

**New Brunswick
Community Land Trust
Co-operative Ltd.**



Land Acknowledgement



New Brunswick Community
Land Trust Co-operative Ltd.

New Brunswick Community Land Trust Co-operative Ltd is in New Brunswick, on the traditional unceded territory of the Wolastoqiyik (Maliseet) and Mi'kmaq peoples.

We acknowledge and respect their enduring connection to the land, and we support their rights and cultural heritage.

Overview

- 1) Introducing the New Brunswick Community Land Trust Co-operative
- 2) Why a Land Bank in Saint John?
- 3) Why a Land Trust?
- 4) Why a Co-operative?
- 5) How Was It Created?
- 6) What Is Next?
- 7) Why Would You Join a Land Co-op?



What is the New Brunswick Community Land Trust Co-operative Ltd?

- Non-Profit
- Maintain
- Membership Control



... Where did the NB CLTC come from?

Saint John
LAND BANK

A land bank is a public entity with unique powers to put vacant, abandoned, and deteriorated properties back to productive use.



Their powers typically include:

- Acquire tax-foreclosed property
- Extinguish liens and clear title
- Hold property tax-exempt

They operate in spaces where the real estate market fails to assign value to land



WHAT DOES A LAND BANK DO?

Acquire


- Through tax sale
- Through direct purchase
- Through donation

Transform

- Demolish
- Rehabilitate
- Landscape

Transfer

- At market rate for private development
- At discounted rate in support affordable housing
- To adjacent landowner to increase yard



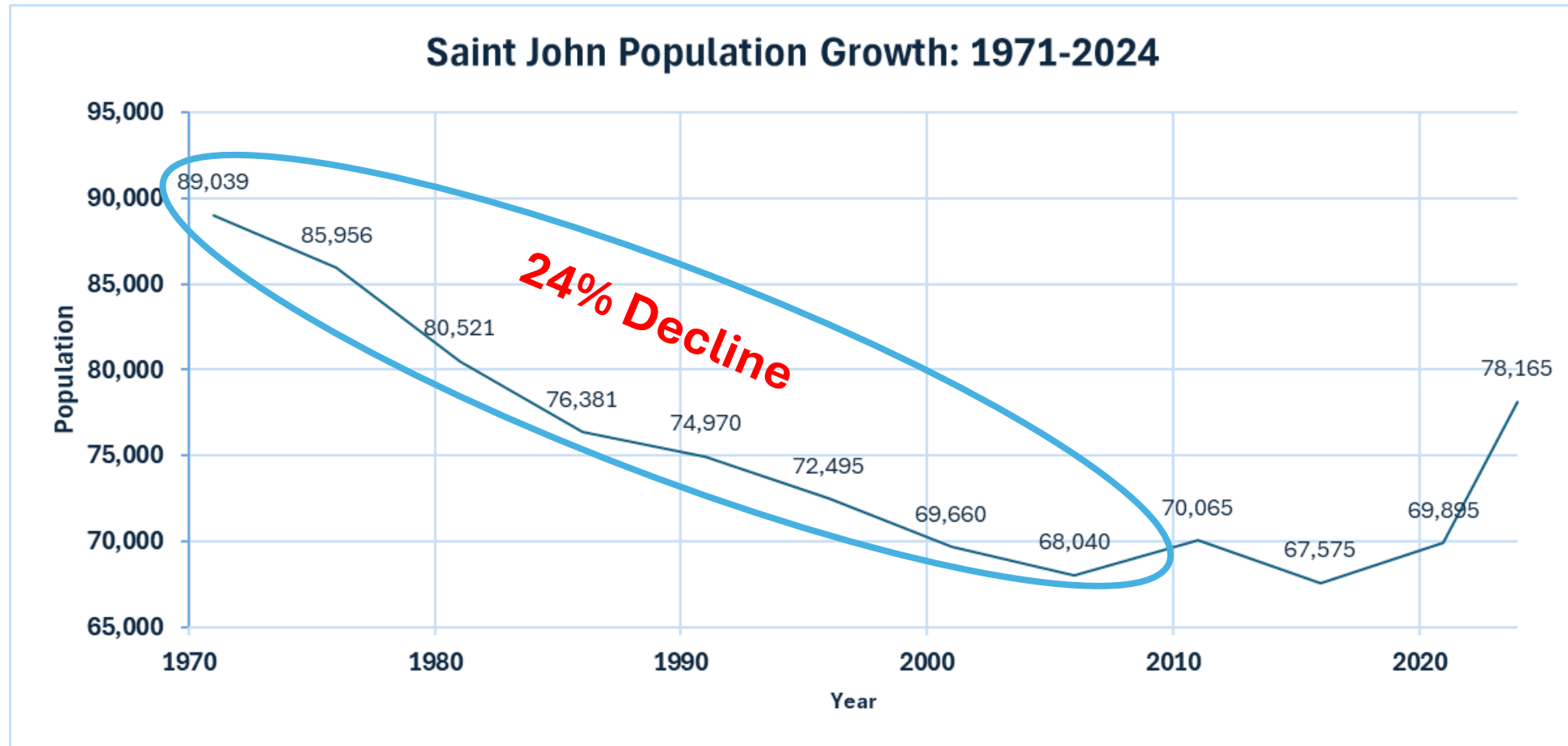
WHY A LAND BANK IN SAINT JOHN?

THE LOST VALLEY BLOG

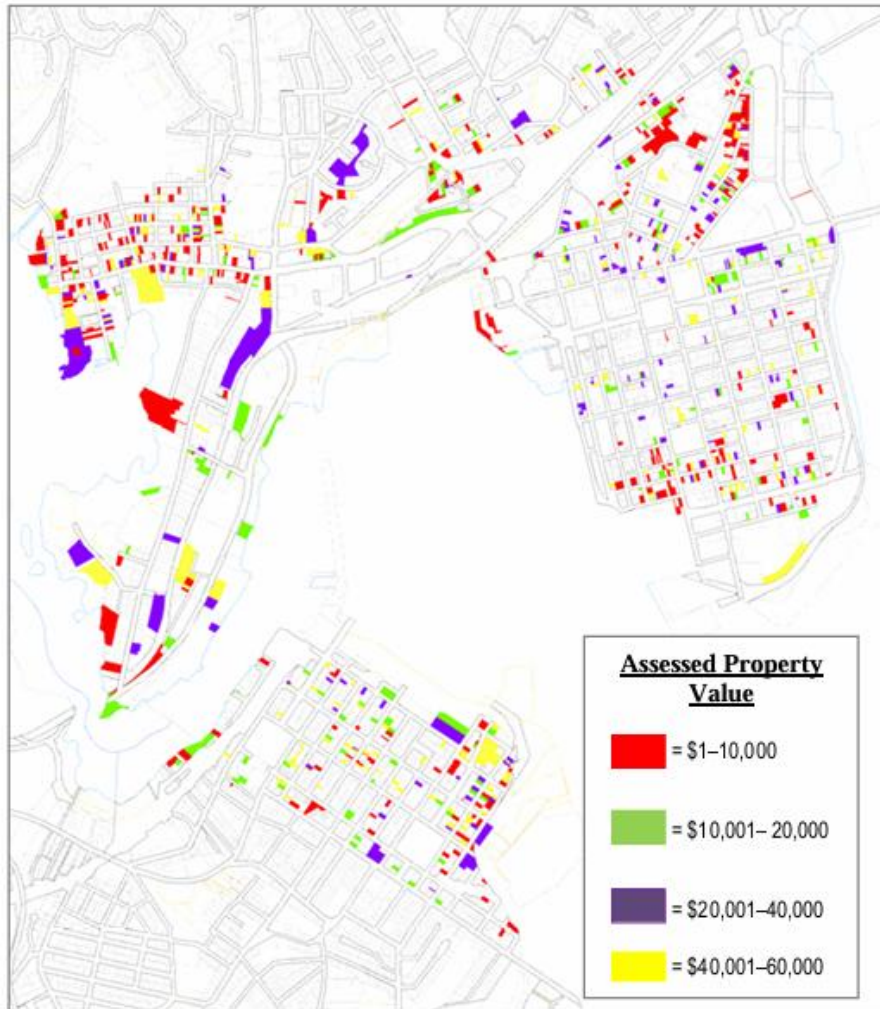


Main Street, Saint John - 1912

Decline to Regrowth



Saint John Land Bank: The Context of Decline



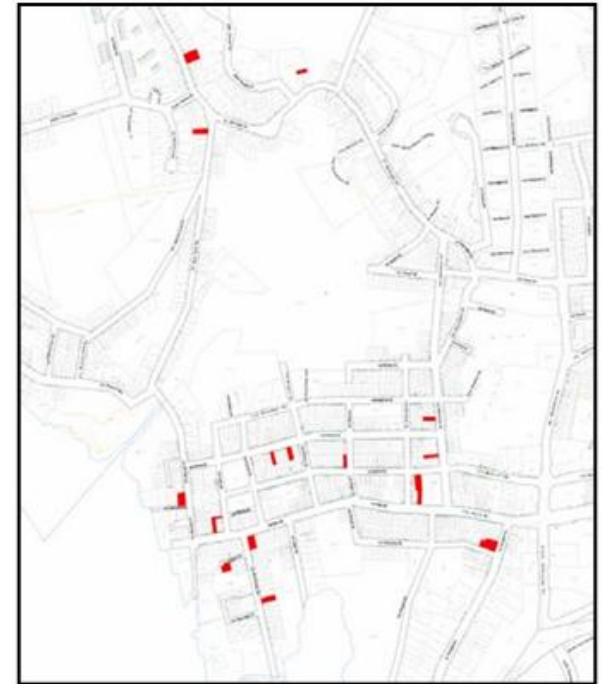
(Source: Service New Brunswick, 2010)

Abandoned Buildings: 2010

South End and Waterloo Village



North End





Abandonment and vacancy are left behind when population declines



Example of Land Bank Outcomes

Before



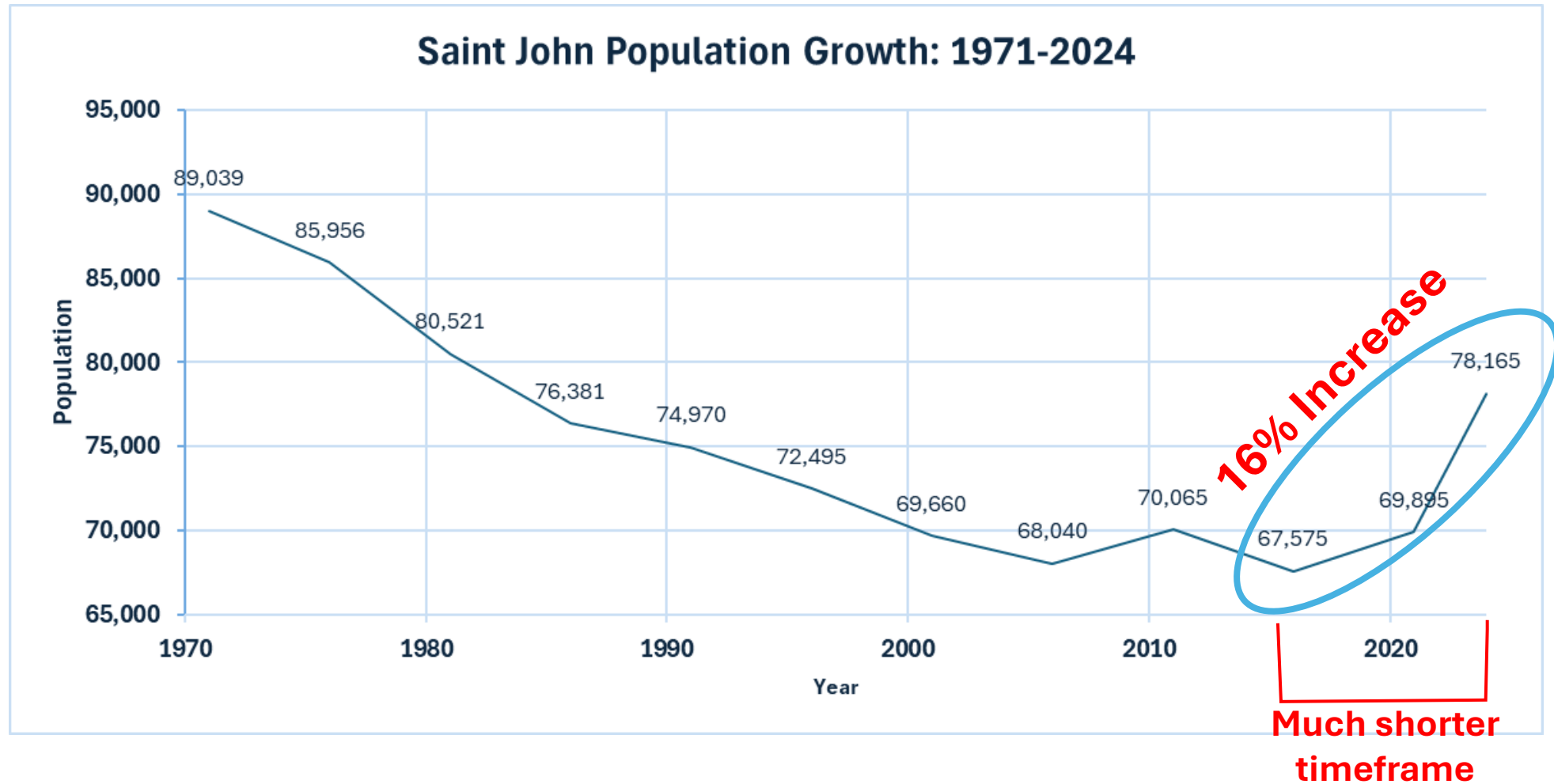
After





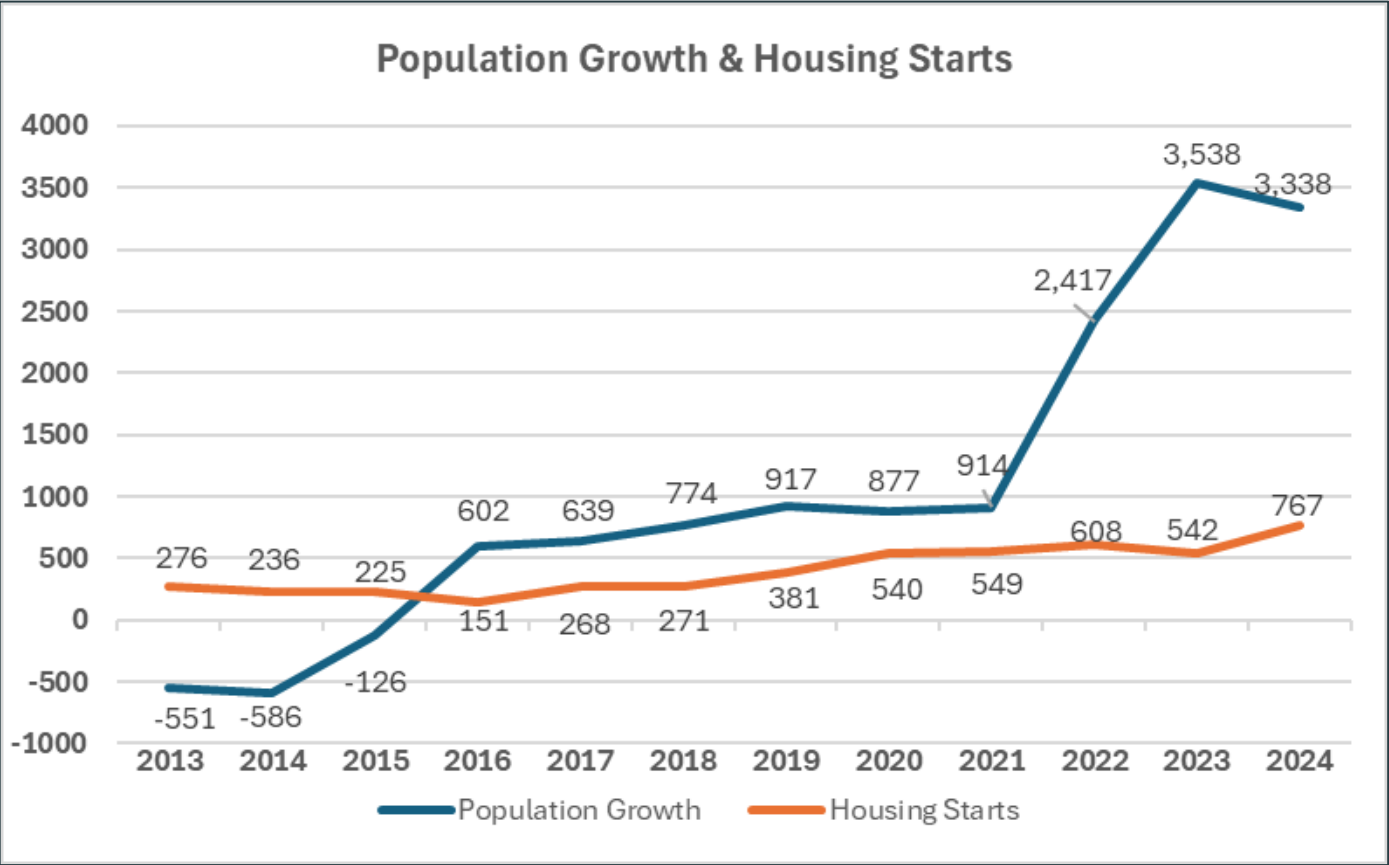
WHY A LAND TRUST?

Decline to Regrowth



SAINT JOHN POPULATION GROWTH

WHAT IF HOUSING SUPPLY DOES NOT MEET DEMAND?



Resulting in significant housing affordability issues.



WHY A CO-OP?

Co-op Principals

From the curb, housing co-operatives look like any other street address.

The co-op difference is on the inside.





**HOW WAS IT
CREATED?**

Community Partnerships

- Board Members from housing sector



Saint John Land Bank

- Obtained funding support





WHAT IS NEXT?

Future Plans





**WHY WOULD YOU
JOIN A LAND CO-OP?**



Permanent Affordability

Shared Ownership & Governance



Access to Funding and Support





Community Driven

Creates Scale

Current Homes & Future Homes



Barton School, Digby, NS (8 rehab units)



Heritage Hall, Shelburne, NS (5 rehab units)



Our vision is to be the housing of choice for Nova Scotians who want strong governance and credible management in a thriving co-op community.

compassnscoop.com



Thank you!

Stop by our tradeshow table for a chance to win an iPad!



Information available in both French and English!



NBCommunityLandTrust.coop