

## **EU Manifesto for Community Land Trusts May 2019**

The Charter of Fundamental Rights of the European Union ‘respects the right to social and housing assistance so as to ensure a decent existence for all those who lack sufficient resources’. Housing Europe, whose manifesto we fully endorse<sup>1</sup>, has documented how this right has been eroded across Europe in recent years, with low income households hardest hit by rising costs.

Community Land Trusts (CLTs) have emerged as a community-led, democratic and collaborative means to provide social housing (as a Service of General Economic Interest) to address this problem. They are complementing the work of existing social housing providers, often filling gaps left by those providers in terms of geography and income brackets. CLTs can ensure that public subsidy is preserved in permanently affordable housing that meets local needs. CLTs are known as one of the best mechanisms to tackle land speculation and provide affordable housing in cities across Europe.

CLTs also improve local community cohesion and inclusion by providing citizens and local stakeholders with more control over, and participation in, the provision of social housing. Citizens can establish a CLT to own land and buildings, and to co-design and co-manage affordable homes.

The European Union can support the growth of CLTs with the following policies:

1. Recognise CLTs and other forms of community led, democratic, and collaborative housing as legitimate and viable means to provide market and social housing, and encourage Member States to recognise them.
2. Increase EU funding for CLTs, and review processes to ensure they are accessible (either directly or through local intermediaries) by small scale citizen-led CLTs.
3. Facilitate the use of thematic funds by CLTs under the European Structural and Investment Funds such as ERDF and ESF, and with other thematic funding opportunities such as LIFE, EEEF or other EU funding for Social Entrepreneurship, including with technical assistance and capacity building support for CLTs (including through [URBIS](#)) to make best use of these funds and build a pipeline.
4. In line with the Urban Agenda for the EU, create a One Stop Shop at the European level (such as the [One Stop Shop for cities](#)) to ensure the coherence,

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<sup>1</sup> See the Housing Europe Manifesto for the 2019 European Elections here:  
<http://www.housingeurope.eu/file/755/download>

complementarity and clarity of EU funds for integrated urban projects such as CLTs.

5. Encourage Member States to provide and facilitate the creation of new financial instruments<sup>2</sup> that will improve early stage support and access to finance for citizen-led CLTs including through the establishment of Local Hubs of expertise.

These proposals are made by the partners in the Interreg NWE-funded project, Sustainable Housing for Inclusive and Cohesive Cities (SHICC). They are: Ville de Lille, Brussels CLT, Gent CLT, London CLT, the National CLT Network (UK) and the FMDV.

Under the SHICC program, we will work with other partner organisations in Europe organised under the “Steering Board for Social Infrastructure Investment”<sup>3</sup> to operationalise the potential to channel investment and funding underlying under the current investment plan and the future InvestEU program<sup>4</sup> and will seek to foster joint strategies within the [partnership of the Urban Agenda for the EU on housing](#) to support affordable housing for all.

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<sup>2</sup> Building on existing financial instruments mapped by FMDV through the [SHICC](#) project, available here:

<http://www.nweurope.eu/projects/project-search/shicc-sustainable-housing-for-inclusive-and-cohesive-cities/resources/mapping-finance-for-community-land-trusts-in-the-north-west-european-region/>

<sup>3</sup> See their position paper on the InvestEU proposal here:

<https://www.easpd.eu/en/content/four-steps-make-investeu-success-social-infrastructure-investment>

<sup>4</sup> See for instance : Solutions to Homelessness and Housing exclusion - The case for European Investment - FEANTSA - March 2019, available here:

[https://www.feantsaresearch.org/public/user/20190315\\_Investment\\_paper\\_laid\\_out\\_final-compressed.pdf](https://www.feantsaresearch.org/public/user/20190315_Investment_paper_laid_out_final-compressed.pdf)