



I. INTRODUCTION

Community Legal Resources (CLR), a nonprofit provider of legal services to community development organizations and other Michigan nonprofits, is pleased to present the results of its Community Land Trust Project. Together with a team of highly-skilled volunteer attorneys, Community Legal Resources embarked upon a year long project to develop the legal tools necessary to support the development of community land trusts in Michigan.

A community land trust (CLT) is a private, nonprofit corporation created to provide secure affordable access to land and housing for the benefit of the community. The CLT provides access to land and housing for people who are otherwise priced out of the housing market.

CLTs are unique in that they treat land and buildings differently. CLTs permanently own the land on which homes and other structures or facilities are built, while individuals own the home (or other structure/facility) on the land pursuant to a long-term (usually 89-year) renewable ground lease.

CLTs involve unique real estate, taxation, and other legal strategies that must be adapted to Michigan law in order for CLTs to achieve success in Michigan.

II. PRODUCTS

After careful review of the structure and operations of community land trusts, the Project attorneys developed a series of tools to assist Michigan CLTs. The products of the CLR CLT Project include:

- Sample ground lease
- Outline of a standard CLT ground lease
- Sample purchase agreement
- Sample deed of conveyance
- Sample memorandum of lease
- Sample bylaws for a CLT
- Sample articles of incorporation
- CLTs: A Primer for Local Officials
- CLTs: A Primer for Financial Institutions
- CLTs: A Primer for Local Assessors
- CLTs: A Primer for Title Companies
- The Homebuyer's Guide to CLTs

All products of the Community Legal Resources Community Land Trust Project are available online at www.clronline.org/clt.



III. CLR CLT PROJECT ATTORNEYS

Community Legal Resources thanks the attorneys and their employers who volunteered their time, talents and resources to make the CLR Community Land Trust Project possible.

- Randy Awdish, Pepper Hamilton LLP
- Christopher Ballard, Bodman LLP
- Jane Forbes, Dykema Gossett PLLC
- Debra Geroux, Butzel Long
- Vicki Harding, Pepper Hamilton LLP
- Jill Kometh, Honigman Miller Schwartz and Cohn LLP
- Cathy LaMont, LaMont Title Corporation
- Julius L. Loeser, Comerica Bank
- Mitch Meisner, Honigman Miller Schwartz and Cohn LLP
- Will Moseng, Michigan State Housing Development Authority
- Thomas Nowinski, Clark Hill PLC
- Brian Page, Dykema Gossett PLLC
- Randy Perry, Bodman LLP (retired)
- Noam Raz, Jaffe Raitt Heuer & Weiss PC
- James Rose, Jaffe Raitt Heuer & Weiss PC
- Glen Zatz, Comerica Bank

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IV. ADDITIONAL RESOURCES

Thanks to a dedicated pool of volunteer attorneys, Community Legal Resources is available to assist non-profit organizations with many of their legal needs. If you have questions regarding any of the materials developed by the CLR Community Land Trust Project or other legal questions, please contact Community Legal Resources at:

Community Legal Resources
220 Bagley, Suite 900
Detroit, Michigan 48226-1498
Phone: 313/964-4130
Fax: 313/964-1192
clr@michiganlegal.org
www.clronline.org



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