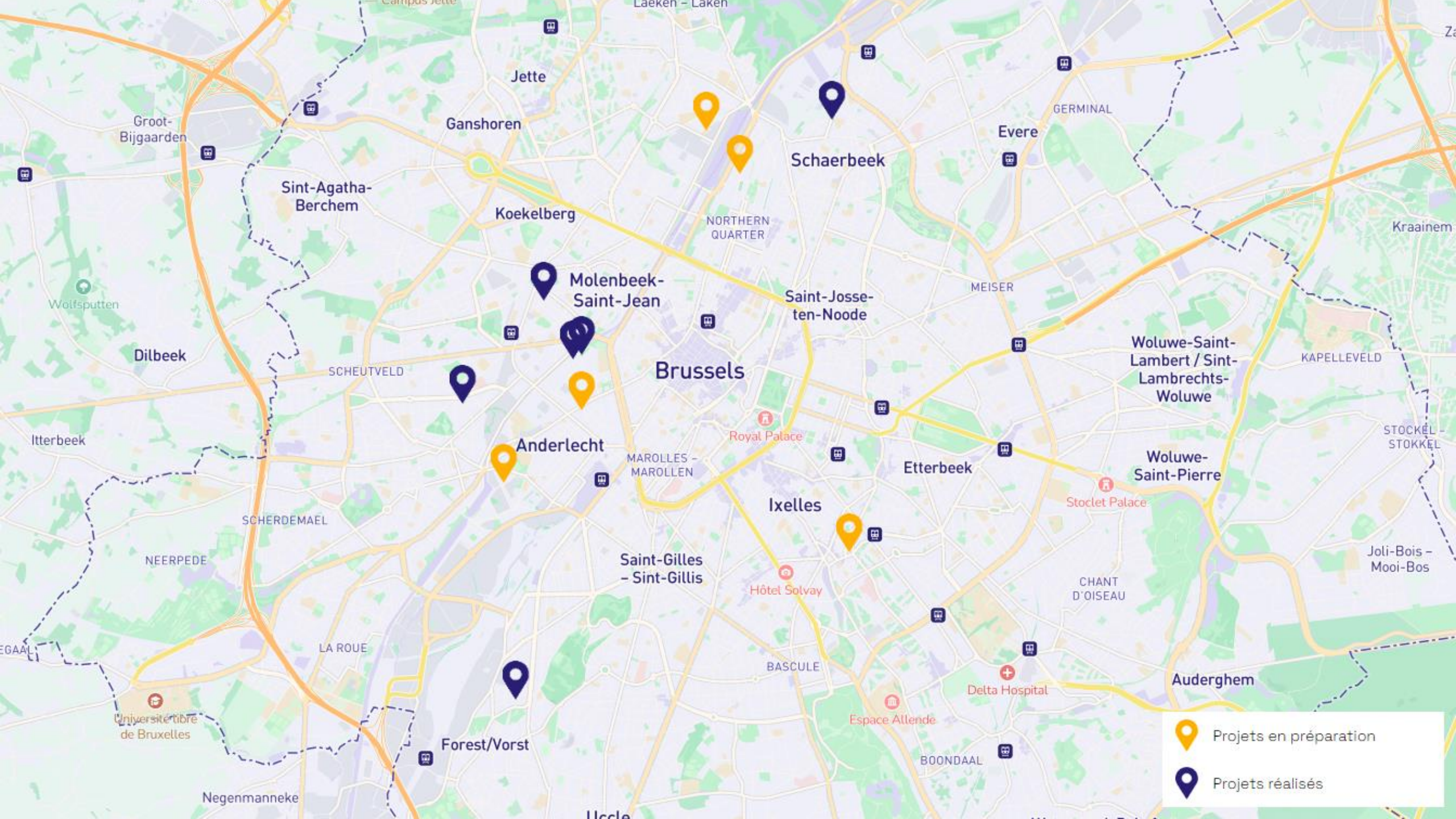
7

Inhabited projects



77

Homes in the pipeline





RESILIENT COMMUNITIES

Co-creation
Training
Facilitating citizens initiatives
Integrating community facilities in housing projects



EMANCIPATION OF RESIDENTS

A good home as basis for emancipation
Poor families can build equity
Meaningful role in governance



A DEMOCRATIC AND INCLUSIVE GOVERNANCE MODEL

All residents are member and have a say
Tri-partite governance: residents, civil society and local government in board



A FAIR PROPERTY SYSTEM

Showing that there are alternatives
Non-speculative
Commons based
Building a European CLT movement



Target group

Low-income residents of Brussels

- Households eligible for social housing – Four different categories based on income.
- Emancipation plays a crucial role – Community-building is central to CLTB.
- Participation in projects and in governance of the organisation

60%

of home-owning households are single-parent families.

17 134€

Average gross annual income of residents

Caractéristiques d'un projet CLTB

- Average 13-15 flats, max. 32 flats (to date)
- All flat types: studio to 4-bedroom
- Energy-efficient homes
- Accessibility for people with reduced mobility



© Paul Smith

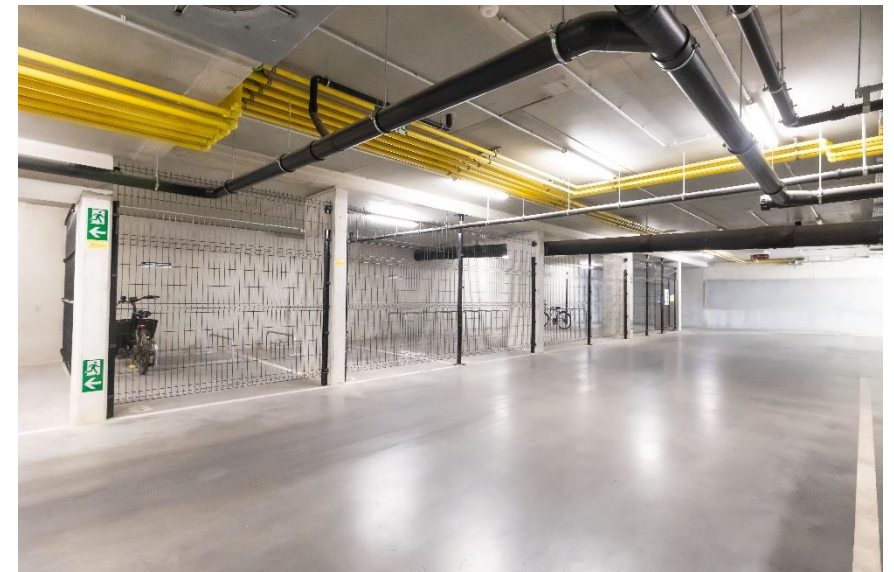


Caractéristiques d'un projet CLTB

- All homes have a high-quality private outdoor space
- Generous common areas to encourage people to meet and share
- Attention paid to soft mobility (buildings accessible to bicycles and pushchairs, adequately sized common storage space)
- If possible: shared space open to the neighbourhood or occupied by a partner neighbourhood association (and usable by residents)



© Paul Smith



© Paul Smith



Archilabs

Architectural workshops, where some of our members discuss the site, the needs of future residents and the neighbourhood.

The recommendations are included in our specifications so that the design offices can take them into account. Workshop participants are then involved in choosing the architectural project.





Capacity building

Approximately 2 years before and after moving in, the group of future residents are coached by the CLTB and partner associations (on the proper use of energy-efficient housing, co-ownership management, collective decision-making, etc.) and the establishment of rules for living together.





CLTB

The vision, missions and values of Community Land Trust Brussels.



THE BUILDING

Maintaining technical quality. Good use of the building and homes by (future) owners.



CO-OWNERSHIP

Effective administrative and financial management of the co-ownership (legal management of the co-ownership).



THE GROUP

Co-habitation within the building, organisation and group dynamics.



INDIVIDUAL SUPPORT

Individual and private questions. Social support.



THE NEIGHBOURHOOD

Integration into the neighbourhood, and more broadly into CLTB and urban challenges.

And it works!

82%

**of residents feel more fulfilled since moving into a
Community Land Trust Brussels home**

IMPACT REPORT AVAILABLE: WWW.CLTB.BE

European support to our projects



SHICC

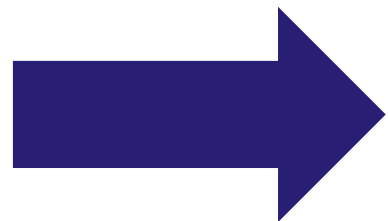
Period: 2017-2022

Partners : Lille, London CLT, CLT Gent, CLT Brussels

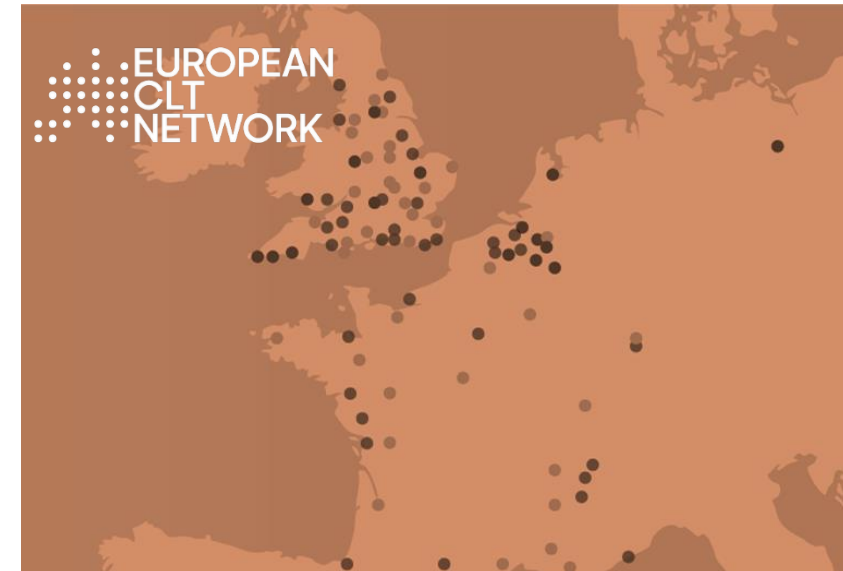
Budget : 2.903.652€,

European Funding: 1.742.191€

Goal: Promote the legitimacy of the CLT model in Europe and develop a European CLT network.



Led to the creation of the ECLT in 2024



European support to our projects



CALICO

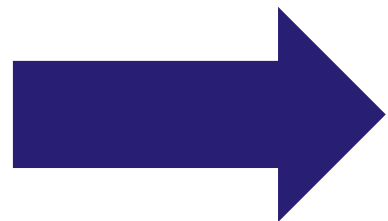
Period: 2018-2021

Partners : Brussels Housing, VUB, Perspective.brussels, Angela D., Pass-ages, Forest, CPAS Forest, Logement pour Tous

Budget : >12.000.000€,

European Funding: 5.000.000€

Goal: Development of a co-housing project focused on care and living in community

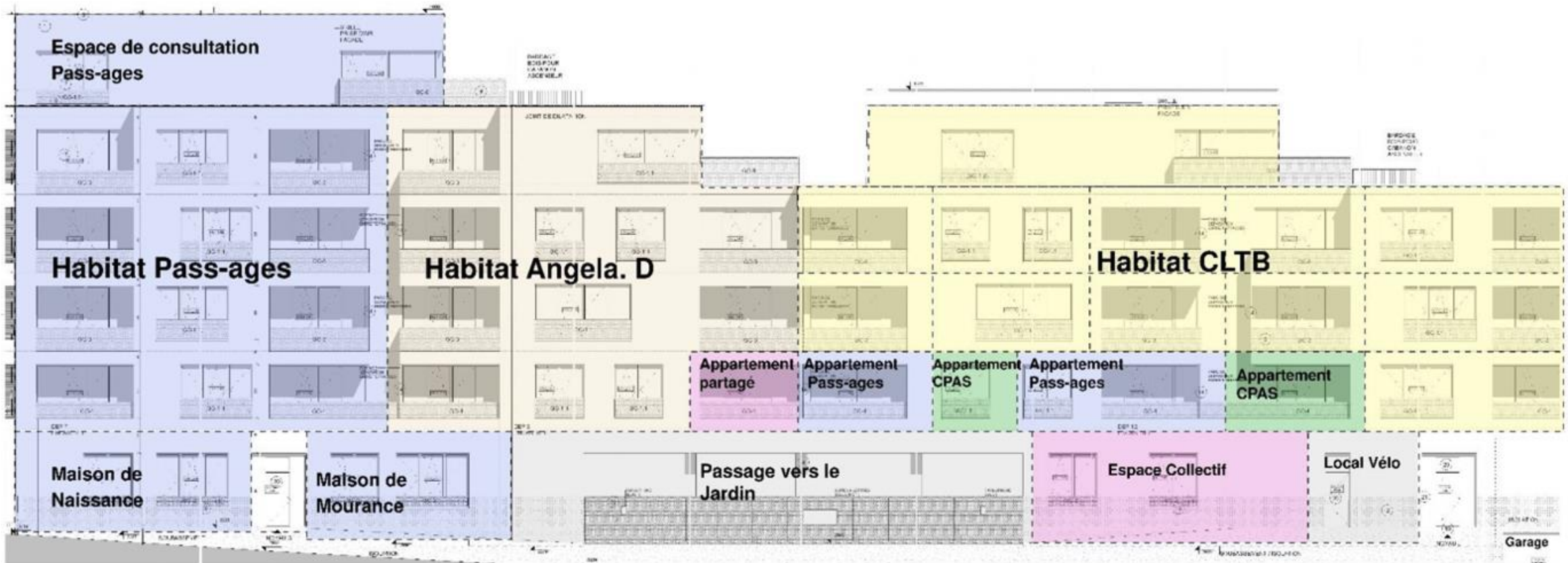


34 housing units dedicated to social housing, co-housing and care



European support to our projects

CALICO



European support to our projects

SHICC

Period: 2023-2028

Partners : Lille, Habiter 2030, Rennes, Cork, CLT Gent, CLT Bruxelles, VUB

Budget : 5.206.532€

European Funding: 3.123.920€

Goal: Study and dissemination of a building renovation model in Europe based on the CLT principle.

Interreg  Co-funded by
the European Union
North-West Europe

Upcycling Trust



With the support of

be.brussels 


BRUSSEL HUISVESTING
BRUXELLES LOGEMENT
GEWESTELIJKE OVERHEIDSDIENST BRUSSEL
SERVICE PUBLIC RÉGIONAL DE BRUXELLES


BRUXELLES MOBILITÉ
BRUSSEL MOBILITEIT
SERVICE PUBLIC RÉGIONAL DE BRUXELLES
GEWESTELIJKE OVERHEIDSDIENST BRUSSEL


BRUXELLES ÉCONOMIE ET EMPLOI
BRUSSEL ECONOMIE EN WERKGELEGENHEID
SERVICE PUBLIC RÉGIONAL DE BRUXELLES
GEWESTELIJKE OVERHEIDSDIENST BRUSSEL


COMMISSION COMMUNAUTAIRE COMMUNE
GEMEENSCHAPPELIJKE GEMEENSCHAPSCOMMISSIE


bruxelles
environnement
leefmilieu
brussel
.brussels 

BIKE FOR
BRUSSELS

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empowering research

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 **Vlaanderen**
verbeelding werkt


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ACTIONS


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Roi Baudouin
Agir ensemble pour une société meilleure

IMPACT
TOGETHER
BY BNP PARIBAS FORTIS

Laudes ———
— Foundation

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