

Community Land Trust Brussels



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Context

- Severe **affordable housing crisis** in Brussels.
- **Lack of social housing** – only 7% of housing stock.
- Existing **schemes for home ownership** no longer cover **low-income groups**.



Origins

Project emerged from associations working in disadvantaged neighbourhoods. Support from the Brussels-Capital regional government who subsidised a feasibility study.

CLTB created in December 2012.



Vision for the City

Emancipation is an essential element – Roots in US Civil Rights Movement.

Land is a common good – Perpetually held by a Foundation to be used in the interest of local communities.

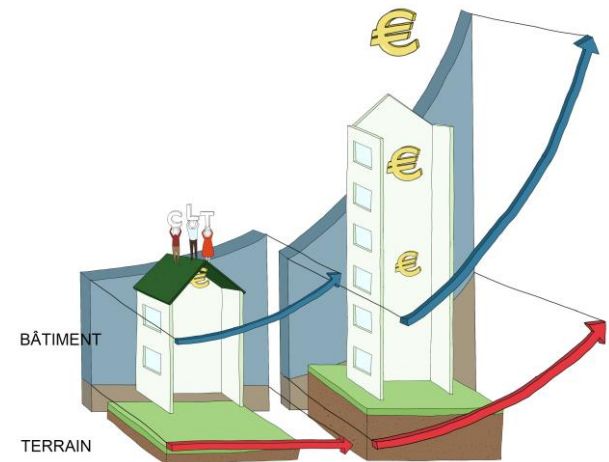


The CLTB Model

Innovative model of ownership – Land is separated from building.

Perpetual affordability for low-income households through a resale mechanism that captures increases in value.

Community-building is central to CLTB.
Functional diversity and openness to the neighbourhood.



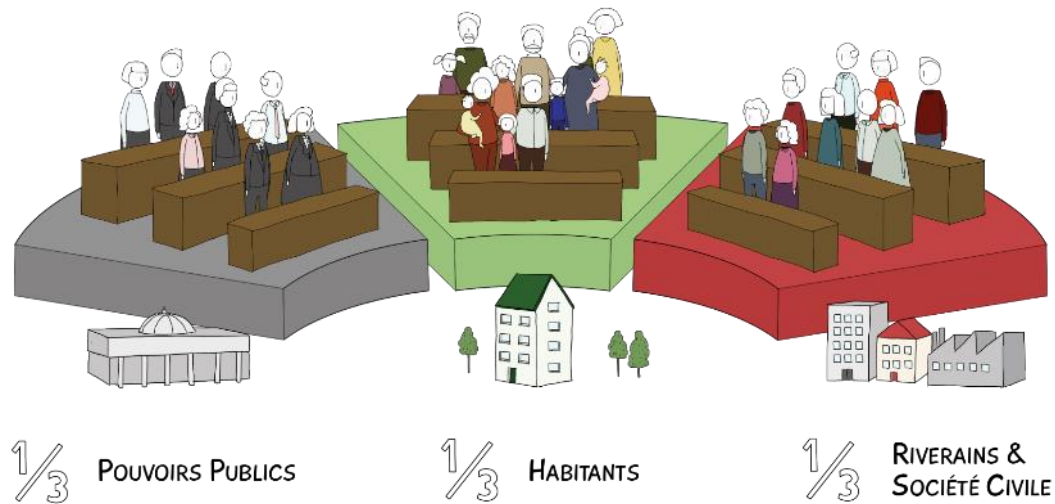
Target Public

Acquisition of new or renovated flats by households eligible for social housing – Four different categories based on income.

Participatory process – Future inhabitants are involved in projects from the onset.



Structure

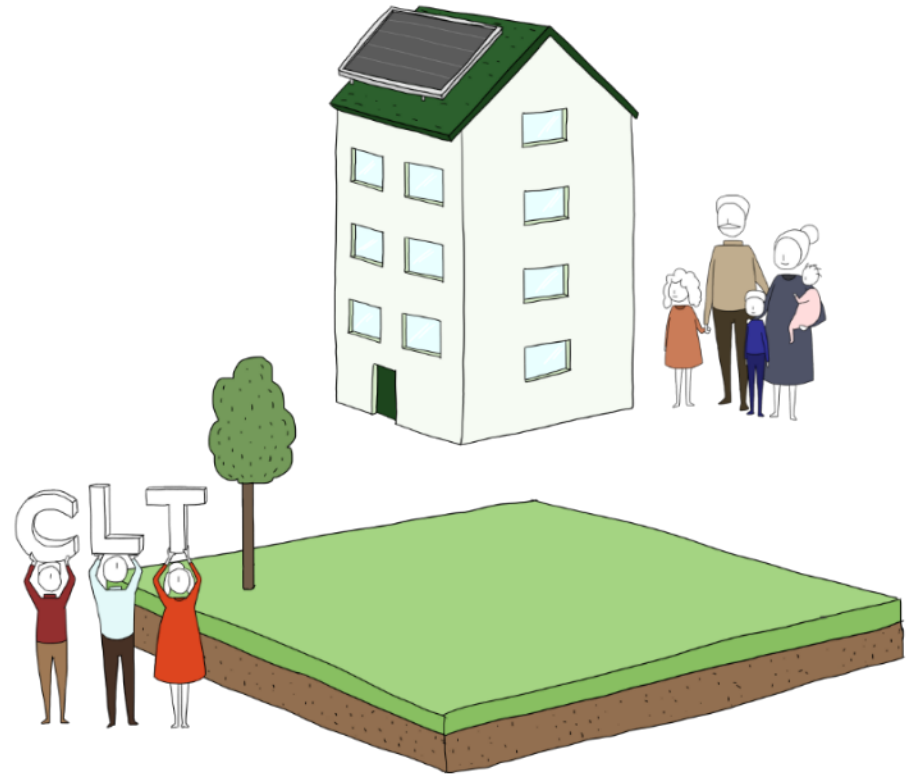


Shared democratic governance – Three tiers including inhabitants, civil society, and political authorities.

Two legal entities – A Foundation and a non-profit organisation.

Financing Model

Housing production subsidised by Brussels-Capital Region who allocates funding for the acquisition of land and the construction of housing units.



Current Status



Housing projects:

- **One completed project** (9 households).
- **Three projects in construction** (43 units).
- **Five projects in preparation** (77 units).

Members :

- More than 400 (candidate) owners.
- Around 170 supporting members.
- About 30 partner associations.

Future Prospects

**Scaling-up in Brussels.
Exploration of additional
sources of funding.
Expansion to other types of
housing (rental,
intergenerational,...) or non-
housing (community centres,
social economy companies,...)**





Sustainable Housing for Inclusive and Cohesive Cities (SHICC) Project



Interreg NWE project

Project partners:

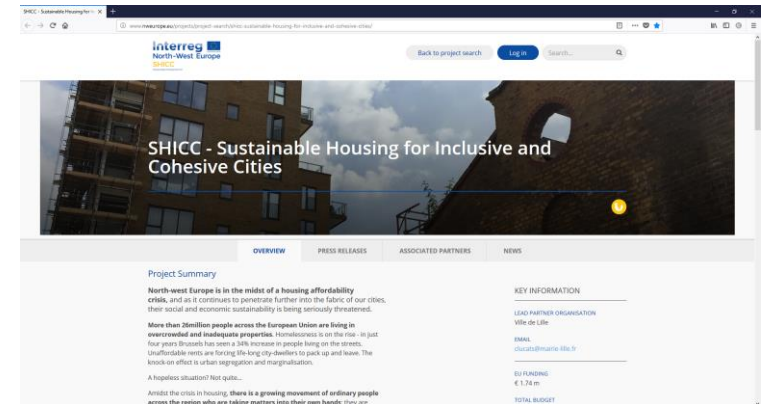
- City of Lille,
- National Community Land Trust Network of England and Wales London CLT
- CLT Ghent
- CLT Brussels
- Global Fund for Cities Development



SHICC Project

Objectives:

- **Invest in four existing CLTs in Brussels, Ghent, Lille and London to 'prove the concept'.**
- **Create supportive infrastructure for new CLT projects.**
- **Create favourable environment for emerging CLTs.**



Website:

<http://www.nweurope.eu/projects/project-search/shicc-sustainable-housing-for-inclusive-and-cohesive-cities/>



Thank you!

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<http://www.cltb.be/>