

COMMUNITY LAND TRUST
BRUXELLES — BRUSSEL

cltb

Community Land Trust Brussels

Forever affordable housing in Brussels

What is a Community Land Trust?



Key elements



Separation of land and building ownership

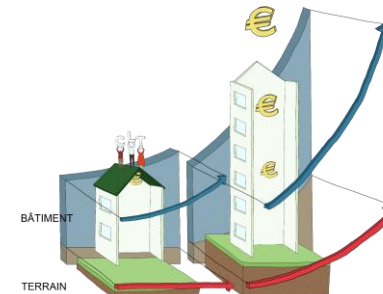
The residents: owners of the bricks, their homes.

Community Land Trust Brussels and its members: owners of the land.



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.

History of CLTB



History



What is CLTB doing?





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

78

Country of birth among our members

CLTB actions



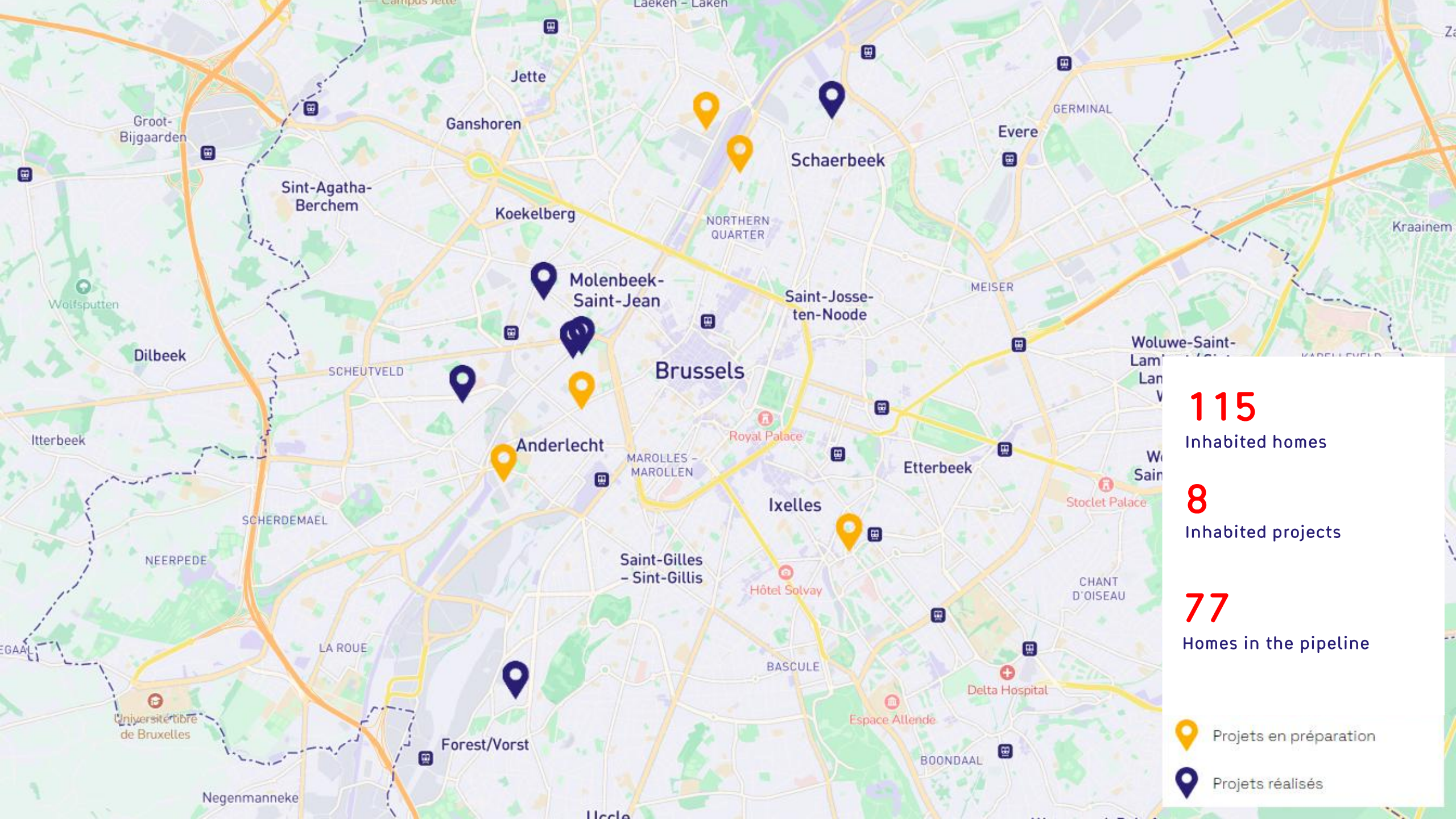
Creating affordable housing



Community work



Innovation



115

Inhabited homes

8

Inhabited projects

77

Homes in the pipeline



Projets en préparation



Projets réalisés

Characteristics of a CLTB project

- 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**



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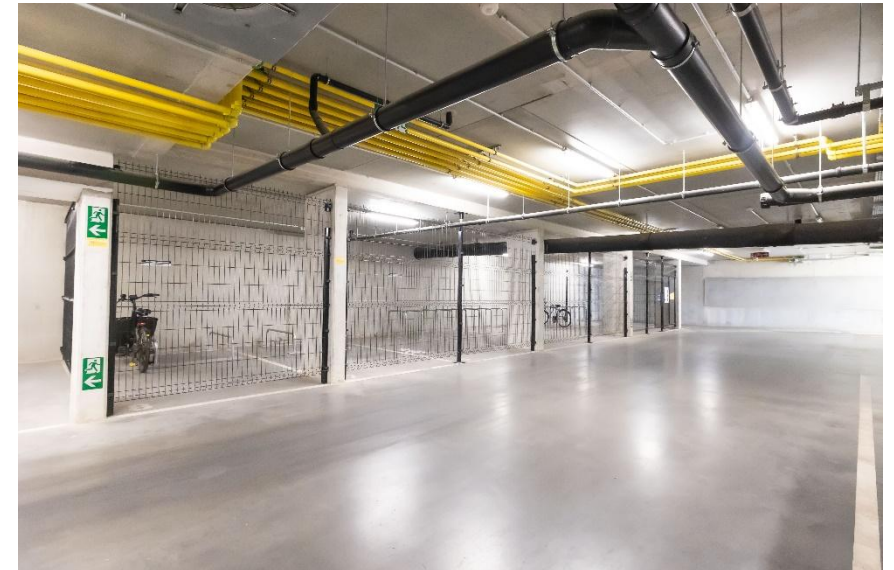


Characteristics of a CLTB project

- All homes have a high-quality **private outdoor space**
- Generous **common spaces** 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)



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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.





Coaching residents

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.



General Assembly

Dissemination of the model and innovation



2017-2022: INTERREG

SHICC

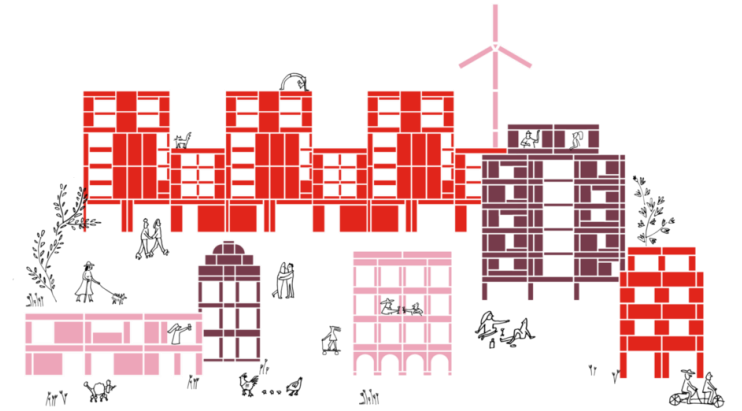
Promote the legitimacy of the CLT model in Europe and develop a European CLT network.



2020: SOCIAL HOUSING COOPERATIVE

Fair Ground Brussels

Creating affordable, sustainable housing and activity spaces.



2023-2025: RESEARCH-ACTION

Towards more residents' cooperatives

Developing the cooperative model in Brussels, with the support of Cera.

Dissemination of the model and innovation



2023-2025: RESEARCH-ACTION

Energy renovation solutions

Study of support and an alternative mechanism to regional grants to support low-income homeowners.



2023-2028: INTERREG

Upcycling Trust

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

Member organisations



With the support of

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BRUSSEL ECONOMIE EN WERKGELEGENHEID
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Interreg  Co-funded by
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North-West Europe
Upcycling Trust



Curious about what's next?

Subscribe to our newsletter: www.cltb.be

Follow us on social networks [@Community Land Trust Bxl](#)

"I still remember the first meeting of the Arc-en-Ciel project very well... A feeling of joy and anxiety at the same time! But I was pleased with the way the project was presented, and the fact that I was able to get to know the neighbours before actually living in the project, which reassured me."

Massandjé Bamba
Resident of Arc-en-Ciel



'I'm proud to represent the residents on the Board of Directors. I try to bring the voice of the residents to the table. I hope that the CLT model will spread. I'm aware of how lucky I've been. If I can help in return, what more could I want?'

Tsevi
Resident of Le Nid and former member of the
Board of Directors

