



2009 Community Tree Planting Day



Residents of Sawmill CLT celebrate Easter

Resilience In Challenging Times



Sawmill CLT Phase 2 house at sunset



2010 National Conference

November 8—11

*Albuquerque,
New Mexico*

Hosted by:



Sawmill Community
Land Trust

Lead Sponsor:



In Partnership with:





Network Leadership Team, April 2010

2010 National CLT Conference

Invitation from the National CLT Network

The collapse of the U.S. housing market has profoundly impacted many people and has pushed us to respond to the best of our abilities. In some communities, unemployment is widespread, and people and wealth are leaving. In other areas, the high cost of living is still pricing people out of their homes and forcing workers to live far from their jobs, with traffic causing expensive and frustrating commutes. Many hard working people have suffered in this recession, but community land trust (CLT) stewards have helped CLT homeowners not only to endure, but to succeed in these challenging times.

Despite these difficulties, this is a shining moment for community land trusts. In 2009, the national foreclosure rate for CLT homeowners was 1/8th the national average, demonstrating that CLTs are not just a vehicle for protecting affordability, but also for stabilizing homeownership at the bottom of the cycle.

In these times we are called to reexamine how we work, to continue to learn, to work with peers and partners to shift away from failed approaches to sustainable alternatives. We invite you to come the National CLT Conference in Albuquerque, NM to learn how strong, effective stewards work in these challenging times.

The National CLT Conference is the largest gathering of CLTs in the country and offers an opportunity to learn and share experiences for CLT practitioners, board members, residents, partners and others interested in learning more about the CLT model. Our host this year in Albuquerque is the Sawmill Community Land Trust, which has done extraordinary work in the Sawmill Area neighborhood over the ten years since they last hosted a national CLT gathering. Talk to members of the community, learn about their journey and celebrate their incredible success.

This year's conference provides a wide range of educational offerings in a new pre conference and conference format. We hope that you will be able to join us in continuing our work to build the CLT movement at the National CLT Conference in November!

Roger Lewis, Greg Rosenberg, Jessica Grant—On Behalf of the National CLT Network

Our Mission

The National CLT Network provides training, advocacy and resources for its member organizations which nurture and sustain healthy and economically diverse communities by providing permanently affordable access to land, homes, and related resources.

Program Highlights

Engaging Offerings

In Albuquerque we will be offering in-depth pre-conference courses, as well as a combination of ¼ day, ½ day, and full day seminars during the conference itself. In addition to offering Academy core courses, there will be a number of seminars on topics such as the new model ground lease, creating effective messaging strategies led by national communications leader Spitfire Strategies, community organizing, homeowner engagement, tribal land ownership, and the London CLT. We will be offering seminars on fair housing and wealth stripping in communities of color in collaboration with the Kirwan Institute.

With many CLTs getting involved with housing acquisition/rehab for the first time, there will be a hands-on green rehab practicum during the pre-conference, thanks to the support of The Home Depot Foundation.

The keynote address by David Abromowitz, the author of the original model ground lease, will draw on his years of experience to both challenge and inspire us. We will be celebrating the past, present and future of the CLT movement with a book release party for The Community Land Trust Reader, in collaboration with the Lincoln Institute.

The conference includes a walking tour of the Sawmill community as well as there a bus tour to the Ohkay Owingeh Pueblo to learn about innovative approaches to housing development on tribal lands during the pre-conference.

Pre-Conference

Day 1 | Monday, November 8

8:30 am - 4:30 pm Courses

Day 2 | Tuesday, November 9

8:30 am - 4:30 pm Courses, Practicum & Tour

4:45 pm - 5:45 pm Technical Assistance Sessions

6:00 pm - 8:00 pm Host Reception

Conference

Day 3 | Wednesday, November 10

8:15 am - 10:00 am Walking Tours of Sawmill CLT

10:15 am - 12:00 pm Keynote Speaker and Annual Meeting

1:15 pm - 4:30 pm Courses and Seminars

4:45 pm - 5:45 pm Optional Sessions

6:00 pm - 7:30 pm CLT Reader Release Party

Day 4 | Thursday, November 11

8:30 am - 4:30 pm Courses and Seminars

4:45 pm - 6:15 pm Optional Sessions

7:30 pm Closing Festivities

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Playground work group at
Sawmill CLT



Welcome from Our Host

Welcome to the Land of Enchantment!

Sawmill Community Land Trust is pleased to welcome you to Albuquerque, New Mexico, for the National Community Land Trust Network's 2010 Conference. Albuquerque is known for its hospitality, magnificent landscape and its southwestern flair. The conference hotel and Sawmill Community Land Trust are adjacent to downtown, the Museum District, parks, walking/bike trails, great restaurants, and historic Old Town, also known as the "heart of Albuquerque". Old Town, with more than 150 shops, galleries and artist studios, surrounds San Felipe de Neri, one of the oldest and most picturesque Mission churches in the United States.

Our unique high desert terrain and beautiful blue skies invite walks on our lovely irrigation trails, and excursions to the Sandia Mountains, home of the world's longest aerial tramway. At the mountain crest (10,378 feet) you'll have an 11,000 square mile panoramic view of the Rio Grande Valley.

Website: www.sawmillclt.org

Bienvenidos!

Connie Chavez, Executive Director



Lead Sponsor:



The Home Depot Foundation is dedicated to helping families thrive by creating healthy, affordable homes as the cornerstone of sustainable communities.

Our goal is for all families to have the opportunity to live in healthy, efficient homes they can afford over the long-term; to have access to safe, vibrant parks and greenspaces; and to receive the economic, social and environmental benefits of living in a sustainable community.

Additional Sponsors

Wells Fargo | PacifiCap Properties | NCB Capital Impact | Institute for Community Economics

About Albuquerque

Nestled between the towering Sandia Mountains and the Rio Grande Valley, at 5,000 feet above sea level, Albuquerque is rich with culture and heritage, breathtaking landscape, and an enchanting energy. Nicknamed the “Duke City” after its founder, the Spanish Duke of “Albuquerque,” the city represents a synergy of American Indian, Hispanic, and Anglo cultures brewed over hundreds of years. While modern Albuquerque is a center of high-tech industry and research (home to Sandia National Laboratories, Intel, and the University of New Mexico), the city retains vital connections to the past, through the ancient rock carvings at Petroglyph National Monument, the historic Old Town Plaza, and the trail of vintage neon signs along old Route 66.

Throughout the year, Albuquerque attracts thousands of visitors to the International Balloon Fiesta (the largest in the world), the Gathering of Nations PowWow, and the Annual Flamenco Festival. We hope you have a chance to explore Albuquerque. And while dining out, here’s a quick tip— When you are asked, “Red, green, or Christmas?” they’re talking about chili!

Hotel

The conference will take place at the Hotel Albuquerque at Old Town, nestled near the heart of Historic Old Town Plaza, just four blocks away. The hotel is located at 800 Rio Grande Boulevard NW, less than 9 miles from the airport (ABQ). Complimentary Wi-Fi is available in guest rooms and the lobby area. Boarding passes can be printed out in the Business Center at no charge.

The Group Rate is \$109 per night, plus tax, single or double occupancy. To receive the Group Rate, mention that you are part of the National CLT Conference. Current room tax is 13% (subject to change). We recommend making your hotel reservation as soon as possible, as space is limited.

Reservations: 800.237.2133

Information: http://hhandr.com/albuquerque.php?src=gl_albuquerque

Airport Transportation

Sunport Shuttle offers shuttle service between the airport and the Hotel Albuquerque at Old Town.

Fare: \$15 one-way, \$28 round-trip

If sharing a shuttle with someone from the conference, \$15 for first person, \$5 for each additional person. Check with fellow travelers when buying your ticket.

Reservations: 866.505.4966

Information: www.sunportshuttle.com

Weather

The local weather during the second week of November, 2009, had nighttime temperatures of 40-48 degrees and daytime temperatures of 51-69 degrees, including some rain. It then snowed on November 15. Come prepared!

San Felipe de Neri Church, located in Old Town Plaza



PRE-CONFERENCE

Schedule & Descriptions

These daylong courses are geared for both experienced practitioners as well as introductory sessions for the less experienced. Come prepared to engage deeply in these topics. [Note: Some of these sessions will require preparatory readings.]

The detailed schedule for the pre-conference and the conference is included at the end of the brochure. The detailed schedule will help you to navigate the offerings and the conference events—we suggest that you print page 17 to help you complete the registration form.

M O N 11/8	8:00 am—6:00 pm	Registration in Hotel East Atrium			
	7:30 am—8:15 am	<i>Breakfast (and Lunch) Provided at the Sawmill Lofts</i>			
	8:30 am—4:30 pm	Introduction to the CLT		Post-Purchase Stewardship	
T U E 11/9	8:00 am—6:00 pm	Registration in Hotel East Atrium			
	7:30 am—8:15 am	<i>Breakfast (and Lunch) Provided at the Sawmill Lofts</i>			
	8:30 am—4:30 pm	Tour of Ohkay Owingeh Pueblo	Post-Purchase Stewardship	CLT 201	Green Rehab Practicum
	4:45 pm—5:45 pm	Topic Specific Technical Assistance			
	6:00 pm—8:00 pm	Sawmill CLT Welcome Reception, Albuquerque Museum — <i>Dinner Provided</i>			



Single family detached homes from Sawmill CLT's first phase

Introduction to the Community Land Trust (CLT 101)

Monday 8:30 am—4:30 pm

This course offers a comprehensive introduction to the nuts and bolts of creating a community land trust. How are CLTs structured and governed? How do they operate? And why are so many communities turning to CLTs as their preferred strategy for community development and affordable housing? Participants will learn how local CLTs seek to balance the seemingly competing goals of providing income-eligible homeowners with a fair return on their housing investment while ensuring that housing is kept affordable for future homebuyers of modest means. The course is specifically designed to provide tools and resources for people who are new to the model and who are considering establishing a CLT in their own community.

Faculty: Erika Malone, *Northwest CLT Coalition*
Reverend John Whitfield, *Baldwin Housing Alliance*

Post-Purchase Stewardship (2 Day Course)

Monday and Tuesday 8:30 am—4:30 pm

The contractual controls that a CLT imposes on the homes in its portfolio are not self-enforcing. They require the continuing presence of a watchful steward to monitor and enforce them, ensuring that: (1) the affordability of these homes will be preserved; (2) the quality, durability, and livability of these homes will be maintained; and (3) the homeowners' security of tenure will be protected, making foreclosure a rare event. In this two-day intermediate-level course, participants will review the contractual mandates, the organizational mechanisms, and homeowner services that make stewardship a reality. The course is focused on the period after a resale-restricted home is sold, although some consideration will be given to the steward's pre-purchase responsibilities.

Prerequisite: CLT 101

Faculty: Crystal Fisher, *Community Home Trust*
Julie Brunner, *OPAL CLT and The National CLT Network*

Green Rehab Practicum

Tuesday 8:30 am—4:30 pm

Many CLTs accustomed to developing properties through new construction (including site- and building design) are now more often faced with an increased likelihood of providing affordable housing through the rehabilitation of existing properties. Green Rehab is a day-long, advanced level course for CLT development staff and volunteers which combines in-class presentation and small group work with a site visit to a rehab project to be used as the focus of class exercises and discussion. The goal of this course is to strengthen the knowledge base of CLT practitioners in green construction-rehab by integrating basic building science and sustainable rehab procedures, while using an actual project in process as a laboratory to provide practical application, benefiting both the class participants and the project owner and contractor. The class will address specific challenges of developing and rehabilitating properties from acquisition, financing, scope development, and construction.

Prerequisite: Basic familiarity with green construction practices

Faculty: Jodi Slick, *Common Ground Construction*
Gabriel Olmsted, *Heron River Group*

CLT 201 (1.5 Day Course)

Tuesday 8:30 am—4:30 pm, Wednesday 1:15 pm—4:30 pm

This intermediate level course offers a day and a half of training, primarily for board members and staff of local CLTs (as well as newcomers to the model who have completed CLT 101). It is designed for individuals who already possess a working knowledge of the CLT but desire a deeper understanding of principles underlying the model and movement, strategies for increasing organizational effectiveness, and applications that go beyond the CLT's core commitment to affordable housing. The course is divided into six 90-minute modules: (1) Origins and Evolution of the CLT; (2) Values, Variations, and Wealth Creation; (3) Documenting CLT Performance; (4) Beyond Housing I: Urban Agriculture and Neighborhood Parks; (5) Beyond Housing II: Commercial Development; and (6) Developing Effective CLT Boards. Participants will be expected to complete approximately two hours of assigned readings prior to arrival in Albuquerque.

Prerequisite: CLT 101

Faculty: John Emmeus Davis, *Burlington Associates in Community Development*
Staci Horwitz, *City of Lakes CLT*
Greg Rosenberg, *National CLT Network*

*If registering for this class on Tuesday, please **also register** for the CLT201 sessions on Wednesday:

- Beyond Housing II: Commercial Development
- Developing Effective CLT Boards

Indian Country Tour: Ohkay Owingeh Pueblo

Tuesday: Leaving at 8:30 am, returning at 4:30 pm

This all-day tour to Ohkay Owingeh will include Tsigo-bugeh Village (an award-winning tax credit project), as well as Owe'neh Bupingeh (historic pueblo restoration project). The tour will be lead by Tomasita Duran (Executive Director of the Ohkay Owingeh Housing Authority) and Peter Garcia, Tribal Council Member and Clan Leader.

Register early - there will be a limit of 40 people for the tour!



*Tsigo Bugeh Village
at Ohkay Owingeh
Pueblo*

CONFERENCE

Schedule & Descriptions

The conference will start with the *welcome celebration on Tuesday evening* and continue with breakfast on Wednesday at the Sawmill Community building and tours of this exceptional community.

We will return to the hotel Albuquerque for the keynote address and CLT Network annual meeting (all are invited). Many engaging seminars will follow the opening events. In the evenings we will be gathering to celebrate the publishing of the CLT Reader and connecting with other participants.

The detailed list below describes course offerings and times. As always, if you have any questions, please do not hesitate to contact us.

W E D 11/10	7:30 am—7:30 pm	Registration in Hotel East Atrium		
	7:30 am—8:15 am	<i>Breakfast Provided at the Sawmill Lofts</i>		
	8:15 am—9:45 am	Walking Tour of Sawmill CLT		
	10:15 am—12:00 pm	Keynote Speaker, Awards and Annual Meeting		
	12:15 pm—1:00 pm	<i>Lunch Provided</i>		
	1:15 pm—2:45 pm	Fair Housing for CLTs	Meeting Green Certification Standards	CLT 201: Commercial Development
	3:00 pm—4:30 pm	Preventing Wealth Stripping In Communities of Color	Tribal Land Stewardship	CLT 201: Board Development
	4:45 pm—5:45 pm	CLT Operating Software Demonstration: Northwest CLT Coalition		Round Table: CLTs in Indigenous Communities
	6:00 pm—7:30 pm	Book Release Party: The Community Land Trust Reader		
T H U R 11/11	7:30 am—12:00 pm	Registration in Hotel East Atrium		
	7:30 am—8:15 am	<i>Breakfast Provided at the Sawmill Lofts</i>		
	8:30 am—10:00 am	Engaging and Empowering CLT Homeowners	The New Model Ground Lease	Organizational Growth and Sustainability
	10:15 am—11:45 am	The London CLT		
	12:00 pm—1:00 pm	<i>Lunch Provided</i>		
	1:15 pm—4:30 pm	The Power of Place: The CLT As A Tool for Whole Community Change	Communicating Strategically: Tools You Can Use	
	4:45 pm—6:15 pm	CLT Operating Software Demonstration: Dudley Street Neighborhood Initiative		International CLT Meeting
	7:30 pm	House Party (Dinner on own)		

Beyond Housing II: Commercial Development

Wednesday 1:15 pm—2:45 pm (Day 2 of CLT 201, open to all)

CLTs in a growing number of communities are involving themselves in the development or stewardship of nonresidential buildings, providing space for retail businesses, commercial enterprises, or nonprofit organizations. This intermediate-level seminar will examine opportunities, challenges, costs, and risks that a CLT must weigh when considering the addition of commercial development to its program mix. A continuation of CLT 201, this afternoon seminar is open, as well, to conference participants who are not enrolled in CLT 201.

Presenter: Mike Brown, *Burlington Associates in Community Development*

Meeting Green Certification Standards

Wednesday 1:15 pm—2:45 pm

CLT's have had the long-view on property development since their inception. This course will focus on the next step toward sustainable development by educating CLT staff and board members on Green Communities Certification and criteria implementation. The course will give specific guidance on integrated design, water conservation, energy efficiency, health, green materials, community integration, operations and maintenance, and home owner education. Essential building science knowledge needed for good decision-making will also be addressed.

Presenter: Jodi Slick, *Common Ground Construction*

Fair Housing for CLTs

Wednesday 1:15 pm—2:45 pm

With our roots in the civil rights movement, fair housing has always been a core part of the community land trust model. In this seminar, we will provide an overview of federal fair housing law and its applicability to the CDBG, HOME, and NSP programs, and then focus more specifically on the issues of affirmatively furthering fair housing, resident selection/preference criteria, and expanding housing opportunities for people with disabilities.

Presenters: Christy Rogers, *Kirwan Institute*
Greg Rosenberg, *National CLT Network*

Developing Effective CLT Boards

Wednesday 3:00 pm—4:30 pm
(Day 2 of CLT 201, open to all)

The tripartite board of the “classic” CLT presents a unique set of challenges for recruiting, training, and integrating individuals who come to the board from different backgrounds and with different interests. This intermediate-level seminar will examine strategies that have proven effective in building CLT boards that are cooperative, cohesive, and productive. A continuation of CLT 201, this afternoon seminar is open, as well, to conference participants who are not enrolled in CLT 201.

Presenter: Brenda Torpy, *Champlain Housing Trust*



Townhomes from Sawmill CLT's second phase

Tribal Land Stewardship

Wednesday 3:00 pm—4:30 pm

This seminar will provide an overview of tribal land ownership in New Mexico, describe current trends in tribal housing development, as well as compare and contrast tribal ownership of land with the modern community land trust movement in the U.S.

Panelists: Tomasita Duran, Ohkay Owingeh Housing Authority
Deborah Webster, Concept Consulting Group
Denise Zuni, Sh'eh Wheel Law Offices, P.C.

Preventing Wealth Stripping in Communities of Color: The Role of CLTs

Wednesday 3:00 pm—4:30 pm

While the foreclosure crisis has hit the entire country hard, it has disproportionately impacted communities of color, stripping away homeowner wealth at rates not seen for decades. This seminar will examine the extent of asset stripping in communities of color; discuss the potential for community land trusts as an effective strategy to preserve homeowner wealth in the face of the continuing foreclosure crisis; and demonstrate how CLTs can be a step on the "ladder" to equity building.

Presenters: Christy Rogers, *Kirwan Institute*

Thursday

The New Model Ground Lease

Thursday 8:30 am—11:45 am

The CLT Model Ground Lease has served as a cornerstone of the CLT movement for nearly 30 years. In 2010, the CLT Academy will complete work on the first major revision to the model ground lease in nearly a decade. This course will provide a detailed overview of the model ground lease, with an emphasis on newly revised sections. This course is designed for both CLT practitioners and attorneys.

Presenters: Julie Brunner, *OPAL CLT and The National CLT Network*
Jim Libby, *Vermont Housing and Conservation Board*

*Soleille Lopez and her children,
residents of the land trust*

Organizational Growth and Sustainability

Thursday 8:30 am—4:30 pm

CLTs too often define their mission and stake their claim with words like "permanent" and "forever" without developing realistic plans for the long-term fiscal viability of their organizations. How do CLTs plan financially for the critically important work they do in their communities - not only next year and the year after that, but in 10, 20, even 50 years from now? What is the connection between role and scale in determining the cost of operating a CLT and the ability of a CLT to generate the revenue needed to cover its costs? At what point might financial self-sufficiency become a reality, at least insofar as paying for the CLT's basic stewardship functions? This course will provide an opportunity for participants to explore issues and options in planning effectively for the long-term fiscal health of their organizations.

Prerequisite: CLT 101

Faculty: Mike Brown, *Burlington Associates in Community Development*
Jeff Washburne, *City of Lakes CLT*



Engaging and Empowering CLT Homeowners

Thursday 8:30 am—10:00 am

Homeowners are a CLT's greatest asset. Strengthen your organization through effective, sincere engagement of homeowners by learning how to tap into your homeowners' skills and knowledge base; identify and provide your homeowners real opportunities for development; draft a homeowner skill inventory; and identify leadership potential within your homeowner pool.

Presenters: Leticia Brown and Beth Megas, *City of Lakes CLT*

The London CLT

Thursday 10:15 am—11:45 am

The Director of the London CITIZENS Community Land Trust, Dave Smith, will discuss the history of the Community Land Trust movement in the UK; its recent reincarnation through grassroots community organizing efforts; the similarities and differences between our legal and financial climates; and the incredible opportunities that lay before us with opening up of land after the Olympic Games in London in 2012. This session will also look at the emerging work of the International Community Land Trust Movement, and the many possibilities - and challenges - that now lay before us on the global stage.

Presenter: David Smith, *London CITIZENS CLT*

The Power of Place—The CLT As A Tool for Whole Community Change

Thursday 1:15 pm—4:30 pm

The Dudley St. Neighborhood Initiative (DSNI), known in the community building field for its innovative transformation of a devastated urban community, shares its whole community approach, including tools for community visioning, planning, and organizing. In addition to the benefits of CLT homeownership, Dudley Neighbors, Inc. (DNI) CLT families are part of a larger engaged and empowered community. An organized resident voice and significant collaborations allow the community to address issues such as land use planning, economic opportunity, youth development, and education reform. This seminar will explore if and how CLTs can play a broader role in their communities. (This topic is especially timely in light of the Obama administration's emphasis on federal programs that focus on neighborhoods and that seek synergy (and increased impact) among all the investments in one place.)

Presenters: May Louie and Jason Webb, *Dudley Street Neighborhood Initiative*

Communicating Strategically: Tools You Can Use

Thursday 1:15 pm—4:30 pm

You already communicate with members, homeowners, the media, policy makers and funders regularly. You're probably doing a great job of it. Would you like to better coordinate your communication efforts to have an even greater impact? Would you like to leverage your limited resources by creating a solid plan and making smart choices to communicate your CLT message more effectively and efficiently? Led by CLT peers and national consulting firm, Spitfire Communications, participants will learn how to use the Smart Chart, a strategic communications planning tool that offers a practical approach to developing communications programs by guiding you through the choices you make to put a successful plan in place. This innovative tool will help you clearly identify specific target audiences, begin to craft messages, explore how to best use limited resources in communications efforts and evaluate the efficacy of your work. [There will be a webinar in the weeks prior to the conference focusing on national messaging efforts that will also serve as an introduction to the Smart Chart tool.]

Presenters: Erika Malone, *Northwest CLT Coalition*
Staff from *Spitfire Communications*

Sawmill Community Land Trust Welcome Reception

Tuesday 6:00 pm—8:00 pm

We welcome you to join us at The Albuquerque Museum of Art and History for the opening reception and dinner. Enjoy a traditional New Mexican meal, network with colleagues, and enjoy the museum exhibits!

Tour of Sawmill Community Land Trust

Wednesday 8:15 am—9:45 am

In partnership with city government since 1999, Sawmill CLT has been working to transform a 27-acre site in the heart of Albuquerque from an abandoned, environmentally damaged industrial area into a vibrant, diverse community of hope and opportunity. Called "*Arbolera de Vida*" (Spanish for Orchard of Life), the community was conceived at the grassroots by the area's predominantly Hispanic, working class residents. Their vision embraced development principles that respected cultural traditions and values, protected the environment, and provided opportunities for prosperity for future generations through the CLT model. When completed, the community will include 93 CLT homes for sale, two apartment complexes with 106 rental homes, public spaces, including an outdoor plaza, playground, dog park, a one acre community garden, and several acres purposed for commercial/economic development. Representatives from Sawmill CLT will lead a walking tour of *Arbolera de Vida* and talk about its past, present and future.

Keynote Speaker: David Abromowitz

Wednesday 10:15 am—11:00 am

With the release of the new CLT Model Ground Lease, it is quite fitting that our keynote speaker is the primary author of the original ground lease, David Abromowitz.

David M. Abromowitz is a senior fellow at American Progress, focusing on housing policy and related federal and state programs and issues. A partner in the law firm Goulston & Storrs, he is nationally known for expertise in housing and economic development, working on projects around the country involving housing and historic tax credit investment, HUD-assisted housing, public housing revitalization, assisted living, community land trusts, shared-equity homeownership, multifamily rental housing development, planned homeownership communities, and other multi-layered public/private projects over the past 25 years.



David has written extensively on themes of long-term affordability and broad access to housing, recently proposing (with Rick Jacobus) a national policy agenda encouraging shared equity ownership. His earlier Great American Dream Neighborhood Stabilization (GARDENS) Fund proposal in January 2008 was ultimately enacted as the Neighborhood Stabilization Program (NSP).

Annual Meeting

Wednesday 11:00 am—12:00 pm

Join us for the CLT Network's Annual Meeting—everyone is welcome! This business meeting will review the Network activities over the past year and address goals for the upcoming year. It will also include the election of new Board members by Network members.

CLT Operating Software Demonstrations

There are currently two brand-new workflow management systems being developed for use by CLTs. On Wednesday and Thursday, there will be one-hour demonstrations of each system, with opportunities to meet individually with the software developers.

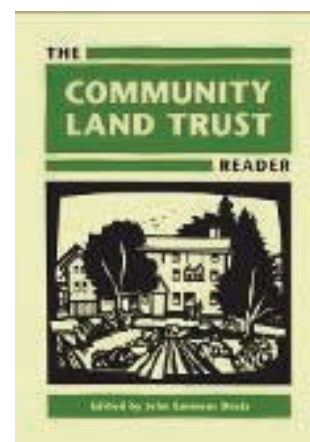
Wednesday 4:45 pm—5:45 pm: Northwest CLT Coalition Salesforce System

Thursday 4:45 pm—6:15 pm: Jones-Payne-Dudley System

Book Release Party: The Community Land Trust Reader

Wednesday 6:00 pm—7:30 pm

The Community Land Trust Reader, published a few months ago by the Lincoln Institute of Land Policy, is the first book about the CLT to appear since 1982. Its 46 excerpts, interviews, speeches, and essays, several written expressly for this volume, trace the origins of the CLT, its evolution in the USA, its spread to other countries, and its current applications: promoting affordable housing, revitalizing urban neighborhoods, preserving farms, and capturing land gains for the common good. Please join us for a celebration of the past, present and future of the community land trust movement. The book's editor, John Emmeus Davis, will provide an overview of *The CLT Reader* and introduce the book's other contributors, a dozen of whom are expected to be in attendance.



And don't forget to order a beautifully printed, hard-bound copy of *The CLT Reader* when you register for the conference – saving yourself \$10 off the retail price. Get it signed at the party by people who authored many of its chapters!

House Party

Thursday 7:30 pm—???

After working hard at the conference, we will rock the house with a fabulous after-dinner party with a cash bar. Party with fellow CLT enthusiasts from New Mexico, the U.S. and the world. If we are going to make it through these challenging times, we need to have some fun along the way.

Topic Specific Technical Assistance

Tuesday 4:45 pm—5:45 pm

New at this year's conference, the Network is hosting up to three technical assistance sessions on topics that will be selected based on your feedback. The sessions will be an hour long and will explore an issue in detail, with an expert on hand to answer questions and a facilitator to guide the discussion and help us all learn from each other. Topics may include: start up issues and challenges, Neighborhood Stabilization Program, and transit oriented development. We will survey registrants prior to the conference for feedback on topics.

The National CLT Network

The National Community Land Trust Network is the umbrella organization supporting the work of community land trusts across the United States, promoting sustainable development through the development of permanently affordable housing and the protection of working lands.



The CLT Academy (a program of the Network)

The mission of the Community Land Trust Academy is to provide comprehensive training taught by highly skilled and experienced instructors on the theory and practice of Community Land Trusts. The CLT Academy promotes public understanding of the Community Land Trust model, sets a high standard for practitioner competence, and supports research and publication on evolving practices.

The goal of the CLT Academy is to provide resources and tools for new CLTs in their early years of operation and for mature CLTs that are building stronger organizations and taking advantage of new opportunities for growth. An array of comprehensive, informative workshops, joint problem-solving exercises, and networking opportunities allow participants to gain experience and knowledge from their peers and from expert trainers. Introductory courses require no prior familiarity with the CLT model. Intermediate courses presume a working knowledge of the CLT approach and practical, prior experience with the course's content.

Lincoln Institute of Land Policy: Academy Joint Venture Partner

The Lincoln Institute of Land Policy is a leading resource for key issues concerning the use, regulation, and taxation of land. Providing high quality education and research, the Institute strives to improve public dialogue and decisions about land policy. As a private operating foundation, whose origins date to 1946, we seek to inform decision-making through education, research, policy evaluation, demonstration projects, and the dissemination of information, policy analysis, and data through publications, our Web site, and other media. By bringing together scholars, practitioners, public officials, policymakers, journalists and involved citizens, the Lincoln Institute integrates theory and practice and provides a nonpartisan forum for multidisciplinary perspectives on public policy concerning land, both in the U.S. and internationally.

Publications, online information and a range of interactive resources and tools are available at the website, www.lincolninst.edu.



About Community Land Trusts

For over thirty years, Community Land Trusts across the nation have effectively developed and preserved affordable homeownership. CLTs acquire land and hold it in trust for the public good. CLT land is made available for a variety of community purposes—most commonly, housing—through long-term ground leases. As democratically structured community-based organizations, CLTs serve as the stewards of land, vesting substantial control and governance responsibility and authority with community residents.

CLTs make it possible for households of modest means to enjoy the benefits of homeownership while agreeing to restrict the resale prices of their homes in order to preserve affordability. Resale provisions ensure that homeowners receive a fair return on investment while offering future homebuyers the same affordable homeownership opportunities. In this manner, CLTs uniquely balance the interests of the individual (enhanced security of tenure and the opportunity for asset building) with those of the community (protecting land and local control over development as a community asset). At the same time, they preserve public subsidies for the benefit of future generations of low and moderate-income homebuyers. CLTs also provide other types of housing, including affordable rental properties, housing co-ops, condominiums, and affordable manufactured home parks. Additionally, CLT land can support commercial uses, community facilities, gardens and open space, and other community uses. There are currently over 240 existing and emerging CLTs in 46 states and the District of Columbia.

National Conference Planning Committee

Brooke Burgess, *ResourcePlus (MA)*
Robert Burns, *NeighborWorks America (DC)*
Bedilia Campbell, *Community Training Works (FL)*
Connie Chavez, *Sawmill Community Land Trust (NM)*
Valerie Crosby, *Sawmill Community Land Trust (NM)*
Dev Goetschius, *Housing Land Trust of Sonoma County (CA)*
Jessica Grant, *National CLT Network Staff (OR)*
Greg Rosenberg, *National CLT Network Staff (WI)*



The Sawmill Lofts contain 60 beautiful live/work apartments with open floor plans.

Scholarships

The National CLT Network offers scholarships to Network Member CLT organizations. Funds are limited and priority will be given to organizations with demonstrated need. Priority will also be given to organizations that did not receive an award in 2009. The Network's goal is to use the available scholarship funds to bring as many people to the conference as possible.

The application, along with additional information, can be found on the [Conference Webpage](#). The deadline to apply for scholarships is **Friday, August 20**.

This Conference Is For Everyone, Including...

- ...Practitioners
- ...Board Members
- ...Leaseholders
- ...Partners
- ...Policy Makers
- ...Lenders

Pre-Conference

M O N 11/8	8:00 am—6:00 pm	Registration in Hotel East Atrium			
	7:30 am—8:15 am	<i>Breakfast (and Lunch) Provided at the Sawmill Lofts</i>			
	8:30 am—4:30 pm	Introduction to the CLT		Post-Purchase Stewardship	
T U E 11/9	8:00 am—6:00 pm	Registration in Hotel East Atrium			
	7:30 am—8:15 am	<i>Breakfast (and Lunch) Provided at the Sawmill Lofts</i>			
	8:30 am—4:30 pm	Tour of Ohkay Owingehe Pueblo	Post-Purchase Stewardship	CLT 201	Green Rehab Practicum
	4:45 pm—5:45 pm	Topic Specific Technical Assistance			
	6:00 pm—8:00 pm	Sawmill CLT Welcome Reception, Albuquerque Museum — <i>Dinner Provided</i>			

Conference

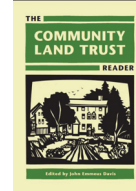
W E D 11/10	7:30 am—7:30 pm	Registration in Hotel East Atrium			
	7:30 am—8:15 am	<i>Breakfast Provided at the Sawmill Lofts</i>			
	8:15 am—9:45 am	Walking Tour of Sawmill CLT			
	10:15 am—12:00 pm	Keynote Speaker, Awards and Annual Meeting			
	12:15 pm—1:00 pm	<i>Lunch Provided</i>			
	1:15 pm—2:45 pm	Fair Housing for CLTs	Meeting Green Certification Standards	CLT 201: Commercial Development	
	3:00 pm—4:30 pm	Preventing Wealth Stripping In Communities of Color	Tribal Land Stewardship	CLT 201: Board Development	
	4:45 pm—5:45 pm	CLT Operating Software Demonstration: Northwest CLT Coalition		Round Table: CLTs in Indigenous Communities	
	6:00 pm—7:30 pm	Book Release Party: The Community Land Trust Reader			
T H U R 11/11	7:30 am—12:00 pm	Registration in Hotel East Atrium			
	7:30 am—8:15 am	<i>Breakfast Provided at the Sawmill Lofts</i>			
	8:30 am—10:00 am	Engaging and Empowering CLT Homeowners	The New Model Ground Lease		Organizational Growth and Sustainability
	10:15 am—11:45 am	The London CLT			
	12:00 pm—1:00 pm	<i>Lunch Provided</i>			
	1:15 pm—4:30 pm	The Power of Place: The CLT As A Tool for Whole Community Change	Communicating Strategically: Tools You Can Use		
	4:45 pm—6:15 pm	CLT Operating Software Demonstration: Dudley Street Neighborhood Initiative		International CLT Meeting	
	7:30 pm	House Party (Dinner on own)			



2010 National Conference
November 8-11
Albuquerque,
New Mexico

REGISTRATION

If you would like to complete a Registration Form electronically, return to the Conference webpage and click on 'Registration Form'.



The CLT Reader: Order and pay now and receive the pre-purchase conference rate of \$25 each (that's \$10 off the cover price!). *Pre-purchased copies will be distributed at the conference.*

Attendee Information

First Name	<input type="text"/>	Last Name	<input type="text"/>
Job Title	<input type="text"/>	Organization	<input type="text"/>
Address	<input type="text"/>	City	<input type="text"/>
Phone	<input type="text"/>	State	<input type="text"/>
		Zip Code	<input type="text"/>
		Email	<input type="text"/>

Pre-Conference	MON 11/8	8:30 am - 4:30 pm <i>choose one</i>	<input type="checkbox"/> Post-Purchase Stewardship (Day 1 of 2)	<input type="checkbox"/> Introduction to the CLT
	TUE 11/9	8:30 am - 4:30 pm <i>choose one</i>	<input type="checkbox"/> Post-Purchase Stewardship (Day 2 of 2) <input type="checkbox"/> Tour of Ohkay Owingeh Pueblo	<input type="checkbox"/> CLT 201 (Day 1 of 2)* <input type="checkbox"/> Green Rehab Practicum
Conference			<i>We will contact you at a later date regarding topics of interest; please see page 11 of brochure for more details.</i>	
			<input type="checkbox"/> 4:45 pm - 5:45 pm Topic Specific Technical Assistance	
			<input type="checkbox"/> 6:00 pm - 8:00 pm Reception/Dinner at Albuquerque Museum <i>(included with Tuesday or Conference registration)</i>	
	WED 11/10	1:15 pm - 2:45 pm <i>choose one</i>	3:00 pm - 4:30 pm <i>choose one</i>	*The CLT 201 sessions on Wednesday are also open to people who did NOT attend CLT201 on Tuesday.
		<input type="checkbox"/> Commercial Development (CLT201)* <input type="checkbox"/> Meeting Green Certification Standards <input type="checkbox"/> Fair Housing for CLTs	<input type="checkbox"/> Board Development (CLT 201)* <input type="checkbox"/> Tribal Land Stewardship <input type="checkbox"/> Preventing Wealth Stripping In Communities of Color	
THUR 11/11	8:30 am - 4:30 pm <input type="checkbox"/> Organizational Growth and Sustainability	8:30 am - 11:45 am <input type="checkbox"/> The New Model Ground Lease	8:30 am - 10:00 am Engaging Homeowners 10:15 am - 11:45 am The London CLT	
		<input type="checkbox"/> 1:15 pm - 4:30 pm The Power of Place	<input type="checkbox"/> 1:15 pm - 4:30 pm Communicating Strategically	

Payment

	Pre-Conference	Conference	
Fees	Monday	Tuesday <small>(Tuesday evening through Thursday)</small>	<i>*It's never too late to join the Network and enjoy Member discounts. Add Member Dues to your payment now! For dues structure and application: click here.</i>
Member	<input type="checkbox"/> \$90	<input type="checkbox"/> \$90	Total Conference Fees: \$ <input type="text"/>
Non-Member*	<input type="checkbox"/> \$125	<input type="checkbox"/> \$125	# of CLT Readers: <input type="text"/> x \$25 each = \$ <input type="text"/>
		<input type="checkbox"/> \$175	Early Registration Discount! Register by 9/15: -\$ 25
		<input type="checkbox"/> \$300	Member Dues \$ <input type="text"/>

Prices Include: Courses and Seminars, breakfast, lunch and evening receptions.

Enrollment is limited to keep class sizes conducive to participation and interaction - **register soon!**

Checks Payable To: National CLT Network

Credit Card: Visa Mastercard American Express

Card Number	<input type="text"/>	Exp. Date	<input type="text"/>
Name on Card	<input type="text"/>	CCV #	<input type="text"/>

Submit completed form with payment:	Email:	ncltn@resource-plus.com
	Fax:	617.385.5166
	Phone:	888.845.8759
	Mail:	NCLTN c/o ResourcePlus 200 Seaport Boulevard #50 Boston, MA 02210
	TOTAL: \$	<input type="text"/>

Cancellations received no later than **Friday, October 8** will be refunded in full. Cancellations received after this date and 'no shows' will be charged the full registration fee. We reserve the right to cancel or reschedule this conference, in which case registrants will be notified at the earliest possible date, and paid registration fees will be refunded in full.