

BC-Alberta Social Economy Research Alliance (BALTA)

Project D7 – Land Tenure and the Social Economy: Phase 2

A. Title of project: Project D7 – Land Tenure and the Social Economy: Phase 2

B. With which BALTA SERC is this project associated? Or is it a cross cutting project?

This is a cross-cutting project, lead by SERC II: The Social Economy in Rural Revitalization and Development

C. Lead researcher, organization name and contact information:

Dr. Mark Roseland, Simon Fraser University, roseland@sfu.ca
Dr. Mike Gismondi, Athabasca University, mikeg@athabascau.ca
George Penfold, Selkirk College, gpenfold@selkirk.ca

D. Names of other researchers and organizations involved:

- a. Pat Conaty, New Economics Foundation
- b. John Davis
- c. Hannah Witman, Simon Fraser University
- d. Mike Lewis, Canadian Centre for Community Renewal
- e. Sean Ryan – U of Alberta
- f. Lorelei Hanson – Athabasca University

E. Description of project, including objectives, outputs and intended outcomes:

Phase One of Project D3 was a literature review of alternative shared equity land tenure systems. The goal of this project was to examine the range and scale of shared equity land tenure models being used across various sub-sectors of the social economy. Key questions asked included:

- 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?

Four shared equity models were identified:

- a. Conservation Land Trusts
- b. Community Land Trusts
- c. Cooperative Land Banks
- d. Community/Municipal Land Banks

These four models are characteristic of alternative land tenure models found in sub-sectors of the social economy, such as conservancy, affordable housing, agriculture and community planning.

A literature search was conducted for each model of academic, planning practice and community organization books, journal articles and web sites. Each model was analyzed to identify the legal, financial, operational, geographic, regulatory and social dynamics.

The review was intended to allow BALTA to envision and create a model or models that would increase community capacity to protect land for different sub-sectors of the social economy. The review was completed in mid-2009.

From Phase One we concluded that land trusts could be important in developing community and regional responses for affordable housing, and for local/regional food security. However, while BC and Alberta have good representation and experience with land trusts in the conservation sector, they so far show little evidence of momentum around land trust initiatives in either affordable housing or agriculture, or in broadening the scope of conservation trusts beyond conservation.

Phase Two of Project D3: The goal of the proposed second phase of the research, Project D7, is to understand 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?

We are proposing three research initiatives to explore this question. All three are designed to use a similar active research methodology, to gain a better understanding of what the opportunities and barriers are to development and use of land trusts to address the challenges of housing affordability and agriculture/food security.

One initiative, led by Mike Gismondi, Lorelei Hanson and Sean Ryan, will focus on conservation trusts. The project will aim to gather information on the opportunities and barriers to extending the role of conservation trusts to the agriculture/food security and other sectors. This will be an extension of work that Mike has already undertaken, with Lorelei Hanson and Sean Ryan. Potential research partners include existing conservation trusts and land conservancies.

The second initiative, led by George Penfold, will focus on municipalities and housing NGO's. From the organizational sustainability work done last summer (A-9) and other evidence from housing forums, and literature, it is apparent that NGO's are increasingly relying on the use of non-market land (municipal, provincial crown, health authority, board of education) lands as a strategy to create developments that can reach affordability targets. The aim of this initiative will be to gain an understanding of the opportunities and barriers to developing land trusts as a

land owner/partner in these transactions. Potential research partners include BC Housing, BC Non Profit Housing, and BC and Alberta municipal organizations.

A third initiative, led by Mark Roseland, building upon the results of the above 2 initiatives, will engage with municipal and/or First Nations government associations and/or specific municipalities suggested by them to explore the potential of scaling up alternative land tenure systems in BC and Alberta. The aim of this project is to identify policy obstacles and opportunities (e.g., how can the kind of municipal support CLTs are now experiencing in the US be facilitated to scale up support for alternative land tenure systems in BC and Alberta?) Potential research partners include Federation of Canadian Municipalities, AUMA, and UBCM, City of Edmonton, Centre for Indigenous Environmental Resources, and others to be identified during the research.

An action-research method unites the three initiative components:

- 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, to developing trusts for affordable housing, and for scaling up alternative land tenure systems

Target respondents:

- for Conservation Trusts initiative – managers and board members
- for Housing initiative – municipal and NGO managers and related board/elected representatives
- for scaling-up initiative – municipal/aboriginal government association officials and/or specific municipal/aboriginal officials suggested by them

The objectives of this phase of Project D7:

1. To identify issues related to land tenure for specific sub-sectors of the social economy in Alberta and British Columbia;
2. To identify specific organizational and operational details of the alternative land tenure models currently in practice in Alberta and British Columbia; and
3. To assess the feasibility of cross-cutting models of alternative land tenure systems applicable to the different sectors to be scaled-up to support the social economy throughout the region.

F. Research activities, plan of work and timetable:

Objective 1: To identify issues related to land tenure for specific sub-sectors of the social economy in Alberta and British Columbia.

Research Activities:

1. Working with BALTA members in each SERC identify a sample of social economy actors across conservancy (e.g., Alberta Land Trust Alliance), affordable housing (e.g.,

BC Non-Profit Housing Association and the Centre for Sustainability & Social Innovation at UBC), agriculture and community planning sectors of the social economy.

2. Using the results of the literature review, develop interview questions for social economy actors in AB and BC related to how land tenure issues impact their organization or services.
3. Conduct telephone interviews.

Objective 2: To identify specific organizational and operational details of the alternative land tenure models currently in practice in Alberta and British Columbia.

Research Activities:

1. Create a focus group of land trust organizations in different sectors. The Alberta Conservancy Researchers will attend the National Conservancy Trust Conference in Banff in September and have arranged an opportunity to introduce the BALTA LT research questions and issues in order to recruit participants. We are hoping that Mark R. will be able to attend. Mike G is sponsoring the sessions from his release funds at AU, as a sweetener.
2. Using the results of the literature review identify a sample of organizations implementing alternative land tenure models in Alberta and British Columbia
3. Using the results of the literature review develop interview questions for organization implementing alternative land tenure models in Alberta and British Columbia.
4. Conduct telephone interviews.

Objective 3: To assess the feasibility of cross-cutting models of alternative land tenure systems applicable to the different sectors to be scaled-up to support the social economy throughout the region.

Research Activities:

1. Identify key contacts for meetings/interviews
2. Develop interview questions
3. Conduct meetings/interviews
4. Analyze findings

G. Purpose and significance of the research, including congruence with the strategic research objectives identified for the SERC and BALTA. Why should this project be approved, given BALTA's limited resources? [Refer to the project criteria in the BALTA Work plans and Project Proposals Policy.]

The purpose of the project is to provide information about alternative property models that can be implemented in Alberta and British Columbia. It is hypothesized that by using what we have learned about alternative land tenure systems and property models from different

jurisdictions (Phase one of the Project D3) we can test the applicability of these models in the context of different sub-sectors of the social economy of Alberta and British Columbia. This cross-cutting project is to support social economy actors and organizations to learn alternative ways to incorporate alternative property models into their social economy mission. This will have applicability across sub-sectors of the social economy to help support the conservation of land for environmental and agriculture, affordable housing and social economy related public services.

H. Will the project involve student researchers in a paid or unpaid capacity? If yes, will they need to be recruited or have they already been identified? Briefly describe the roles and responsibilities of students involved in the research project, the skills/experience they will acquire, and how this will complement their academic training. Explain as well how adequate supervision and support of the student will be ensured.

This project is requesting funding for two full research assistants. A PhD student will be invited to take on the role as the lead research assistant on this project. Her/his primary responsibilities will be to work with the project team to develop the interview questions, assist in the development of the interview sample and develop the analytical framework and lead the writing of the final report. Contract period would begin July 1, 2010 to April 30, 2011.

A second Master's level research assistant will be recruited to conduct the telephone interviews, transcription and assist in the writing of the final reports. Contract period would begin September 1, 2010 to April 30, 2011.

I. Describe plans for communicating research results within the academic community. Indicate audience and specific output(s) i.e., refereed journal articles, conference presentations or other appropriate channels.

- 2 refereed journal articles
- 2 conference presentations

J. Describe plans for communicating research results outside the academic community to practitioners, policy makers, and other people for whom the research results could be significant. Indicate audience and specific output(s).

- Presentation to appropriate social economy professional conferences
- Dissemination of a practical project report to BALTA partners and social economy actors

K. Describe your plans for monitoring and evaluating your research project. Feel free to consult with BALTA's Coordinator on designing possible approaches. (Note that monitoring and evaluation are extremely important both for ensuring the success of the project as well as satisfying reporting to SSHRC.) This project relates directly to the BALTA Objective 3:

Objective 3: To assess and better understand exemplary practices, both within and outside the region and analyze the requirements for their replication and or scaling up in the region.

The project plan has been designed to meet Objective 3; Phase 1 of the project was focused on understanding the exemplary practices of alternative land tenure systems across sub-sectors of the social economy within and outside the region. Evaluation of the results of Phase 1 of the project will be through the dissemination of the results of this scan and literature review to BALTA partners from each SERC to gain feedback and input into gaps in the assessment.

Phase 2 focuses on the latter part of the Objective 2 to analyze the requirements for replication and scaling up in the region. Evaluation of the success of this phase will be measured through the completion of research activities as detailed in Section F and an accounting of the level of participation of BALTA partners and social economy actors. The success of phase 2 is highly dependent on participation of both groups.

This project will contribute to reaching the following outcomes:

BALTA OUTCOMES	SSHRC OUTCOMES
A manifest exchange and diffusion of existing and new knowledge applicable to the needs and priorities of SE actors	Increased application of research-based knowledge to the work of community organization
Increased appreciation among BALTA partners of the value and importance of research to strengthen and grow the SE	Perceived improvements in community decision-making and problem solving capacity, with examples of improved decisions or problem solving
High quality research projects are completed that are useful to both academics and practitioners analyzing the requirements for potential replication and or scaling up of the SE in the region	Enhanced education and employability of graduates and community-based participants
Meaningful opportunities researchers to learn from and contribute to the SE	Assessment of degree to which both the interests of academics and of community partners are met
Research results reflecting a balance between scholarly and practitioner interests are generated and found relevant by both groups	Partners are engaged in the dissemination of research results within and outside of the Canadian Hub and regional nodes
Increased linkages, learning communities and joint projects with the burgeoning social economy movement outside of Canada, particularly in Europe, Africa, the U.S., Austral-Asia, and Latin America	
A manifest exchange and diffusion of existing and new knowledge applicable to the needs and priorities of SE actors	

L. What are the research tools you propose to use in your project?

NOTE: If your research involves human subjects, you MUST provide copies of your proposed research tools (as well as your research plan) prior to

commencing research. Please see the document “BALTA Ethical Review Process – Simplified” for information about ethical review requirements.

This project will involve human subjects and an ethical review will be requested for the use of the following data collection tools:

- Telephone interviews
- Focus group
- Meetings/interviews

M. Budget and Contributions

Category	Requested of BALTA	Other Contributions
PhD Senior Student 1 = \$25/hr*32hr/month*10 months	\$8,000	
Master Student = \$23/hr*32hr/month*8months	\$5,888	
Student benefits/overhead costs (if the student will be a CCCR hire, add 10.5% of the student salaries amount; if the student will be employed by another institution, add the relevant amount)	\$840 \$618	
Researcher Release Time	-	
Research Support Costs (e.g. supplies, communication costs)	\$500	
Knowledge Dissemination	\$250	
Travel	\$500	
TOTALS	\$16,596	

Budget explanation

Student salaries & benefits – Explained in section H

One student might work primarily with Roseland and Penfold, and the other with Gismondi et al in Alberta, but this will depend upon finding the best students for these RA positions.

Researcher release time – N/A

Travel – Student research assistants to travel to BALTA events

Supplies & other – Equipment record interviews, room booking for focus group and refreshments, fees associated with video conferencing equipment

Knowledge dissemination – Printing costs