



SOUTH FLORIDA COMMUNITY LAND TRUST

“Providing & preserving quality, sustainable, affordable housing for underserved populations in South Florida.”



WHAT ARE COMMUNITY LAND TRUSTS (CLTs)?

- **Permanent community control & stewardship of the ground/land.**
- **Primary activities typically include single-family, multi-family, and/or commercial development.**
- **CLT conveys home ownership via a 99-year ground lease with home buyer. CLT retains permanent ownership of the ground/land.**
- **Shared equity between home owner and CLT at the time of future sale of home – preserves future affordability for lower-income buyers.**
- **Community governance on Board of Directors (typically tripartite governance on Board including renters and/or home owners).**

South Florida Community Land Trust
CORE REAL ESTATE DEVELOPMENT VALUES
Neighborhoods of Opportunity

<ul style="list-style-type: none">• Access to Jobs & Employment Centers	<ul style="list-style-type: none">• Access to Quality Public Education	<ul style="list-style-type: none">• Crime and Safety
<ul style="list-style-type: none">• Proximity to Food, Shopping & Services	<ul style="list-style-type: none">• Environmental Quality & Health	<ul style="list-style-type: none">• Access to Public Transportation Nodes & Corridors

Location	Housing %	Transportation %	Total H & T %	Remaining Income %
Local Markets:				
Miami	32%	20%	52%	48%
Miami-Dade County	37%	23%	60%	40%
Broward County	39%	24%	63%	37%
Fort Lauderdale	40%	23%	63%	37%
Miami-Fort Lauderdale-West Palm Beach MSA	39%	24%	63%	37%
National Markets:				
Los Angeles	34%	20%	54%	46%
Honolulu	29%	16%	45%	55%
San Francisco	30%	12%	42%	58%
New York City	30%	9%	39%	61%

Source: Center for Neighborhood Technology (CNT) The H+T[®] Index (<https://htaindex.cnt.org/>)