

Land Justice Breakout Group

Please write in the chat box:

- Name
- Pronouns
- Where you're from
- What you're excited about, proud of or dreaming for the future in your work on community control and permanent affordability

Which Best Describes You?

- A. Interested in deep affordability and community control and just starting to think about getting land or buildings.**
- B. Have identified land or buildings that your group wants to own.**
- C. Have been able to acquire land or buildings.**
- D. Don't quite fit in any of the above.**

Women's
Community
Revitalization
Project

Proyecto de
Mujeres para la
Revitalización
Comunal

.....

WCRP



Building Homes
Building Leadership



RENTAL HOUSING DEVELOPMENT



WCRP has developed 320 units

Best practices and innovations in:

- Energy conservation
- Accessibility
- Design that supports families
- Affordability



SUPPORTIVE SERVICES FOR STABILITY & WELL-BEING



House 300+ families (1200 family members)

Starting income \$8,000-\$12,000

After 4 years, average income \$20,000+

More than 20% of tenants have family members receiving Social Security Disability

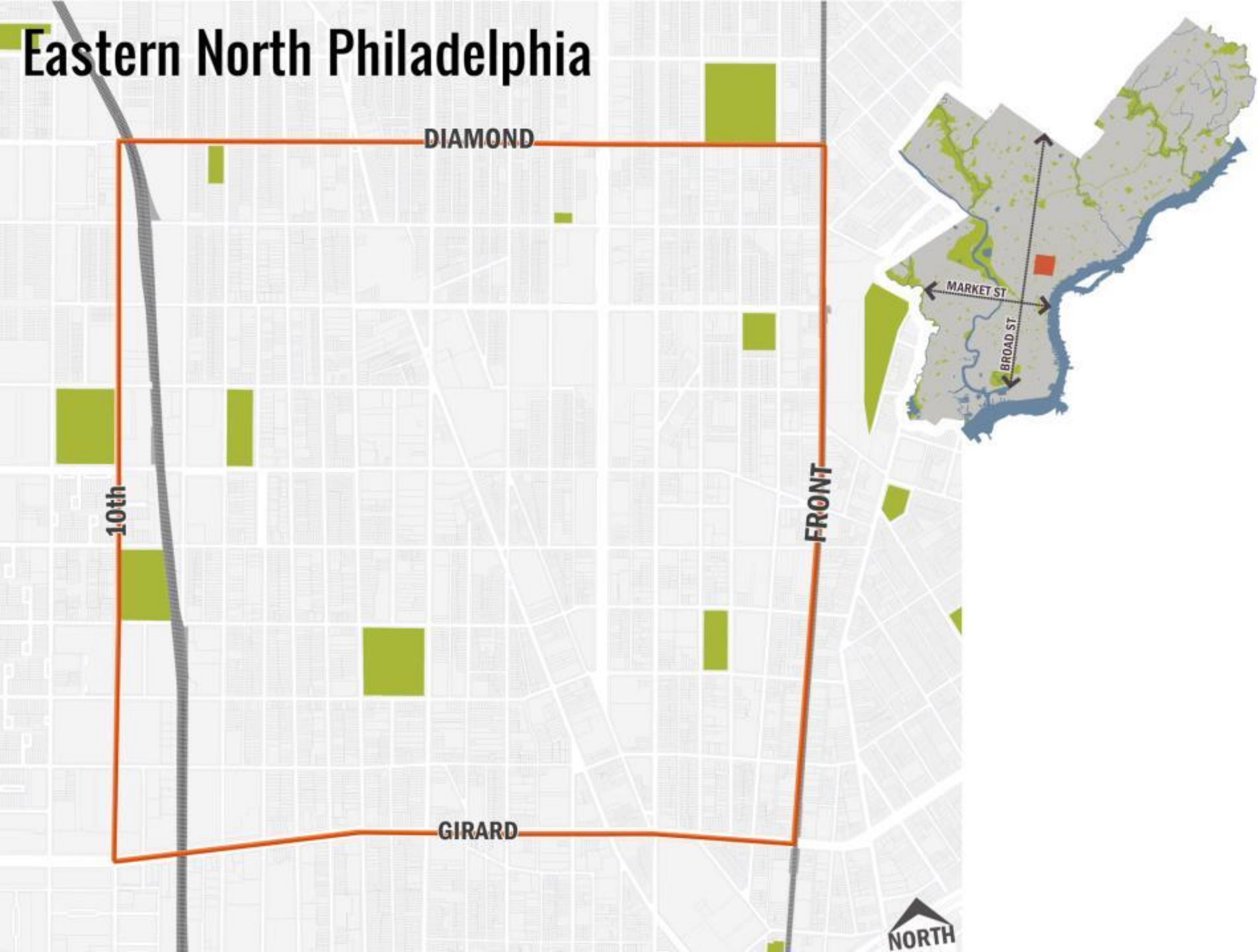


ORGANIZING:

Building power to win strong policies and new resources



Eastern North Philadelphia



Vacant Land in Eastern North Philadelphia



Market pressure on all sides



How does a Community Land Trust work?

**PUBLICLY-OWNED
VACANT LAND**



**TRANSFERRED TO
COMMUNITY LAND TRUST**

RESTORED & PUT BACK TO COMMUNITY USE

**Structures on
the land are owned
by families,
businesses & organizations**

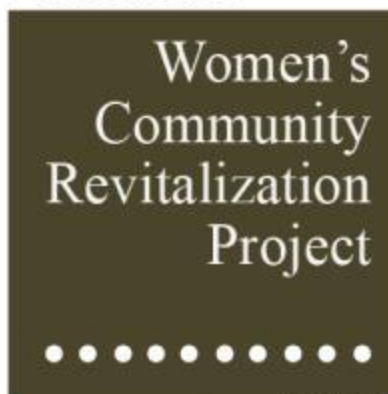
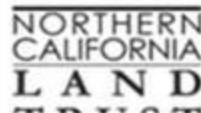
**GROUND LEASE
(99 years)**

Land is held in trust by a
community organization
(CLT)
in perpetuity



Deciding to Create a CLT





Grace Townhomes

36 units of permanently affordable homes, lease purchase



Mamie Nichols Townhomes



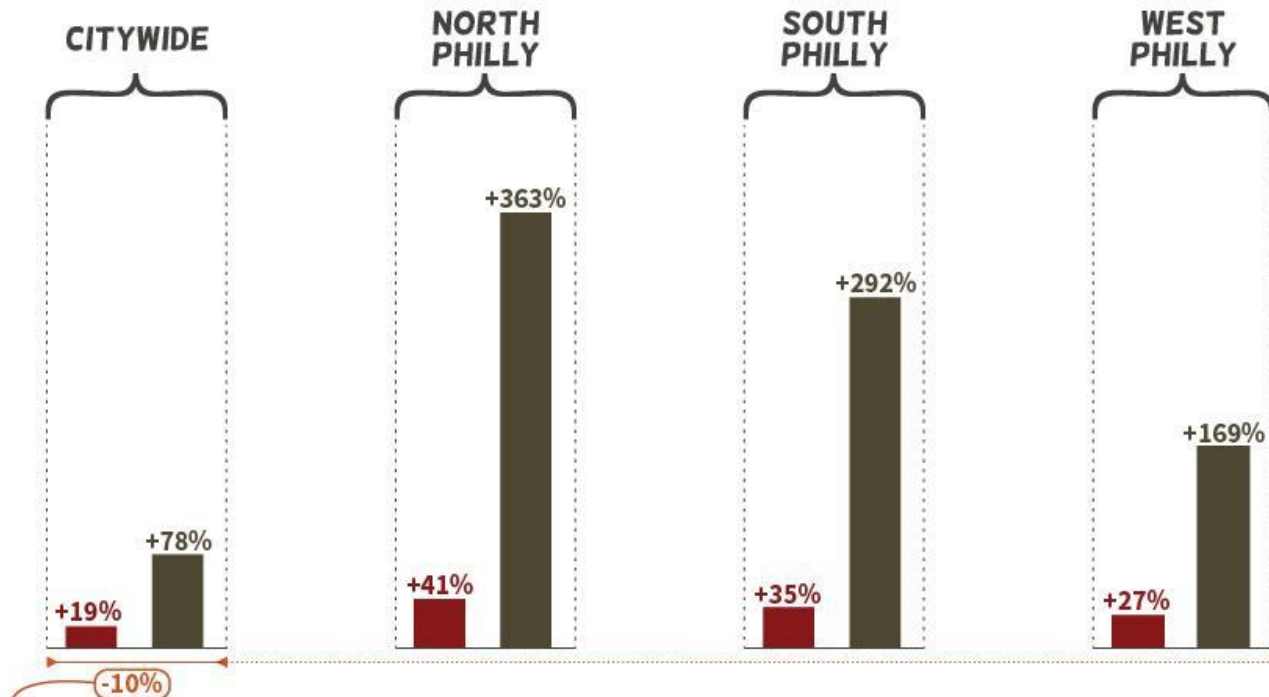
Community Justice Land Trust Successes

- **36 deeply affordable rental townhomes in North Philly** completed in 2016;
35 deeply affordable rental units completed in Northwest Philly 2020
5 homeownership units in South Philly will be sold by end of September.
- Started construction of **33 deeply affordable rental units** & working on financial packaging for **27 lease/purchase units** South Philly.
- Built a **shared vision of sustained affordability** and **have influenced funding requirements** at Pennsylvania Housing Finance Agency, Federal Home Loan Bank and at the City's Division of Housing.
- Deepened relationships with other organizations who are interested in CLTs in a number of communities in Philadelphia and formed a state-wide collaboration.



How is Philly changing?

CHANGE IN INCOME VERSUS HOUSING COSTS 2000-2016



BETWEEN 2000-2016, CITYWIDE **MEDIAN HOUSEHOLD INCOME DECREASED 10%** WHILE HOUSING COSTS **INCREASED**.

Change in Median Household **Income**, 2000 - 2016

Change in Median Gross **Rent**, 2000 - 2016

Change in Median Home **Sale Price**, 2000/2002 - 2016/2018

Note: All have been adjusted to 2016 dollars.

Sources: 2000 Census, 2008-2012 and 2012-2016 American Community Survey 5-year Estimates, and data from the City of Philadelphia Office of Property Assessment.

How is Philly changing?

PORTIONS OF SOUTH, NORTH, AND WEST PHILADELPHIA ARE UNDERGOING THE MOST RAPID CHANGE.

These areas are experiencing a decrease in Median Household Income while seeing rapid increases in Median Rent, Median Residential Sale Price, and Households headed by 25-34 year olds.

WEST PHILADELPHIA

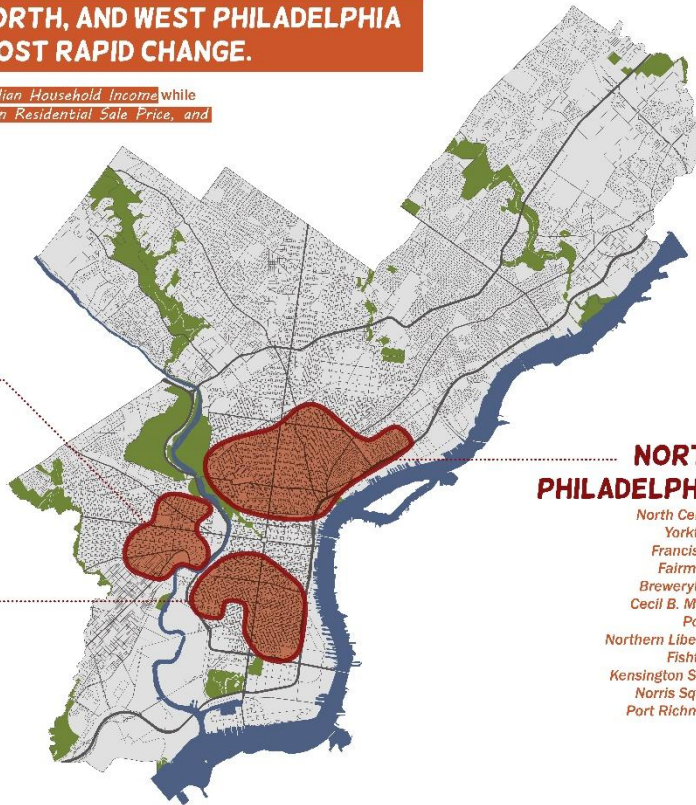
Powelton Village
Mantua
Belmont
West Powelton
Saunders Park
Spruce Hill
Cedar Park

SOUTH PHILADELPHIA

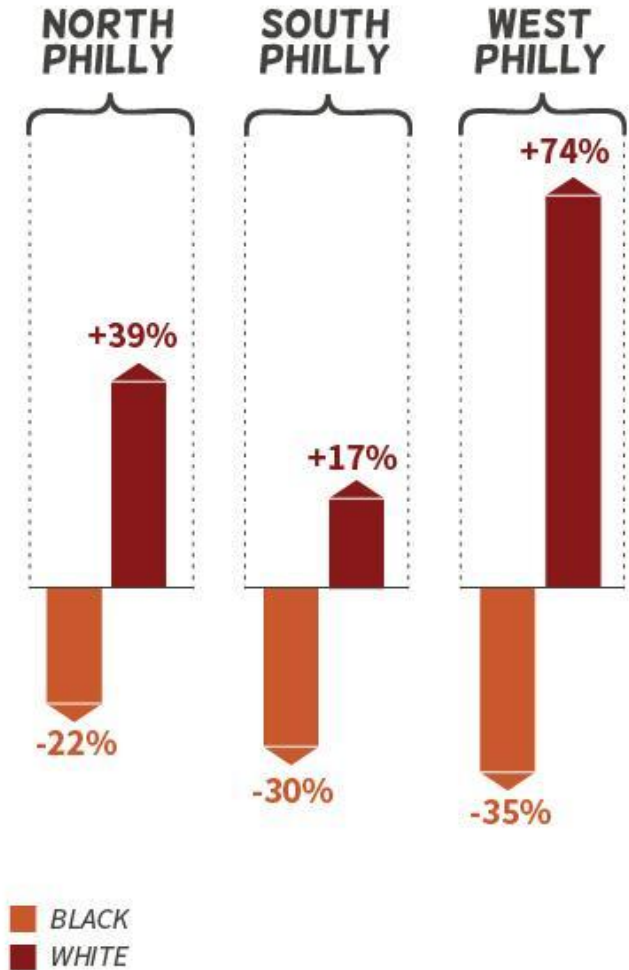
South of South
Point Breeze
Grays Ferry
Bella Vista
Hawthorne
Queen Village
Passyunk Square
Pennsport
Dickinson Narrows

NORTH PHILADELPHIA

North Central
Yorktown
Francisville
Fairmount
Brewerytown
Cecil B. Moore
Poplar
Northern Liberties
Fishtown
Kensington South
Norris Square
Port Richmond



CHANGE IN RACE, 2000-2016



Sources: 2000 Census, 2012-2016 American Community Survey 5-year Estimates

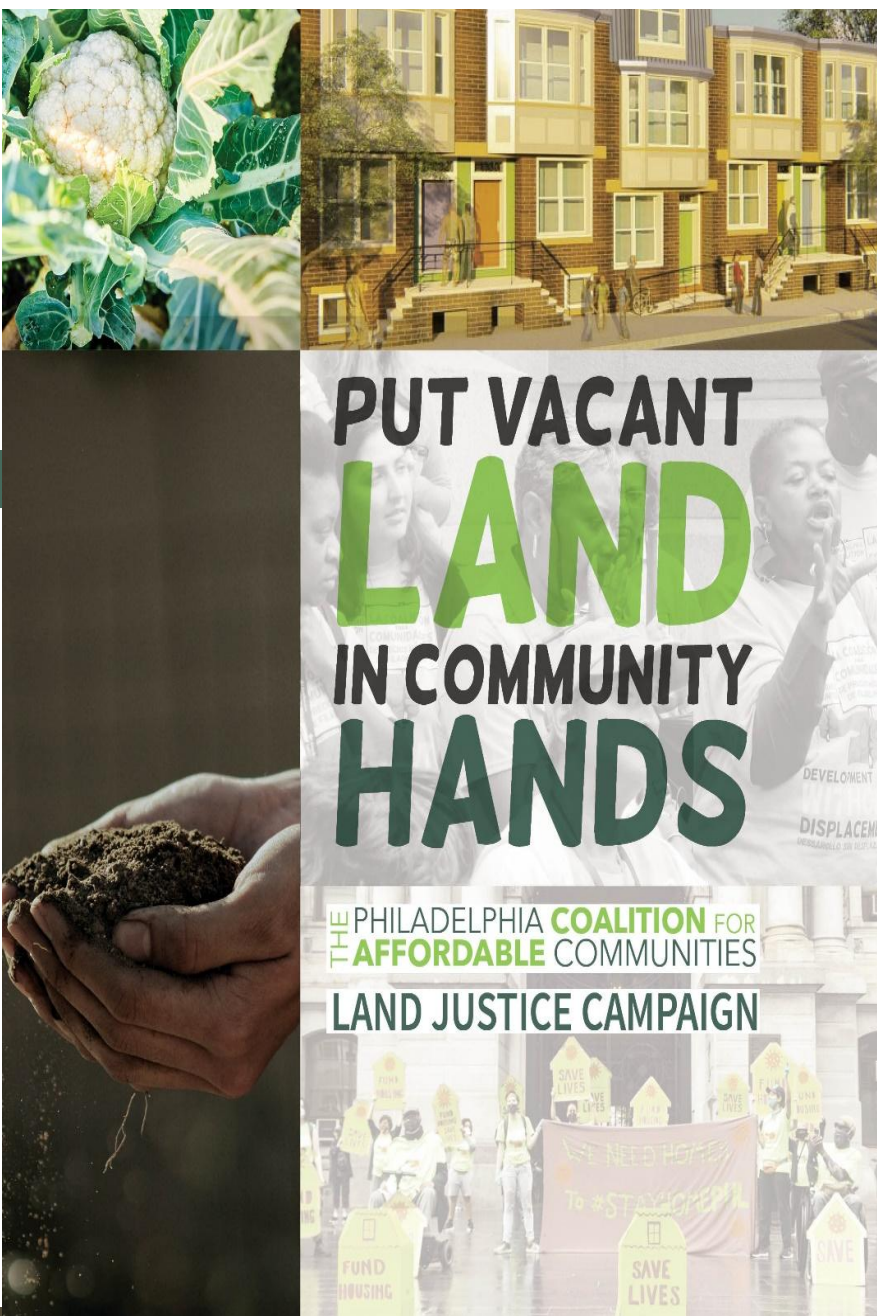
Land Justice Campaign



THE PROBLEM:
PHILADELPHIA
HAS A HOUSING
& FOOD
AFFORDABILITY
CRISIS.



THE SOLUTION:
CITY OWNED
VACANT LAND MUST
BE RETURNED
TO COMMUNITY
USE & HANDS.



PUT VACANT **LAND** IN COMMUNITY **HANDS**

THE PHILADELPHIA **COALITION** FOR
THE AFFORDABLE COMMUNITIES
LAND JUSTICE CAMPAIGN

What IS PCAC?

The **Philadelphia Coalition for Affordable Communities** (PCAC) is a coalition of community, disability, faith, labor and urban agriculture organizations that have joined together to pass laws that address the City's housing and food affordability crisis.

Through our Land Justice Campaign, we are working together to keep our communities strong.

THE PROBLEM

- Philadelphia has a **housing and food affordability crisis**.
 - Affordable, accessible homes are out of reach for most Philadelphians.
 - Community open space and gardens are being lost to development.
- In the past 5 years, only **1 in 3 dispositions of City-owned land supported the development of affordable housing**. Just **1 in 10** went to a **community garden** or open space.
- The **City owns more than 5,000 parcels of surplus vacant land and has disposed of less than 700** of them in the last 5 years — at this rate, it will take 35 years for the City to dispose of its publicly-owned vacant land.
- Meanwhile, **housing markets are changing rapidly**, and with each piece of land lost to for-profit development, the City loses an opportunity to shore up affordability and community-serving uses.



**GARDENS ARE AT RISK OF
REDEVELOPMENT**

THE COSTS

Residents cannot afford to meet their basic needs.

- In Philadelphia **half of all renters and nearly 1 out of every 3 homeowners are cost burdened** — after paying their housing costs there's not enough left to cover other basic needs.
- Food insecurity is on the rise in Philadelphia; more than 300,000 residents — **almost 1 out of every 5 city residents** — **live in households that do not have enough to eat** over the course of a year.

Communities are being broken apart.

- In North, West and South Philadelphia **displacement due to rising housing costs** since 2000 **has pushed out 32% of Black community residents.**
- **Community gardens and farms** that have been sources of affordable nutrition and places where people gather **are uprooted.**



PEOPLE ARE
BEING FORCED
TO LEAVE THEIR
HOMES AND
COMMUNITIES

THE SOLUTION

City owned vacant land must be transferred to groups that will put the land back to use and ensure permanent affordability and community control.

- **PERMANENT AFFORDABILITY:** accessible and affordable homes, gardens, farms and community businesses need to be **protected from market forces in order to ensure affordability over the long term**, preserve our communities, and increase opportunities for all Philadelphians to thrive.
- **COMMUNITY CONTROL:** Land and the housing or other buildings on the **land should be owned and controlled** through democratic structures and processes **by those who live, work or worship in that community**.

The **Philadelphia Coalition for Affordable Communities (PCAC)** calls on Philadelphia's elected officials to adopt a progressive **policy that will prioritize the disposition of public land for permanent affordability to community-controlled entities** that will work cooperatively alongside community members to make decisions for the use of that land.

THE TIME IS NOW:

WE CALL ON CITY COUNCIL TO PASS LEGISLATION
THAT PUTS VACANT LAND IN COMMUNITY HANDS!





The **Philadelphia Coalition for Affordable Communities (PCAC)** is having our next coalition meeting to learn about **Community Land Trusts and how organizations can partner with them.**

JOIN US!

COALITION MEETING

Thurs. May 27th 6-8pm

<https://us02web.zoom.us/j/2585283067>

Contact Nora at nlichtash@wcrpphila.org for more information or with questions

SUMMER TEACH-INS

4th Thursdays, 6-8pm

June 24- Community Control in Practice—Mapping Vacant Land in Your Neighborhood

July 22nd- Community Control in Practice—How to Involve Community Members In Getting the Development You Want in Your Neighborhood

August 26th- CLT Development: Getting Into the Weeds of What it Takes to Start and Run a CLT.

Monthly Teach-Ins for Coalition Members and Constituents on Permanent Affordability & Community Control

Philadelphia Coalition for Affordable Communities

Rally for Land Justice

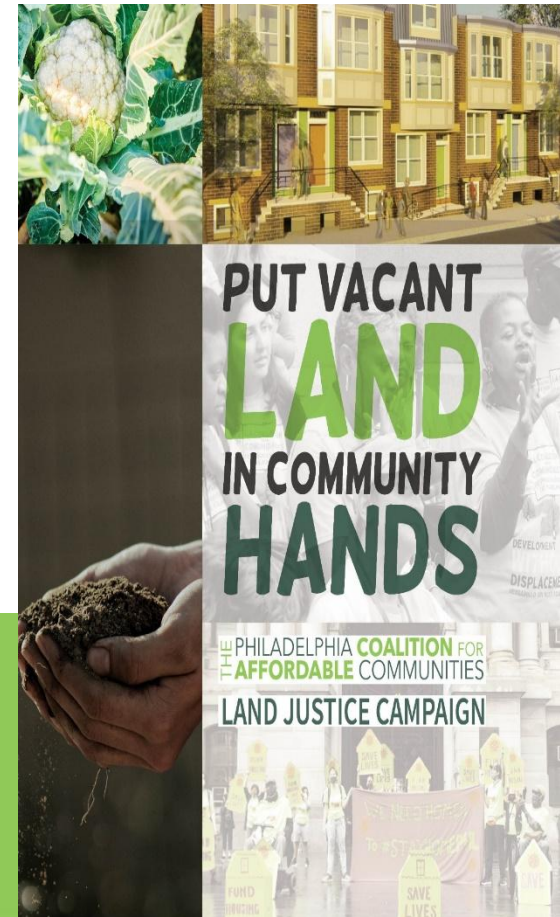
WHEN: September 16th 9:00 a.m.
(before city council session)

WHERE: Dillworth Plaza (in front of city hall)

For More Info reach out to
Nora 215 280 1549 or Shay 267 992 0852

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Affordable for Whom?

**Summit on Community Controlled & Deeply
Affordable Housing**

September 7, 2021

Nora Lichtash

nlichtash@wcrpphila.org

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