

Land Tenure and the Social Economy

BALTA Projects D3 & D7

BALTA Symposium

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Phase One – Project D3

- **Research Supervisors:** Mark Roseland and Mike Gismondi; RA: Karen Heisler
- **Timeline:** Sept. 2008-June 2009
- **Purpose:** research shared equity land tenure models being used across the social economy
- **Method:** literature review to collect and analyze the range of existing models in British Columbia, Alberta and broader national and international literature

Phase 1 Questions

- What is working in other places?
- What are the issues of transferability to other places?
- In shared equity land – what are the tenure models?
- What organizational models do these groups use?
- What ethos binds the group together?
- Are the patterns different in Alberta and British Columbia?

Table 1: Analytical Framework

Land Tenure Model	Sub-sectors of the social economy (property regimes)	Property Regime: Rules, Principles and Procedures					
		Legal <i>How is ownership structured?</i>	Financial <i>How is the model financed?</i>	Operation <i>How does the trust model function?</i>	Geography <i>Where is this model successfully being implemented?</i>	Regulatory <i>What are the land use regulatory conditions for the model?</i>	Social <i>How does it support the social economy?</i>
Conservation Land Trusts	Ecological protection						
Community Land Trusts	Affordable housing Community services						
Cooperative Land Bank	Affordable housing						
Municipal Land Banks	Community development						

Table 1: Models of Alternative Land Tenure Systems

Alternative Land Tenure Models	Conservation Land Trust	Community Land Trust	Cooperative Land Bank	Municipal Land Bank
<i>Sub-sectors of the Social Economy (property regimes)</i>				
<i>(F-AH) Affordable Housing</i>		X	X	X
<i>(F-EC) Ecological Conservation</i>	X	X		X
<i>(F-AC) Agricultural Conservation</i>	X	X		X
<i>(F-CD) Community Development</i>		X		X
<i>(F-ED) Economic Development</i>		X		X
<i>(F-SG) Smart Growth</i>	X	X		X
<i>(F-F) Forestry</i>	X			

Phase 1 Conclusions

Land trusts could be important in developing community and regional responses for affordable housing, and for local/regional food security.

BC and Alberta have good representation and experience with land trusts in the conservation sector, but so far little evidence of momentum around land trust initiatives in either affordable housing or agriculture, or in broadening the scope of conservation trusts beyond conservation.

D7 – Phase 2

Researcher Supervisors:

Mark Roseland, Mike Gismondi, and
George Penfold; RA(s): TBA

Focus Question:

Why (despite evidence from elsewhere) is there so little momentum in BC and Alberta for a broader range of community development applications of land trusts beyond conservation?

Phase 2 Approach

- two parallel research initiatives
- both designed with similar action-research method

Purpose: to better understand the opportunities and barriers to development and use of land trusts in housing affordability and agriculture/food security.

1) Conservation Trusts project

- project aim: to gather information on the opportunities and barriers to extending the role of conservation trusts to the agriculture (and housing?) sector
- an extension of work already undertaken [see following presentation by Lorelei Hanson and Sean Ryan]

potential research partners: conservation trusts, land conservancy, others?

2) Municipalities and Housing NGOs

- based on project A-9 [Affordable Housing Mgmt by Not-for-Profits and Co-ops] and other data
- NGOs are increasingly relying on the use of non-market lands (e.g., municipal, provincial crown, health authority, board of education) as a strategy to create affordable housing developments
- project aim: to gain an understanding of the opportunities and barriers to developing land trusts as a land owner/partner in these transactions
- potential research partners: BC Housing, BC Non-Profit Housing, BC and Alberta municipal organizations, other?

Action-Research Method

- a) **an education component** that will provide participants with an overview of land trusts, their potential roles and capacities, and
- b) **a research component** that will explore perceived opportunities and barriers to expanding the roles of conservation trusts, and to developing trusts for affordable housing.

Target respondents:

- for Conservation Trusts project – managers and board members
- for Housing project – municipal and NGO managers and related board/elected representatives.