

HOW TO DONATE YOUR LAND FOR COMMUNITY POWER

Make a gift of real estate during your lifetime, or arrange for a bequest as a living legacy in your will. Your donation ensures the property stays affordable in perpetuity for the community.

LIFE ESTATE AGREEMENT

A life estate agreement allows you to donate your home while retaining the right to live in your home until you decide otherwise. This arrangement can provide you with an immediate income tax deduction. You may still leave a portion to your family.

CHARITABLE SALE

Donate a portion of the value of your property and the Land Trust may be able to arrange a purchase. The difference between a charitable sale and the market value should be a tax deductible donation.

CONTACT US

Please connect with Marissa Ashkar, staff with the Northern California Land Trust and People of Color Sustainable Housing Network:

marissa.ashkar@nclt.org

(510) 548-7878 x341



COMMUNITY LAND TRUSTS RESIST DISPLACEMENT

HOW?

A Community Land Trust (CLT) is a nonprofit organization funded by the state, private grants, and banks for affordable housing.

We set income limits. Residents earn between less than 80% of the given area's median income up to 120%

We ensure permanent affordability. We have relationships with banks and can help with financing for new resident groups.

IS IT A GOOD FIT FOR ME?

A CLT owns the land; whereas a co-op, condo etc. is the way individuals are sharing ownership of structures on the land.

Legal ownership of property structures can vary. Finding the right kind of structure and living agreement with others is based on your living style preference and the legal ownership model that works for you.

RESIDENTS OWN THE HOME

providing them housing security; some legal ownership models may guarantee equity and inheritance rights.



99-YEAR GROUND LEASE

ensures the resident's use of land and continued affordability through resale price restrictions



INCLUSIVE OWNERSHIP

of the land includes valuing the interests of community members and CLT residents- ensuring community interests in rebuilding, affordability, and protection from speculators

WHERE CAN I LEARN MORE?

**People of Color Sustainable
Housing Network**

pochousingnetwork.org

510-548-7878 ex. 340

pocsustainablehousing@gmail.com

**Northern California
Land Trust**

nclt.org

learn.nclt.org

510-548-7878

nclt@nclt.org

