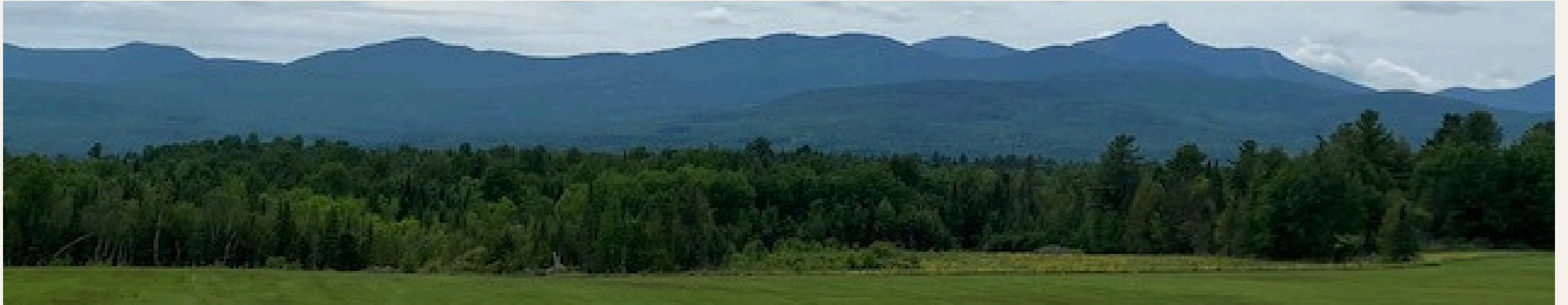


# Access to Land & Homes for Community Care \_\_\_\_\_



GLOVER COMMUNITY TRUST



**WELCOME!**



# COMMUNITY LAND TRUSTS (CLTs)

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What is a Community Land Trust ?  
History & Purpose of CLTs  
How does it differ from a Conservation Land Trust?  
How does it work? Some examples  
Goals of CVT CLT Landstead Elders Project

Grace Gershuny  
**Cooperation VT Community Land Trust**  
<https://www.cooperationvermont.org/clt>





The purpose of a Community Land Trust is to create a democratic institution to hold land for the benefit of the community, so as to:

- Remove land from the speculative market
- Allow for private ownership of housing & farm or business infrastructure
- Ensure that land and housing remain perpetually affordable.

**Source: Schumacher Center for a New Economics**

<https://centerforneweconomics.org/apply/community-land-trust-program/resources/>

*“We abuse the land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.”*

*—Aldo Leopold, A Sand County Almanac (1949)*



# Who Owns the Land?



In 1910, nearly one million black farmers in the U.S. owned a total of 15 million acres; by 1969 they held only 6 million acres.

In 1920, blacks owned 14% of the nation's farms; today, there are only 18,000 black farmers, representing less than 1% of all farms.

Slide courtesy of Leah Penniman



## **New Communities, Inc., 1969**

**“A nonprofit organization to hold land in perpetual trust for the permanent use of rural communities.”**



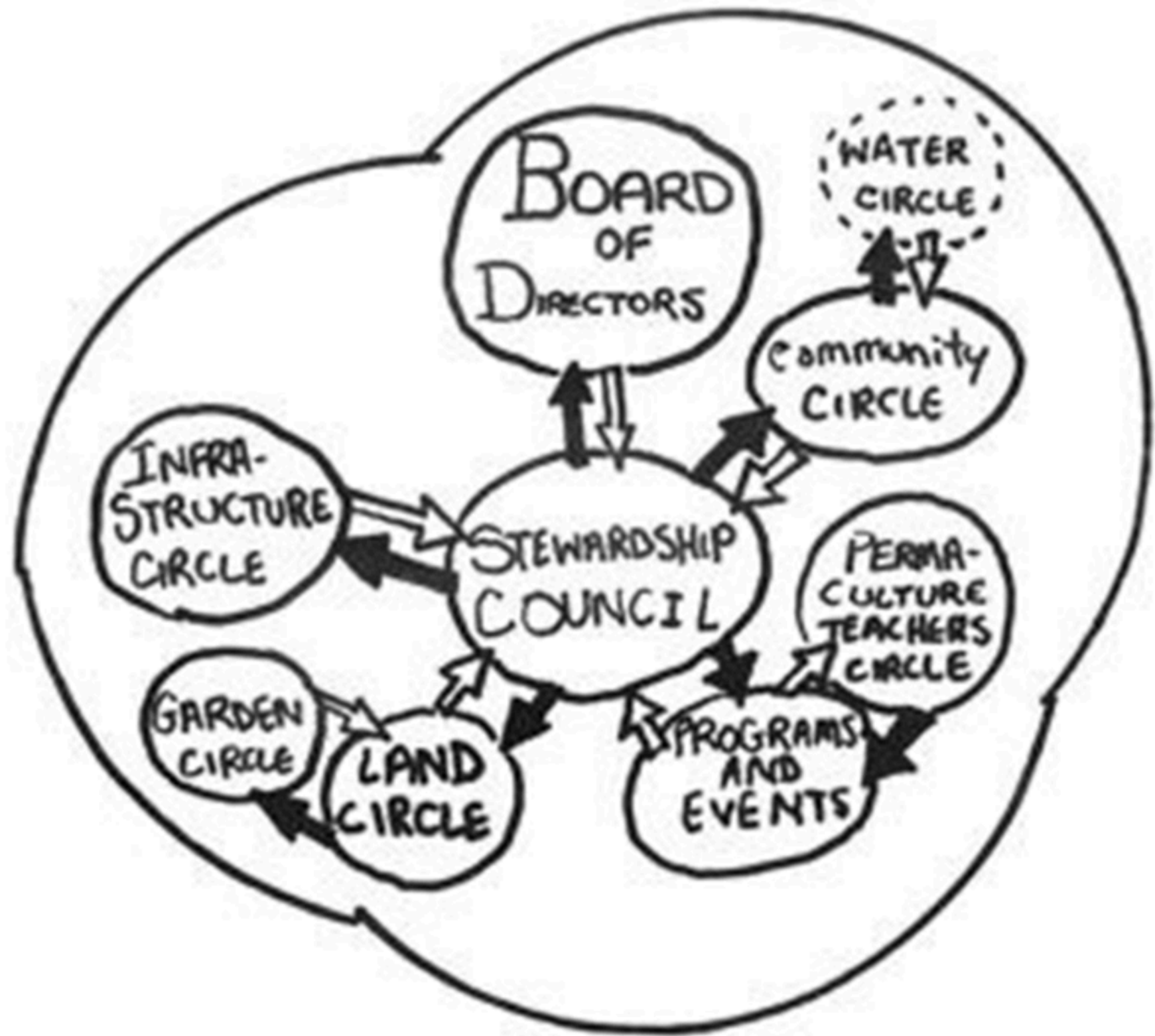
*Robert Swann and Charles Sherrod with members of New Communities, Inc. at planning meeting circa 1970*

<https://centerforneweconomics.org/apply/community-land-trust-program/>.



# SHARED LEADERSHIP – ORGANIZATIONAL STRUCTURE

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Foundation for Intentional Community  
<https://www.ic.org/sociocracy/>

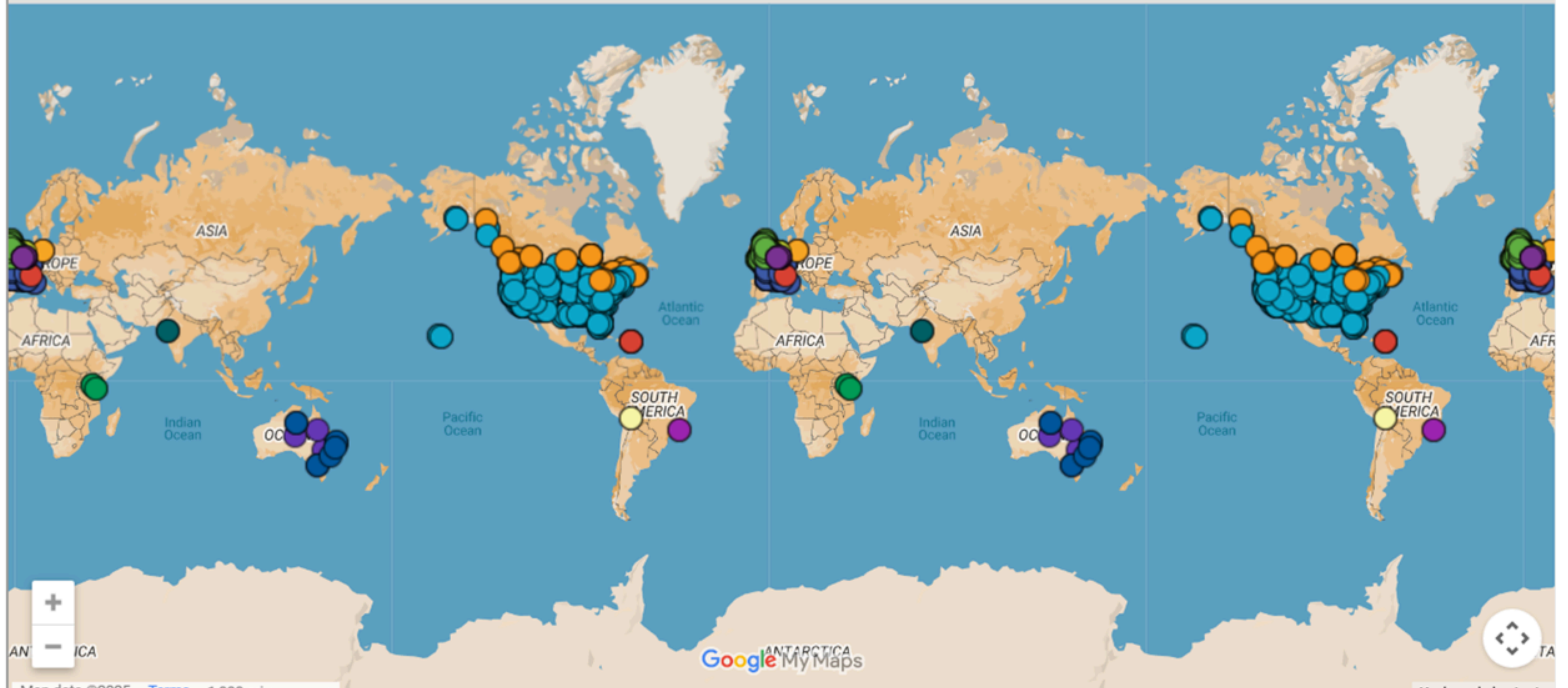


# Community Land Trusts from Boston to Honduras, Puerto Rico to Hawaii, Go Beyond Housing to Address Climate Change and Resilience

<https://rioconwatch.org/>

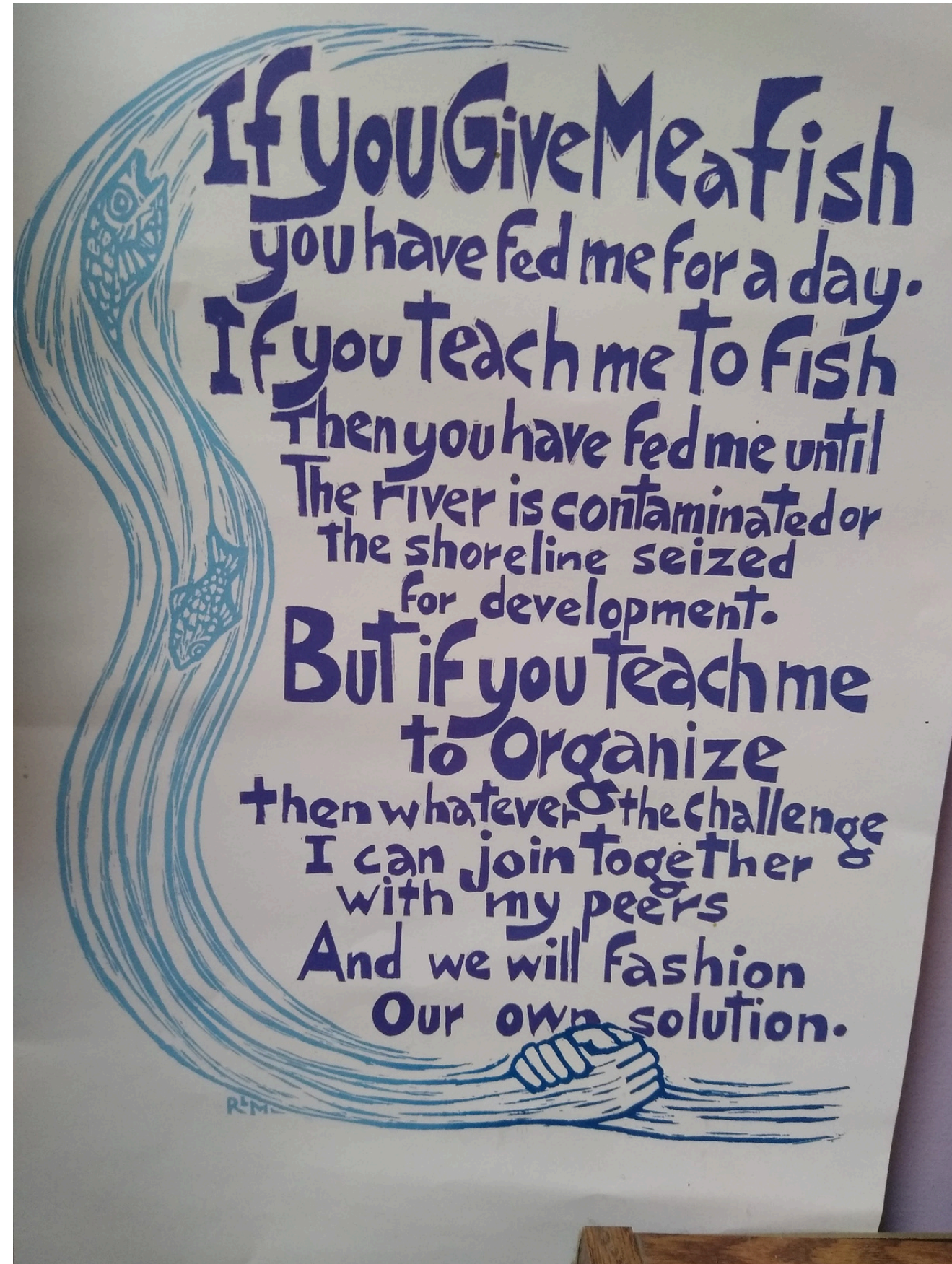






<https://www.cltweb.org/resources/clt-directory/>





## Recommended Resource:

David Bollier. *The Commoner's Catalog for Changemaking – Tools for the Transition Ahead*. Schumacher Center for a New Economics. 2021

<https://www.commonerscatalog.org/>

They tried to bury us –  
They didn't know that we  
were seeds.

--Mexican proverb



**A Solidarity Economy transforms oppressive systems by fostering a just, sustainable, and equitable future rooted in cooperative economics, democratic governance, and ecological balance.**

**USSEN challenges capitalism and advances a post-capitalist vision, focused on systems of solidarity, care, and sustainability.**

There are a wide range of Solidarity Economy practices, including but not limited to:

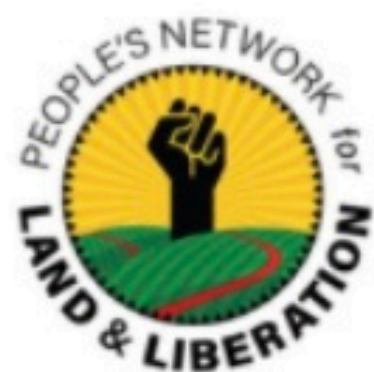
Food Cooperatives	Worker Cooperatives
Community Gardens	Community-Supported Agriculture
Housing Cooperatives	Repair Cafes
Co-housing	Artists' Cooperatives
Real Estate Cooperatives	Independent Media
Childcare Cooperatives	Community Clinics / Wellness Cooperatives
Lending Libraries / Tool Libraries	Mutual Aid Networks
Timebanks	Platform Cooperatives
Community Land Trusts	Community Development Financial Institutions



**These practices exemplify the principles of cooperation, sustainability, and community empowerment that are at the heart of the Solidarity Economy movement.**







# PEOPLES NETWORK FOR LAND AND LIBERATION



Cooperation Vermont is a node of the Peoples Network for Land and Liberation.

The mission of PNLL is to decommodify the land to reestablish right relationship with the earth and all of our relatives and relations. PNLL is a consortium between:

- Community Movement Builders - Atlanta, GA
- Cooperation Jackson - Jackson, MS
- Cooperation Vermont - Marshfield, VT
- Idlewild Merrymakers - Idlewild, MI
- Native Roots Network - Redding, CA
- Wellspring Cooperative - Springfield, MA



We aim to advance democratic ownership of the means of production and liberatory social relationships. We are committed to building communities that regenerate the earth's life-giving eco-systems.

We center land because we know that being in right relationship with land, we return to the balance that existed before enclosure, extraction and capitalism. There will be more than enough for humans and all our relations.





## **Seeding the Alternatives for the Future**

Cooperation Vermont was established specifically in this bioregion in preparation for future generations to continue liberatory movement work in a world that will look vastly different in the decades to come because of both climate change and a global end stage for the current capitalist framework.

In recognition that we are past too many tipping points and climate catastrophe cannot be averted, we must prepare for what is to come. A new environment and a new ecology requires a new economy.

The mission of Cooperation Vermont is to build economic and environmental democracy. By organizing with local communities and existing efforts in the state, Cooperation Vermont is preparing for continued deterioration of economic and environmental conditions and for the inevitability of displaced peoples.

The vision is to shift away from extractive systems of economic development and, through a Just Transition, collectively create self-sufficient, resilient communities with thriving, ecologically sustainable economies.

# **The mission of Cooperation Vermont Community Land Trust is to reclaim the commons.**

To acquire land and interests in land and property to:

- i. decommodify land and remove it from the open market,
- ii. provide for conservation and responsible management of land and natural resources, and for development of an economic base in and for the local community;
- iii. conserve and develop, and rehabilitate housing to provide access to affordable decent housing for low and moderate income people;
- iv. provide education, community service, and support for affordable development throughout the community;





# MARSHFIELD VILLAGE STORE

Marshfield Village Store joins the Cooperation Vermont Community Land Trust as a flagship project after being transitionally held in stewardship by our sister organization, Cooperation Jackson.

The building has been decommodified and the business transformed into a worker-owned cooperative, ensuring its future as a vital community gathering space and source of essential goods.





# RAINBOW SWEETS



For the past four decades, a beloved Marshfield landmark, was the cherished home of Bill Tecosky and Patricia Halloran's Rainbow Sweets Bakery. However, the challenges of 2020 prompted their retirement, leaving the building vacant. Bill Tecosky reached out to Cooperation Vermont in November 2023, with a vision to preserve the building's legacy and ensure its continued service to the community.

**This project marks a significant milestone in the organization's efforts to strengthen community and protect vital spaces.**

Recognizing the strategic importance of this space, Cooperation Vermont, with the support of your generous donations, is under contract to purchase the Rainbow Sweets Building for the CVT Community Land Trust.

To bolster both local food sovereignty and the solidarity economy, Melissa Seifert, a Marshfield resident, is poised to breathe new life into the historic Rainbow Sweets bakery space.

This new café venture will offer accessible, healthy, prepared meals crafted with locally sourced ingredients. By securing community ownership of this vital space, we aim to ensure its enduring role in meeting local needs and supporting the vision of a thriving, sustainable Marshfield.





# WORKER HOUSING

Your paragraph text

Vermont, a state with vast undeveloped land, is grappling with a severe housing crisis. Recent years have seen devastating floods and a surge in vacation homes and short-term rentals, further exacerbating the issue. As a result, Vermont now has the second-highest rate of homelessness in the nation, with many individuals facing harsh winter conditions without adequate shelter.

To address the pressing housing crisis in Marshfield, Cooperation Vermont Community Land Trust has acquired a single-family home within the village. This is in addition to housing units part of the Marshfield Village Store & Rainbow Sweets buildings.

This acquisition aims to provide stable and affordable housing for a family in the community, a widowed grandmother raising her grandchildren and recently diagnosed with stage four lung cancer. She is also a worker owner at the Marshfield Cooperative.

Their current home is unsuitable for her health needs and is too distant to receive the necessary community support.

By securing this home within the CLT, we ensure a safe and supportive environment for her and her family. This home will remain permanently affordable housing, contributing to the long-term sustainability of the Marshfield community.





# ELDER LANDSHARE PROJECT

Cooperation Vermont's Elder Landshare Project is inspired by Grace Gershuny and by the work of Land in Common in Maine.

CVT Community Land Trust is working with elders to bring their land into the trust. We are ushering in a new generation of stewards who can help bring the land back into more productive capacity. While learning from elders the practice of stewardship, new stewards will provide a community-level of care to elders aging in place in rural environments.





# HEADWATERS COMMUNITY TRUST

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ALBANY • CRAFTSBURY • GLOVER • GREENSBORO

Community-Led Development  
On Community-Owned Land



# Origins

- Grew out of the Community Housing Forum
- Founded, incorporated, and granted nonprofit status in 2024
- Serving Albany, Craftsbury, Glover, Greensboro, and surrounding communities
- Initial organizing supported by a grant from NVDA and mentorship by John E. Davis



Community Housing Forum Presents:

THE **COMMUNITY**  
**LAND TRUST**

a tool for creating community-controlled  
affordable housing



an evening with **John Emmeus Davis**,  
author of The Community Land Trust Handbook

...and introducing the  
**Headwaters Community Trust**  
serving Craftsbury, Albany, Greensboro, and Glover

**Monday, September 16th @ 6pm**  
East Craftsbury Presbyterian Church  
1773 E. Craftsbury Rd



# Living into the work of Community-Led Development

- Introduce Headwaters and the CLT model to everyone we can reach in our service area
- Build trust-based relationships with our neighbors
- Become a partner in conversations about what strong and vital communities look like
- Learn from our neighbors – and consider who might not be a neighbor yet because they can't afford to live in our service area



# What that looks like

- Visits to select boards and planning commissions
- Coffee on the porch
- Hosted tree planting event on World CLT Day
- Co-hosted speaker series exploring intersection of housing, conservation and forests
- Launched a new website with membership enrollment functionality
- Canvassed with Northeast Kingdom Organizing
- Introduced Headwaters and started to build relationships with partners







## Exploring the Intersection of Housing, Conservation, and Forests

Thursday, August 7, 7:00pm

**Housing and Conservation: Finding Balance and Solutions**

with **Gus Seelig** and **Tracy Zschau**

Highland Center for the Arts

Thursday, October 16, 7:00pm

**Beyond the "Illusion of Preservation": Balancing Forest Values**

with **Dr. Caitlin Littlefield**

Craftsbury Outdoor Center

Wednesday, October 29, 7:00pm

**Forests to Homes: How Forests Can Support Housing Solutions**

with **Maura Adams**

Craftsbury Outdoor Center

This speaker series is co-sponsored by Headwaters Community Trust  
and the Craftsbury Outdoor Center. Admission is free.

[www.headwatersnek.org/events](http://www.headwatersnek.org/events)



# Headwaters Tasks for 2025: Building Our Organization

## Create organizational infrastructure

- Define roles and functions
- Delegate functions to staff, volunteers, board members

## Adopt and start acting on a formal business plan

- Develop processes, procedures, and criteria for seeking and evaluating projects
- Build a road map for establishing the organizational systems we'll need as a functioning community land trust

## Adopt and start acting on a fundraising plan

- To raise funds for initial operations, including staff
- To build a capital base, enabling HCT to respond to opportunities as they arise





# Putting the Community in Community Land Trust

- Barnstorming! community conversations and meals in 4 towns during one week in October
- Invited people answer the question "What should affordable housing look like in our area?"
- Open ended question, designed so everyone could talk about what matters most to them, while sharing their experiences, ideas, hopes, knowledge, and concerns
- Highly unfacilitated! Pages and pages of notes to guide future work



# WHAT SHOULD **AFFORDABLE HOUSING** LOOK LIKE IN OUR AREA?

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COMMUNITY CONVERSATIONS ON HOUSING

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**HEADWATERS**  
**COMMUNITY TRUST**

ALBANY • CRAFTSBURY • GLOVER • GREENSBORO

**Monday, October 20**

**East Craftsbury Presbyterian Church**

With the Community Housing Forum

0:00pm

**Wednesday, October 22**

**Glover Town Hall**

With Glover Equity, Glover Planning Commission,  
and Glover Community Trust

0:00pm

**Friday, October 24**

**The Albany Genny Community Room**

With the Albany Genny, ACT, and the Albany Food Share

0:00pm

**Saturday, October 25**

**Greensboro United Church of Christ**

With Greensboro United Church of Christ

0:00pm

**Make plans to lend your voice to the Headwaters**

**Community Conversations.** Share a meal with neighbors while sharing your thoughts about the future of housing in Albany, Craftsbury, Glover, Greensboro, and points beyond. You are the community in community land trust, and these conversations will shape the work of Headwaters in 2026.

Wherever you live, you are welcome at any or all of the Community Conversations. Headwaters will provide the meal, and stipends for child care and attendance will be offered through a generous grant from the Champlain Valley Office of Economic Opportunity Fair Housing Project.



**HEADWATERS**  
COMMUNITY TRUST

[www.headwatersnek.org](http://www.headwatersnek.org) | [info@headwatersnek.org](mailto:info@headwatersnek.org)









# Get Involved!

## Seeking Board Members

**Members of Headwaters Community Trust will elect HCT's first board at its first annual Membership Meeting on December 9, 2025.**

Headwaters wants to hear from people who care deeply about housing affordability, and who are willing to work as part of a team to implement the community land trust model in response to the needs of our neighbors and our region.

# Our Mission

To care for our neighbors and strengthen our communities by creating permanently affordable homes and access to community-owned land





# BREAK OUT GROUPS:

What land access and housing initiatives are happening that people need to know about?

What do you see as the obstacles for Community Land Trusts? Leverage points? Opportunities?

What's the value of CLT's to changing systems?

**Thank you for being here.  
Questions?**

