



KAMLOOPS & DISTRICT
CHAMBER OF COMMERCE

LAND TRUST POLICY



**SIGN THE
PETITION**

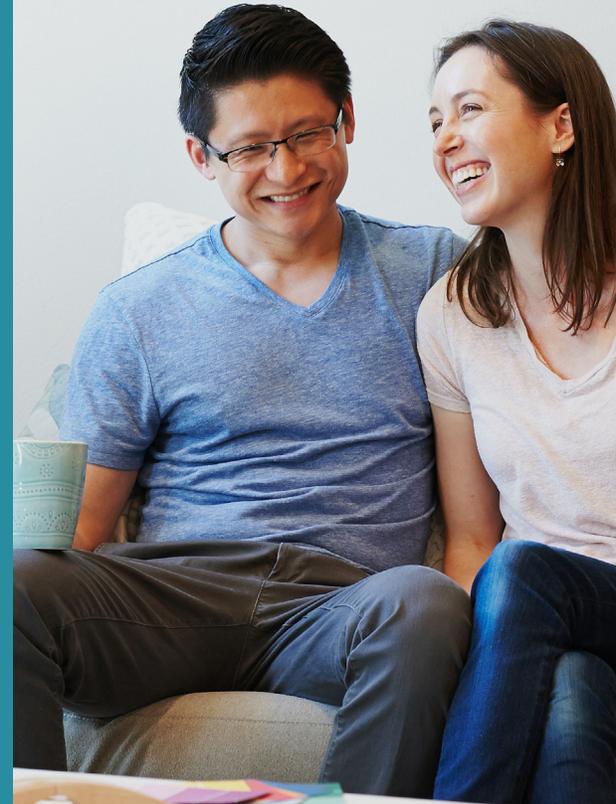


What is a Community Land Trust?

A Community Land Trust is a non-profit organization created to acquire and hold land for the benefit of the community. To do so, the trust acquires land and maintains ownership of it permanently. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future generations.

There are already existing Community Land Trusts all across Canada and around the world. Many of them have received global recognition, such as a Puerto Rico Community Land Trust which was awarded UN World Habitat Award or the Champlain Housing Trust which was founded by Bernie Sanders in 1984 and is still providing affordable housing today in Burlington, Vermont nearly 4 decades later.

If you would like to see a video about this Community Land Trust and CLT's in general visit: [NationalCLTNetwork on YouTube](#).



How is a Community Land Trust different from other affordable housing models?

Recent studies in Canada indicate that land prices now comprise anywhere from 30% to 75% of the total sale price of a dwelling and are a major contributing factor for housing supply and pricing (CMHC, 2018).

As land becomes more valuable, there are increased incentives to: Build higher density and higher value buildings as well as demolish older single-storey dwellings to replace them with more expensive homes.

This relationship is not new and is also not limited to Canada: many studies have been completed by

economists around the world which find this same correlation.

Although housing affordability dynamics in Canada are complex, data shows that the key to finding a solution to the affordability housing crisis is intrinsically linked to availability and price of land.

The secret to a Community Land Trust model is that it takes the “land” out of the picture and instead holds it forever, for the public benefit.





Where is this policy at?



Kamloops &
District Chamber
of Commerce

BC Chamber
of Commerce

Canadian Chamber
of Commerce



Could this policy work for a Community Land Trust that has their own specific focus?

This policy will work for every Community Land Trust that is focused on addressing affordable housing – no matter what operating model they follow or which population they serve.

Community Land Trust can operate with many different models, such as operating rental units, providing homeownership, even playing the role of developer. They can also target different segments of the market, for example: senior housing, entry level housing, transitional housing, supportive housing, etc. Some Community Land Trusts hold a portfolio of projects and each one has a different focus.

This Policy is written in such a way that it will work for all Community Land Trusts models, as long as their focus is to provide affordable housing.

How does this policy work?

This policy looks to mirror the Ecological Gift program which has been in place since June 6, 1995, where the budget was introduced for third reading in the House of Commons and was passed by unanimous consent. The idea behind these measures was to provide the charitable sector with a “powerful set of tools” for raising funds and encouraging charitable giving.

With your help we can make this a reality. Join the Canada-wide movement by signing our online petition and talking to your local MP. Together we can make this happen to change Canada to help all Canadians.

Has this incentive proved successful?

Between the inception of the program in 1995 and March 31, 2021, 1610 ecological gifts valued at over \$977 million have been donated across Canada for conservation efforts using this mechanism^[1].

Could you imagine mobilizing almost a \$1 billion dollars in private equity to provide affordable housing for the public good with a solution that will last in perpetuity?

^[1] Government of Canada website: Ecological gifts program: overview, date modified 2020-10-14 – accessed 2021-11- 11: <https://www.canada.ca/en/environment-climate-change/services/environmental-funding/ecological-gifts-program/overview.html>

What exactly will this policy do?

The proposed Land Trust Policy tax changes would help communities through-out Canada, no matter their size, to:

- Create successful Community Land Trusts of their own;
- Provide affordable housing for lower income residents in the community (seniors, young families, marginalized populations);
- Revitalize underutilized areas by driving new development;
- Provide low and moderate-income people with the opportunity to build equity through homeownership, and;
- Capture the value of public investment for long-term community benefit.

Could a developer or individual use this policy as a tax loop-hole to give themselves a tax credit or to avoid paying a speculation tax?

The answer is no – absolutely not.

Because this policy is built to mirror the Ecological Gift program, which has been in place for nearly 3 decades in Canada – there are robust “anti-avoidance” check and balances already in place to make sure it cannot be abused by individuals or corporations as a tax loop-hole.

This includes things like a “recapture” tax if the land is not used for affordable housing or removed from the trust and “arms length” clauses which make sure there is no relationship between the doner and the Trust.

Further to this, the only way to get the tax credit and capital gains exemption, is to donate the land for affordable housing! So, if they want the tax shielding, they have to give up the land for a community benefit.

What can I do to help?

- ▶ Take 5 minutes and sign the petition now by scanning the QR code or checking kamloopschamber.ca.
- ▶ Talk to your local MP and help to spread the word.

This policy is already supported by Canadian Chamber of Commerce, representing a network of over 450 chambers and over 200,000 businesses across Canada, along with many other organizations across Canada. We need our elected Federal representatives in Ottawa to bring this policy forward and legislate it into law so that we can start to turn the tide on the fight for affordable housing in Canada!



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CHAMBER OF COMMERCE

hello@kamloopschamber.ca

250-372-7722

kamloopschamber.ca

