

A Community Land Trust Bibliography

Prepared by John Emmeus Davis
October 17, 2012

- Abromowitz, David M. 1991. An essay on community land trusts: Towards permanently affordable housing. *Mississippi Law Journal* 61: 663–682.
- . 1992. Long-term affordability, community land trusts and ground leases. *ABA Journal of Affordable Housing & Community Development Law* 1(2): 5–6, 17.
- . 2000. An essay on community land trusts: Toward permanently affordable housing. In *Property and values*, ed. Charles Geisler and Gail Daneker, 213–231. Washington, DC: Island Press.
- . 2008. *Addressing foreclosures: A great American dream neighborhood stabilization plan*. Washington, DC: Center for American Progress.
- Abromowitz, David, and Roz Greenstein. 2008. A foreclosure-free option. *Boston Globe*, January 23.
- Abromowitz, David, and Kirby White. 2006. Deed restrictions and community land trust ground leases: Protecting long term affordable homeownership. *Housing News Network, Journal of the Florida Housing Coalition* 22 (May): 7–10, 24.
- Aird, Jennifer. 2010. Reviving community ownership in England: CLTs are ready to take over the land. In *The community land trust reader*, ed. John Emmeus Davis, 449-463. Cambridge, MA: Lincoln Institute of Land Policy.
- Allen, Will (with Charles Wilson). 2012. *The good food revolution: Growing healthy food, people, and communities*. New York: Gotham Books.
- Angotti, Thomas. 2007. Community land trusts and low-income multifamily rental housing: The case of Cooper Square, New York City. Working Paper WP07TA1, Cambridge, MA: Lincoln Institute of Land Policy.
- Apgar, William. 2004. Rethinking rental housing: Expanding the ability of rental housing to serve as a pathway to economic and social opportunity. Working Paper Series, WO4–11. Cambridge, MA: Joint Center for Housing Studies, Harvard University.
- Arrunada, Benito and Amon Lehavi. 2010. Prime property institutions for a subprime era: Toward innovative models of homeownership. *Berkeley Business Law Journal* 8: 1-34.

- Axel-Lute, Miriam. 2010. *Homeownership today and tomorrow: Building Assets while preserving affordability*. Washington DC: Cornerstone Partnership.
- . 2011. CLTs go commercial. *Shelterforce* no. 166 (Summer): 32-35.
- Axel-Lute, Miriam, John Emmeus Davis, and Harold Simon. 2012. Cheaper together: How neighbors invest in community. *YES! Magazine* 62 (Summer).
- Bagdo, Alese. 2012. Property taxes and community land trusts: A middle ground (forthcoming).
- Baker, A. 1992. This land is not for sale. *Social Policy* 22(4): 24–35.
- Baldassari, Carol. 1988. *A catalogue of methods for preserving affordable housing*. Boston: Metropolitan Planning Council.
- . 1989. *Limited equity homeownership: Programs that create and protect affordable housing*. Boston: Metropolitan Planning Council.
- Barnes, Peter. 2004. Sharing the wealth of the commons. *Dollars & Sense*, no. 256.
- . 2006. Trusteeship of creation. In *Capitalism 3.0: A guide to reclaiming the commons*, chapter 6. San Francisco: Berrett-Koehler Publishers.
- Bassett, Ellen M. 2005. Tinkering with tenure: The planning implications of the community land trust experiment in Voi, Kenya. *Habitat International* 29: 375–398.
- Bassett, Ellen M., and Harvey M. Jacobs. 1997. Community-based tenure reform in urban Africa: The community land trust experiment in Voi, Kenya. *Land Use Policy* 14(3): 215–229.
- Benello, C. George, Robert Swann, and Shann Turnbull. 1997 (2nd edition). *Building sustainable communities: tools and concepts for self-reliant economic growth*. New York: Bootstrap Press.
- Bergeron, Emily. 2006. Community land trusts: Using historic preservation for affordable housing in the Florida Keys. In *Contributions of historic preservation to the quality of life in Florida*, ed. Timothy McLendon et al., chapter 7. Gainesville: Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.
- Blackmore, John. 1978. Community trusts offer a hopeful way back to the land. *Smithsonian* 9 (June).
- Borsodi, Ralph. 1968. The possessional problem. In *Seventeen problems of man and society*. Anand, India: Charotar Book Stall. Repr. in *Green Revolution*, 1978; ed. and rev. by Gordon Lameyer and Lydia Ratliff.
- . 1974. Plowboy interview: Dr. Ralph Borsodi. *Mother Earth News*, no. 26 (March/April).
- Boucher, Norman. 1990. The death and life of Dudley: A lesson in urban economics. *Boston Globe Magazine*, April 18.

- Bourassa, Steven C. 2006. The Community land trust as a highway environmental impact mitigation tool. *Journal of Urban Affairs* 28. Available as Working Paper WP05SB1, Lincoln Institute of Land Policy, <http://www.lincolninst.edu/pubs/pub-detail.asp?id=1072>.
- . 2006. Community land trusts and housing affordability. In *Land policies and their outcomes*, ed. Gregory K. Ingram and Yu-Hung Hong, 331–366. Cambridge, MA: Lincoln Institute of Land Policy.
- Briechele, Kendra J. 2006. OPAL Commons and Bonnie Brae. In *Conservation-based affordable housing*, 79–81. Arlington, VA: Conservation Fund.
- Broberg Brad. 2012. Sustainable solutions: Shared equity and trusts provide a path to sustainable homeownership. *On common ground* (Winter): 46-51.
- Bryden, John and Charles Geisler. Community-based land reform: lessons from Scotland. In *The community land trust reader*, ed. John Emmeus Davis, 475-498. Cambridge, MA: Lincoln Institute of Land Policy.
- Burns, Heather. 2007. Retention or recapture: A comparison of two Seattle first-time homebuyer subsidy programs. Unpublished MPA thesis, Evans School of Public Affairs, University of Washington.
- Campbell, Marcia Canton, and Danielle A. Salus. 2003. Community and conservation land trusts as unlikely partners? The case of Troy Gardens, Madison, Wisconsin. *Land Use Policy* 20:169–180.
- Case, Nancy Humphrey. 2012. A counterweight to foreclosure crisis: Community land trusts? *Christian Science Monitor*. March 7, 2012.
- Chasnoff, Deborah, and Helen Cohen. 1998. *Homes & hands: Community land trusts in action*. Video produced for the Institute for Community Economics by Women’s Educational Media, distributed by New Day Films, Hohokus, NJ.
- Cirillo, Marie. 2001. Stories from an Appalachian community. Twentieth Annual E.F. Schumacher Lecture, presented at Salisbury, CT, October 2000.
- Citizens’ Housing and Planning Association. 1990. *Looking to the future: A report on mechanisms for preserving the long-term affordability of privately owned, publicly assisted housing in Massachusetts*. Boston: Author.
- . 2002. Alternative development and ownership models. In *Taking the initiative: A guidebook on creating local affordable housing strategies*, chapter 8. Boston: Author.

- Cohen, Helen. 1994. Diminishing returns: A critical look at subsidy recapture. In *The affordable city: Toward a third sector housing policy*, ed. J. E. Davis, 107–121. Philadelphia: Temple University Press.
- Cohen, Rebecca and Emily Salomon. 2010. Building in affordability. *Shelterforce* 32 (4): 24-27.
- Collins, Chuck, and Kirby White. 1994. Boston in the 1980s: Toward a social housing policy. In *The affordable city: Toward a third sector housing policy*, ed. J. E. Davis, 201–225. Philadelphia: Temple University Press.
- Community Finance Solutions. 2008. *Placeshaping: A toolkit for urban community land trusts*. Salford, England: Community Finance Solutions at the University of Salford.
- . 2008. Ready to take over the land: Sponsored briefing on community land trusts. *New Start* (November 14): 22–25.
- . 2008. *Then we'll do it ourselves: A Report on the Rural Community Land Trusts Part of the Community Land Trust National Demonstration Programme*. Salford, England: University of Salford and Wessex Reinvestment Trust.
- . 2009. *Lessons from the first 150 homes: Evaluation of the National Community Land Trust Demonstration Programme 2006–2008*. Salford, England: University of Salford.
- Community Finance Solutions & New Economic Foundation. 2005. *Capturing value for rural communities: Community land trusts and sustainable rural communities*. Wetherby, England: Countryside Agency Publications.
- Community Legal Resources. 2005. *Community land trusts: A primer for local officials*. Detroit, MI: Community Legal Resources, Community Land Trust Project. http://www.community-wealth.org/_pdfs/articles-publications/clts/paper-community.pdf.
- Conaty, Pat, Johnston Birchall, Steve Bendle, and Rosemary Foggitt. 2003. *Common ground—for mutual home ownership: Community land trusts and shared-equity co-operatives to secure permanently affordable homes for key workers*. London: New Economics Foundation and CDS Co-operatives.
- Conaty, Pat and Michael Lewis. 2011. Affordability locked in. *i4 e-journal (Canadian Centre for Community Renewal)*. Available at: www.communityrenewal.ca/sites/all/files/resources/i42011Nov11_Affordability.pdf
- Corey, Jeff. 2009. Community land trust: A model for all markets? *Shelterforce* 31(3&4): 50-53.

- Crabtree, Louise. 2008. *Models of perpetually affordable homeownership: Report and case studies from the United States of America*. Sydney, Australia: Urban Research Centre, University of Western Sydney.
- . 2008. The role of tenure, work and cooperativism in sustainable urban livelihoods. *ACME: An International E-Journal for Critical Geographies* 7(2):260–282.
- . 2010. Fertile ground for CLT development in Australia. In *The community land trust reader*, ed. John Emmeus Davis, 464-474. Cambridge, MA: Lincoln Institute of Land Policy.
- Crabtree Louise, Peter Phibbs, Vivienne Milligan, and Hazel Blunden. 2012. *Principles and practices of an affordable housing community land trust model*. Sydney: Australian Housing and Urban Research Institute.
- Crabtree, Louise, Hazel Blunden, Vivienne Milligan, Peter Phibbs, and Carolyn Sappideen (with Nicole Moore). 2012. *Community land trusts and indigenous housing options*. Sydney: Australian Housing and Urban Research Institute.
- Cramer, Reid. 2009. In pursuit of a responsible homeownership policy. *Shelterforce* 31 (2): 22-25.
- Crowe, Daniel. 2004. *Community land trusts & mutual housing models: A research report for the mayor of London*. London: GLA Housing and Homelessness Unit, Greater London Authority.
- Curtin, Julie Farrell, and Lance Bocarsly. 2008. CLTs: A growing trend in affordable home ownership. *Journal of Affordable Housing and Community Development Law* 17(4):367–394.
- Davis, John Emmeus. 1983. CLTs and the politics of ownership. *Community Economics* 2 (Fall).
- . 1984. Reallocating equity: A land trust model of land reform. In *Land reform, American style*, ed. Charles C. Geisler and Frank J. Popper, 209–232. Totowa, NJ: Rowman & Allanheld.
- . 1990. An interview with John Davis. *Community Economics* 21 (Fall).
- . 1991. *Contested ground: Collective action and the urban neighborhood*. Ithaca, NY: Cornell University Press.
- . 1994. *The affordable city: Toward a third sector housing policy*. Philadelphia: Temple University Press.
- . 2000. Homemaking: The pragmatic politics of third sector housing. In *Property and values*, ed. Charles Geisler and Gail Daneker, 233–258. Washington, DC: Island Press.
- . 2005. A Primer on Membership Development for Community Land Trusts. CLT Resource Center, www.burlingtonassociates.com.

- . 2006. Between devolution and the deep blue sea: What's a city or state to do? In *A Right to Housing*, ed. Rachael Bratt, Michael Stone, and Chester Hartman, 364-398. Philadelphia: Temple University Press.
- . 2006. *Shared equity homeownership: The changing landscape of resale-restricted, owner-occupied housing*. Montclair, NJ: National Housing Institute.
- . 2006. Starting a Community Land Trust: Organizational and Operational Choices. CLT Resource Center, www.burlingtonassociates.com.
- . 2007. Toward a common agenda: Growing shared equity housing. *Shelterforce* 29(1):26–27.
- . 2008. Homes that last: The case for counter-cyclical stewardship. *Shelterforce* 30(4):18–25.
- . 2009. Community land trusts: The developer that doesn't go away. *Around the House* 77 (June): 7–9.
- . 2009. Shared equity homeownership: Designed to last. *Communities and Banking* 20(4).
- . 2010. Origins and evolution of the community land trust in the United States. In *The community land trust reader*, ed. John Emmeus Davis, 3-47. Cambridge, MA: Lincoln Institute of Land Policy.
- . 2010. *The community land trust reader*. Cambridge, MA: Lincoln Institute of Land Policy.
- . 2010. More than money: What is *shared* in shared equity homeownership? *ABA Journal of Affordable Housing & Community Development Law* 19 (3&4): 259-277.
- . 2011. Community Builders Interview: John Emmeus Davis, Cofounder of Burlington Associates in Community Development and Dean of the National CLT Academy. *Democracy Collaborative* (April). Available at: www.community-wealth.org/strategies/cw-interviews.html
- . 2011. Pre-filed testimony of John Emmeus Davis. State of Vermont, Property Valuation and Review, Gillian Franks v. Town of Essex, Docket No. PVR 2010-71.
- . 2012. Shared-equity homeownership. In *Encyclopedia of Housing* (Second Edition), ed. Andrew T. Carswell, 666-670. Los Angeles, CA: Sage Publications.
- Davis, John Emmeus, and Charles C. Geisler. 1983. The role of alternative land institutions in employment and local economic development. Paper presented at the Annual Meeting of the Rural Sociological Society, Lexington, KY.
- Davis, John Emmeus, Tim McKenzie, and Diana Carminati. 1993. *Designing a home equity living plan for Madison, Wisconsin: A pre-feasibility study*. Madison, WI: Madison Area Community Land Trust and Independent Living, Inc.

- Davis, John Emmeus, and Amy Demetrowitz. 2003. *Permanently affordable homeownership: Does the community land trust deliver on its promises?* Burlington, VT: Burlington Community Land Trust.
- Davis, John Emmeus, and Rick Jacobus. 2008. *The city-CLT partnership: Municipal support for community land trusts.* Policy Focus Report. Cambridge, MA: Lincoln Institute of Land Policy.
- Davis, John Emmeus, and Alice Stokes. 2009. *Lands in trust, homes that last: A performance evaluation of the Champlain Housing Trust.* Burlington, VT: Champlain Housing Trust.
- Dayson Karl, Steve Bendle, and Bob Paterson. 2007. *Community land trusts: A practitioner's guide.* Salford, England: Community Finance Solutions.
- DeFilippis, James. 2001. The myth of social capital in community development. *Housing Policy Debate* 12(4): 781–806.
- . 2002. Equity vs. equity: Community control of land and housing in the United States. *Local Economy* 17(2): 149–153.
- . 2004. *Unmaking Goliath: Community control in the face of global capital.* New York: Routledge.
- De Pauw, Geert and Orlando Sereno Regis. 2011. Etude de faisabilité des Community Land Trusts en région bruxelloise. Rapport présenté au Cabinet du secrétaire d'Etat au Logement par le consortium composé de Periferia, Maison de Quartier Bonnevie, CREDAL, Development of Planning Unit, Gut-T et Lydian Lawyers.
- Diacon, Richard Clarke, and Silvia Guimaraes. 2005. *Redefining the commons: Locking in value through community land trusts.* Coalville, Leicestershire, UK: Building and Social Housing Foundation.
- Dwyer-Voss, Ron. 1997. Community land trusts: A flexible form of homeownership. *Pacific Mountain Review* 15(1): 1–8.
- Equity Trust. 2005. *Farmland and farmers for the future: Beyond conservation easements.* Video. Turners Falls, VT: Equity Trust, Inc.
- . 2010. *Preserving farms for farmers.* Turners Falls, VT: Equity Trust, Inc.
- Federal Reserve Bank of Richmond. 2012. Community land trusts: An alternative approach to affordable homeownership and neighborhood revitalization. *MarketWise Community* 3 (1): 1-9.
- Finkel, Ed. 2005. Affordable forever. *Planning* 71 (November): 24–27.
- Fireside, Daniel. 2005. Burlington busts the affordable housing debate. *Dollars & Sense* 258 (March/April): 19–21, 28–29.

- . 2008. Community land trust keeps prices affordable—For now and forever. *Yes Magazine*, no. 47 (Fall): 28–32.
- Flint, Anthony. 2010. Two strategies to confront the crisis: Value capture in inclusionary zoning and converting foreclosed properties to community land trusts.” Pp. 56-58 in Christopher Niedt and Mark Silver (eds.), *Forging a New Housing Policy: Opportunity in the Wake of Crisis*. National Center for Suburban Studies, Hofstra University.
- Foldy, Erica, and Jonathan Walters. 2004. *The power of balance: Lessons from Burlington Community Land Trust*. New York: NY Research Center for Leadership in Action, Leadership for a Changing World, Wagner School, New York University.
- Gauger, William R. 2006. *Is the community land trust the best model for achieving your organization’s goals? Community land trust performance in different housing markets*. Report prepared for Community Legal Services, Detroit.
- Geisler, Charles C. 1980. In land we trust. *Cornell Journal of Social Relations* 15(1): 98–115.
- Gent, Cathleen, William Sawyer, John Emmeus Davis, and Alison Weber. 2005. *Evaluating the benefits of living in the Burlington Community Land Trust’s rental housing and cooperative housing*. Burlington: Center for Rural Studies, University of Vermont.
- Gottschalk, Shimon, and Robert S. Swann. 1970. Planning a rural new town in southwest Georgia. *Arete* (Journal of the Graduate School of Social Work, University of South Carolina) 2(1).
- Gray, Jim. 2008. Shared equity gains acceptance in affordable multifamily development. *Commercial Mortgage Insight* (May).
- Gray, Karen. 2008. Community land trusts in the United States. *Journal of Community Practice* 16(1): 65–78.
- Greenstein, Rosalind. 2007. Henry George and community land trusts. *The Housing Journal* (Delaware Housing Coalition, Winter/Spring): 6.
- . 2007. Community builders interview: Rosalind Greenstein, Lincoln Institute of Land Policy. *Democracy Collaborative* (May). Available at: www.community-wealth.org/strategies/cw-interviews.html
- Greenstein, Rosalind, and Yesim Sungu-Eryilmaz. 2005. Community land trusts: Leasing land for affordable housing. *Land Lines: Newsletter of the Lincoln Institute of Land Policy* 17(2):8–10.
- . 2007. Community land trusts: A solution for permanently affordable housing. *Land Lines: Newsletter of the Lincoln Institute of Land Policy* 19(1):8–13.

- Gura, Jeanne Goldie. 2001. Preserving affordable homeownership opportunities in rapidly escalating real estate markets. *ABA Journal of Affordable Housing and Community Development Law* 78 (Fall): 78.
- Harrington, Catherine and Steve Watson. 2011. *Trust and Association: Partnerships between Community Land Trusts and Housing Associations*. London, England: National Housing Federation.
- Harmon, Tasha R. 1992. *Affordable housing: The Vermont model*. Amherst: Center for Rural Massachusetts, University of Massachusetts.
- . 1998. Who pays the price for regional planning? How to link growth management and affordable housing. *Planners Network* 128 (March/April).
- . 2003. *Integrating social equity and growth management: Linking community land trusts and smart growth*. Springfield, MA: Institute for Community Economics.
- Harper, David. 2007. Community land trusts: Saving the land to which we belong. *Exchange* (Newsletter of the National Land Trust Alliance, Summer): 9–13.
- Harper, David. 2012. *Community land trusts: Affordable access to land and housing*. The Global Urban Economic Dialogue Series. Nairobi: United Nations Human Settlements Programme.
- Heartt, Sarah. 1980. Improving our use of the land: Thoughts of the Institute for Community Economics. *Living Alternatives Magazine* (February): 43–46.
- Herman, Kim. 2006. Community land trusts come of age. *Washington State Housing Finance Commission Executive Director's Newsletter* (April). www.wshfc.org/newsletter/.
- Hetherington, Peter. 2009. Common ground. *The Guardian* (April 8).
- Hicks, George L. 2001. *Experimental Americans: Celo and utopian community in the twentieth century*. Urbana: University of Illinois Press.
- Horwitz, Staci S. 2011. It's all about choice. *Shelterforce* no. 166 (Summer): 40-42, 47.
- Hovde, Sarah and John Krinsky. 1997. Watchful stewards: Mutual housing associations and community land trusts preserve affordable housing. *Shelterforce* (March/April).
- Iglesias, Tim. 2007. Our pluralist housing ethics and the struggle for affordability. *Wake Forest Law Review* 42(Summer): 511.
- Immergluck, Dan. 2010. What's ahead in residential finance and housing markets? *Partners in Community and Economic Development* 20 (1): 3-7.
- Institute for Community Economics. 1982. *The community land trust handbook*. Emmaus, PA: Rodale Press.

- . 1993. *Profiles of community land trusts*. Springfield, MA: Author.
- . 2002. *Community land trust legal manual*. Springfield, MA: Author.
- International Independence Institute. 1972. *The community land trust: A guide to a new model for land tenure in America*. Cambridge, MA: Center for Community Economic Development.
- Jacobus, Rick. 2001. Understanding subsidy retention. Flash animation available on line at: www.burlingtonassociates.com.
- . 2007. Resale formula comparison tool. Interactive spreadsheet available on line at CLT Resource Center: www.burlingtonassociates.com.
- . 2007. Shared equity, transformative wealth. Washington, DC: National Housing Council. www.nhc.org/pdf/chp_se_transwealth_0407.pdf.
- . 2007. Stewardship for lasting affordability: Administration and monitoring of shared equity homeownership. Paper presented at the NeighborWorks symposium Taking Shared Equity to Scale, Portland, OR, December 12.
- . 2010. Best of both worlds. *Shelterforce* 32 (4): 32-35.
- Jacobus, Rick, and Michael Brown. 2007. City hall steps in. *Shelterforce* 24(1):12–15.
- Jacobus, Rick, and Amy Cohen. Forthcoming. Creating permanently affordable homeownership through community land trusts. In *California affordable housing deskbook*, ed. Rob Weiner and Neal Richman. Point Arena, CA: Solano Press. Available on line at: <http://www.rjacobus.com/resources/archives/homeownership/000049.html>
- Jacobus, Rick, and Jeffrey Lubell. 2007. Shared equity homeownership: An effective strategy for balancing affordability and asset-building objectives. Policy brief prepared for the Center for Housing Policy, Washington, DC.
- Jacobus, Rick, John Emmeus Davis & Maureen Hickey. 2008. *City-CLT regulatory agreements: Planning for municipal oversight of community land trust performance*. Available at: www.burlingtonassociates.com
- Jacobus, Rick, John Emmeus Davis & Maureen Hickey. 2008. *City-CLT partnerships: In search of best practices*. Available at: www.burlingtonassociates.com
- Jacobus, Rick, and Ryan Sherriff. 2009. *Balancing durable affordability and wealth creation: Responding to concerns about shared equity homeownership*. Prepared for the Annie E. Casey Foundation. Washington, DC: Center for Housing Policy.
- Jacobus, Rick and John Emmeus Davis. 2010. *The asset building potential of shared equity homeownership*. Washington, DC: New America Foundation.

- Jacobus, Rick and David Abromowitz. 2010. *A path to homeownership: Building a more sustainable strategy for expanding homeownership*. Washington, DC: Center for American Progress.
- Jaffer, Murtaza. 2000. Expanding equity by limiting equity. In *Property and values*, ed. Charles Geisler and Gail Daneker, 175–188. Washington, DC: Island Press.
- Johnson, Marcia. 2006. Addressing housing needs in the post Katrina gulf coast. *Thurgood Marshall Law Review* 31(Spring): 327.
- Katz, Alyssa. 2011. “The rent trap: In the wake of the foreclosure crisis, should we be encouraging people to abandon the dream of homeownership?” *The American Prospect* (February 7).
- Keeley, Michael F., and Peter B. Manzo. 1992. Resale restrictions and leverage controls. *Journal of Affordable Housing & Community Development Law* 1(2): 9–11.
- Kelly, James J. 2009. Homes affordable for good: Covenants and ground leases as long-term resale-restriction devices. *Saint Louis University Public Law Review* 29: 9.
- . 2009. Land trusts that conserve communities. *DePaul Law Review* 59(Fall): 69.
- . 2010. Maryland’s affordable housing land trust act. *ABA Journal of Affordable Housing & Community Development Law* 19 (3&4): 345-365.
- Kenn, Deborah. 1995. Paradise unfound: the American dream of housing justice for all. *Boston University Public Interest Law Journal* 5(Spring): 69.
- Kennedy, Duncan. 2002. The limited equity cooperative as a vehicle for affordable housing in a race and class divided society. *Howard Law Journal* 46(Fall): 85.
- K’Meyer, Tracy Elaine. 1997. *Interracialism and Christian community in the postwar south: The Story of Koinonia Farm*. Charlottesville, VA: University of Virginia Press.
- Krinsky, John, and Sarah Hovde. 1996. *Balancing acts: The experience of mutual housing associations and community land trusts in urban neighborhoods*. New York: Community Service Society of New York.
- Kunz, Jonathan D. 1991. Forever housing: State support for community based permanently affordable housing in Connecticut. Unpublished MCP thesis, Department of Urban Studies and Planning, Massachusetts Institute of Technology.
- Lauria, Mickey, and Erin Comstock. 2007. The effectiveness of community land trusts: An affordable homeownership comparison. Working Paper WP07ML2. Cambridge, MA: Lincoln Institute of Land Policy.
- Lawrence, Deliah D. 2000. Can communities effectively fight displacement caused by gentrification? *ABA Journal of Affordable Housing and Community Development Law* 11(Summer): 357.

- Lederman, Jess. 1995. Pioneering new affordable strategies. *Mortgage Banking* (September):1–4.
- Lehavi, Amnon. 2008. Mixing property. *Seton Hall Law Review* 38:137–212.
- Lesser, Robert Charles, & Company. 2007. Measuring the market for shared equity housing. Paper prepared for the NeighborWorks symposium Taking Shared Equity to Scale, Portland, OR, December 12. www.nw.org/Network/training/documents/SymposiumTab2-MarketFULL.pdf.
- Levinger, George. 2001. *Owning a community land trust home: A survey report on homeowner satisfaction*. Springfield, MA: Institute for Community Economics.
- Levy, Diane K., Jennifer Comey, and Sandra Padilla. 2007. In the face of gentrification: Case studies of local efforts to mitigate displacement. *ABA Journal of Affordable Housing and Community Development Law* 16(Spring): 238.
- Lewis, Michael and Pat Conaty. 2012. *The resilience imperative: Co-operative transitions to a steady-state economy*. Gabriola Island, British Columbia: New Society Publishers.
- Libby, James M. 1990. The Vermont Housing and Conservation Trust Fund: A unique approach to affordable housing. *Clearinghouse Review* 23(10):1275–1284.
- Libby, James M. 2010. The challenge of perpetuity. In *The community land trust reader*, ed. John Emmeus Davis, 552-561. Cambridge, MA: Lincoln Institute of Land Policy.
- Libby, James M., and Darby Bradley. 2000. Vermont Housing and Conservation Board: A conspiracy of good will among land trusts and housing trusts. In *Property and values*, ed. Charles Geisler and Gail Daneker, 261–281. Washington, DC: Island Press.
- Ligatti, Amanda. 2009. Localized affordable housing solutions: A multi-disciplinary approach. *Review of Banking and Financial Law* 28(Spring): 719.
- Lindsay, Vicki. 2001. Roots of the community land trust movement. www.burlingtonassociates.com.
- Loomis, Mildred J. 1978. Ralph Borsodi's principles for homesteaders. *Land & Liberty* (November–December).
- . 2005. *Decentralism: Where it came from—Where is it going?* Black Rose Books, Ltd.
- Lubell, Jeffrey M. 2005. *Strengthening the ladder for sustainable homeownership*. Washington, DC: National Housing Conference and Annie E. Casey Foundation.
- . 2007. Developing a policy framework for taking shared equity to scale. Paper presented at the NeighborWorks symposium Taking Shared Equity to Scale, Portland, OR, December 12.
- Mahan, Leah, and Mark Lipman. 1996. *Holding ground: The rebirth of Dudley Street*. Video distributed by New Day Films, Hohokus, NJ, www.newday.com.

- Mahan, Leah, and Mark Lipman. 2012. *Gaining ground*. Video distributed by New Day Films, Hohokus, NJ, www.newday.com.
- Malagrino, Dylan Oliver. 2009. Applying communal theories to urban property: An anthropological look at using the elaboration of common property regimes to reduce social exclusion from housing markets. *U.C. Davis Business Law Journal* 10(Fall): 33.
- Mallach, Alan. 2005. *Building a better urban future: New directions for housing policies in weak market cities*. Montclair, NJ: National Housing Institute, Community Development Partners' Network, The Enterprise Foundation, and Local Initiatives Support Corporation.
- . 2008. How to spend \$3.92 billion: Stabilizing neighborhoods by addressing foreclosed and abandoned properties. Discussion paper. Community Affairs Department, Federal Reserve Bank of Philadelphia, October.
- Moore, Tom and Kim McKee. 2012. Empowering local communities? An international review of community land trusts. *Housing Studies* 27 (2): 280-290.
- Marcus, Beth Elyce. 1986. Resale restrictions: Designing an alternative pricing mechanism for below-market homeownership programs. Unpublished MCP thesis, Department of Urban Studies and Planning, Massachusetts Institute of Technology.
- Marshall, Polly V., and Barbara E. Kautz. 2006. *Ensuring continued affordability in homeownership programs*. Sacramento, CA: Institute for Local Government.
- Matthei, Chuck. 1981. Community land trusts as a resource for community economic development. In *Financing community economic development*, ed. Richard Schramm. Ithaca, NY: Program in Urban and Regional Studies, Cornell University.
- . 1992. U.S. land reform movements: The theory behind the practice. *Social Policy* (Spring):36–45.
- . 1993. The value of land in economics. *Sojourners* (November).
- . 2010. Speech to the opening plenary session of the national CLT conference, Albuquerque, New Mexico, 2000. In *The community land trust reader*, ed. John Emmeus Davis, 275-286. Cambridge, MA: Lincoln Institute of Land Policy.
- McClaghry, John. 1976. Farmers, freedom, and feudalism. *South Dakota Law Review* 21 (Summer).
- McCulloch, Heather and Lisa Robinson. 2001. *Sharing the wealth: Resident ownership mechanisms*. Oakland, CA: PolicyLink.
- McKenzie, Tim. 2007. The case for plan B. *Shelterforce* 29(151):36–41.

- McWilliams, Douglas A. 1994. Environmental justice and industrial redevelopment: Economics and equality in urban revitalization. *Ecology Law Quarterly* 21: 705.
- Medoff, Peter, and Holly Sklar. 1994. *Streets of hope: The fall and rise of an urban neighborhood*. Boston: South End Press.
- Meehan, James. 1996. Reinventing real estate: The community land trust and the social market in land. Unpublished PhD thesis, Graduate School of Arts and Sciences, Boston College.
- Merkley, J. 1996. Discussion of issues associated with bringing housing into a land trust. Unpublished report of the Community Housing Land Trust Foundation of British Columbia, Vancouver.
- Meyer, Diana, Jenifer Blake, Henrique Caine, and Beth Williams Pryor. 2000. Program profile: Dudley Street Neighborhood Initiative, Roxbury, Massachusetts. In *On the ground with comprehensive community initiatives*, 151–171. Columbia, MD: Enterprise Foundation.
- Miller, Trisha. 2005. Crossing muddy waters: The struggle to preserve historic neighborhood along Mississippi's gulf coast. *Shelterforce* 142 (July/August).
- Mills, Stephanie. 2010. *On Gandhi's path: Bob Swann's work for peace and community economics*. Gabriola Island, BC: New Society Publishers.
- Milne, Julia Bartolf. 2009. Will alternative forms of common-interest communities succeed with municipal involvement? A study of community land trusts and limited equity cooperatives. *Real Estate Law Journal* 38(Winter): 273.
- Mintz-Roth, Jesse. 2008. *Long-term affordable housing strategies in hot housing markets*. Cambridge, MA: Joint Center for Housing Studies at Harvard University.
- Morgan, Arthur E. 1942. *The small community*. Yellow Springs OH: Community Services.
- National CLT Network (UK). 2011. *Trust and association: Partnerships between community land trusts and housing associations*. London: National CLT Network. Available at: www.communitylandtrusts.org.uk/upload/public/Publications/Trust%20and%20association%20WEB%20VERSION.pdf
- National CLT Network (USA). 2011. *Community land trust technical manual*. Portland, OR: National CLT Network. Available at: www.cltnetwork.org/index.php?fuseaction=Blog.dspBlogPost&postID=1614
- NCB Capital Impact and NeighborWorks America. 2007. *A new way home: Sharing equity to build wealth*. Video. Hare in the Gate Productions. Available at: <http://www.ncbcapitalimpact.org/default.aspx?id=534&terms=SHARING+EQUITY>

- Newman, Judy. 2008. Balancing: Shared equity home ownership addresses affordable housing needs. *On Common Ground* (Winter):10–15.
- Newport, Gus. 2005. The CLT model: A tool for permanently affordable housing and wealth generation. *Poverty & Race* (January/February). Available at: www.prrac.org/full_text.php?text_id=1022&item_id=9348&newsletter_id=79&header=Housing.
- Niedt, Christopher and Marc Silver (eds.). 2011. *Forging a New Housing Policy: Opportunity in the Wake of Crisis*. Hempstead, NY: The National Center for Suburban Studies, Hofstra University.
- Nirider, Laura H. 2008. In search of “refinement without exclusiveness”: inclusionary zoning in Highland, Park, Illinois. *Northwestern University Law Review* 102(Fall): 1919.
- Nozick, Marcia. 1992. Attaining community control. In *No place like home: Building sustainable communities*, chapter 5. Ottawa: Canadian Council on Social Development.
- Olson, Deborah Groban. 2006. Fair exchange: Providing citizens with equity managed by a community land trust, in return for government subsidies or tax breaks to businesses. *Cornell Journal of Law and Public Policy* 15(Spring): 231.
- OPAL Community Land Trust. 1999. *Of people and land: Telling our stories, building homes, creating community*. Eastsound, WA: Author.
- Packnett, Dwan. 2005. The First Homes Community Land Trust. Working Paper WP05DP. Cambridge, MA: Lincoln Institute of Land Policy.
- Paling, Adrian Antonio, Sam J. Miller, and Lynn Lewis. 2012. *Banking on vacancy: Homelessness and real estate speculation*. New York: Picture the Homeless. Available at: www.picturethehomeless.org
- Pastel, S. J. 1991. Community land trusts: A promising alternative for affordable housing. *Journal of Land Use and Environmental Law* 6:293–320.
- Patel, Shirish B. 2010. “Dharavi: Makeover or takeover?” *Economic & Political Weekly* 45 (24): 47-54.
- Peterson, Tom. 1996. Community land trusts: An introduction. *Planning Commissioners Journal* 23 (Summer).
- Paterson Bob and Karl Dayson. 2011. *Community land trusts: Proof of concept*. Manchester, England: University of Salford.
- Paterson, E. and Dunn, M. 2009. Perspectives on utilizing community land trusts as a vehicle for affordable housing provision. *Local Environment* 13 (8): 749-764.

- Pindell, Ngai. 2006. Fear and loathing: Combating speculation in local communities. *University of Michigan Journal of Law Reform* 39(Spring): 543.
- Pitcoff, Winton. 2002. Affordable forever: Land trusts keep housing within reach. *Shelterforce* 24 (1): 12–15.
- Putnam, Robert D., Lewis M. Feldstein, and Don Cohen. 2003. Dudley Street Neighborhood Initiative. In *Better together: Restoring the American community*, 75–97. New York: Simon and Schuster.
- Quinones, Benjamin B. 1994. Redevelopment redefined: revitalizing the central city with resident control. *University of Michigan Journal of Law Reform* 27(Spring/Summer): 689.
- Rioux, Gerald L., Rick Jacobus, and Steve Wertheim. 2005. *CLT financing in California: California housing finance agency*. Working Paper #1. Springfield, MA: Institute for Community Economics.
- Rioux, Gerald L., and Rick Jacobus. 2005. *CLT financing in California: California redevelopment law*. Working Paper #2. Springfield, MA: Institute for Community Economics.
- Rioux, Gerald L., and Rick Jacobus. 2005. *CLT financing in California: Inclusionary housing*. Working Paper #3. Springfield, MA: Institute for Community Economics.
- Robinson, Carla J. 2008. *Valuation and taxation of resale-restricted, owner-occupied housing*. Working Paper (May). Cambridge, MA: Lincoln Institute of Land Policy.
- Rose, Kalima. 2001. Beyond gentrification: Tools for equitable development. *Shelterforce* 23 (May/June): 10–11.
- Rose, Kalima, and Julie Silas. 2001. *Achieving equity through smart growth: Perspectives from philanthropy*. Oakland, CA: PolicyLink and the Funders' Network for Smart Growth and Livable Communities.
- Rose, Samuel. 2011. A new way forward: native nations, nonprofitization, community land trusts, and the indigenous shadow state. *Nonprofit Policy Forum* 2 (2): 1-26.
- Roseland, Mark. 1992. Linking affordable housing and environmental protection: The community land trust as a sustainable urban development institution. *Canadian Journal of Urban Research* 1 (December): 162–180.
- Rosenberg, Greg. *Troy Gardens case study*. Madison, WI: Madison Area Community Land Trust. <http://www.troygardens.net/>
- . 2010. Troy Gardens: The accidental ecovillage. In *The community land trust reader*, ed. John Emmeus Davis, 420-431. Cambridge, MA: Lincoln Institute of Land Policy.

- Sacon, Neil. 1996. *Study of alternatives for preserving homeownership subsidies*. Report prepared for the Bureau of Housing and Community and Development, City of Portland. Portland, OR: Deloitte & Touche.
- Salman, Nancy. 1987. *Resale strategies*. Report prepared for the Neighborhood Reinvestment Corporation, New England District. Boston: NRC.
- Salsich, Peter W. 1995. Solutions to the affordable housing crisis: perspectives on privatization. *John Marshall Law Review* 28(Winter): 263.
- . 2000. Toward a property ethic of stewardship: A religious perspective. In *Property and values*, ed. Charles Geisler and Gail Daneker, 21–40. Washington, DC: Island Press.
- . 2000. Affordable housing: Can nimbyism be transformed into okinbyism? *Saint Louis University Public Law Review* 19: 453.
- Seeger, C. A. 1989. Note, the fixed price preemptive right in the community land trust lease: A valid response to the housing crisis or an invalid restraint on alienation? *Cardozo Law Review* 11:471–502.
- Sherriff, Ryan. 2009. Affordable Homeownership. *Urban Land* (September), 128-131.
- . 2010. Shared equity homeownership state policy review. *ABA Journal of Affordable Housing & Community Development Law* 19 (3&4): 229-307.
- . 2010. An affordable Beltline? *Shelterforce* 32 (4): 12-15.
- Shlay, Anne B. 2006. Low-income homeownership: American dream or delusion? *Urban Studies* 43(3):511–531.
- Shook, Jill Suzanne. 2007. HOME: Introduction to community land trusts. In *Making housing happen: Faith-based housing models*, 185–195. St. Louis, MO: Chalice Press.
- Sklar, Holly. 2009. No foreclosures here. *Yes! Magazine* (Winter).
- Schneggenburger, Andy. 2010. Bringing CLTs to scale in Atlanta. *Shelterforce* 32 (4): 16-19.
- Sherrod, Shirley. 2012. *The courage to hope: How I stood up to the politics of fear*. New York: ATRIA Books.
- Smith, David. 2010. Changing the game: London CITIZENS fights for permanently affordable housing in the shadow of the Olympics. *Shelterforce* 32 (Spring, #161): 26-29.
- Soifer, Steven D. 1990. The Burlington Community Land Trust: A socialist approach to affordable housing? *Journal of Urban Affairs* 12(3): 237–252.
- . 2012. Community land trust. In *Encyclopedia of Housing* (Second Edition), ed. Andrew T. Carswell, 70-73. Los Angeles, CA: Sage Publications.

- Stein, Sarah Ilene. 2010. Wake up Fannie, I think I got something to say to you: Financing community land trust homebuyers without stripping affordability provisions. *Emory Law Journal* 60: 209-249.
- Stern, Jeff. 2007. Financing shared equity housing: An overview of tools, affordable stewardship entities, and lenders. Paper presented at the NeighborWorks symposium “Taking Shared Equity to Scale,” Portland, OR, December 12.
- StipeMaas, Skipper G. 2005. Realizing the promise of manufactured homes in Georgia: A community land trust model. *Housing Facts and Findings* 7(4):5.
- Stone, Michael. 1986. Homeownership without speculation. *Shelterforce* 9(4):12–14.
- . 1993. *Shelter poverty: New ideas on housing affordability*. Philadelphia: Temple University Press.
- . 2006. Social ownership. In *A right to housing*, ed. Rachael Bratt, Michael Stone, and Chester Hartman. Philadelphia: Temple University Press.
- Swann, Robert. 1972. *Land, land trusts, and employment*. Great Barrington, MA: E.F. Schumacher Society. www.smallisbeautiful.org/clts/land_trusts_and_employment.htm.
- . 1972. *Land trusts as part of a threefold economic strategy for regional integration*. Great Barrington, MA: E.F. Schumacher Society. www.smallisbeautiful.org/clts/threefold_strategy.htm.
- . 1973. Lifestyle interview: Bob Swann. *Lifestyle! A Magazine of Alternatives*, no. 5 (Summer).
- . 1978. Ralph Borsodi (1886–1977): Prophet of decentralization. *Catholic Worker* (January).
- . 1982. The community land trust: An alternative. *Whole Earth Papers* 17. Available at: www.cooperativeindividualism.org/swann-robert_on-community-land-trusts.html
- . 1992. Bob Swann: An interview. *Community Economics* 25 (Summer).
- . 2001. *Peace, civil rights, and the search for community: An autobiography*. Great Barrington, MA: E.F. Schumacher Society. Available at: www.smallisbeautiful.org/about/biographies/swann_autobiography/swann_toc.html
- Talen, Emily. 2011. Prospects for walkable, affordable neighborhoods. Report prepared for the Oram Foundation for the Environment and Urban Life, Englewood, NJ.
- Tax Credit Advisor*. 2006. Community land trusts may be source of housing deals for developers. October.

- Temkin, Kenneth, Brett Theodos, and David Price. 2010. *Balancing affordability and opportunity: An evaluation of affordable homeownership programs with long-term affordability controls*. Washington, DC: The Urban Institute. (Available at: www.urban.org/sharedequity)
- . 2010. *Shared equity homeownership evaluation: Case study of Thistle Community Housing*. Washington, DC: The Urban Institute. (Available at: www.urban.org/sharedequity)
- . 2010. *Shared equity homeownership evaluation: Case study of Northern Communities Land Trust*. Washington, DC: The Urban Institute. (Available at: www.urban.org/sharedequity)
- . 2010. *Shared equity homeownership evaluation: Case study of Champlain Housing Trust*. Washington, DC: The Urban Institute. (Available at: www.urban.org/sharedequity)
- . 2011. A promising way forward for homeownership: Assessing the benefits of shared equity programs. *Community Investments* 23 (Spring): 12-32.
- Temple, Van. 2011. The road less traveled: Funding a land trust with NSP. *Shelterforce*. Available at: www.shelterforce.org/article/2432/the_road_less_traveled_funding_a_land_trust_with_nsp/
- Thaden, Emily. 2010. Outperforming the market: Making sense of the low rates of delinquencies and foreclosures in community land trusts. Analysis of 2009 Delinquency and Foreclosure Survey, conducted by the National Community Land Trust Network.
- . 2011. *Stable Homeownership in a Turbulent Economy: Delinquencies and Foreclosures Remain Low in Community Land Trusts*. Working paper WP11ET1. Cambridge, MA: Lincoln Institute of Land Policy.
- . 2012. *Comprehensive Community Land Trust Report*. Report for National CLT Network. Available at: www.cltnetwork.org
- Thaden, Emily and John Emmeus Davis. 2010. Stewardship works. *Shelterforce* 32 (3): 24-27.
- Torpy, Brenda. 2010. The community land trust solution: The case of the Champlain Housing Trust.” Pp. 64-66 in Christopher Niedt and Mark Silver (eds.), *Forging a New Housing Policy: Opportunity in the Wake of Crisis*. National Center for Suburban Studies, Hofstra University.
- Topelson, Sara. 2009. Exitoso esquema de crédito para la vivienda. *El Economista* (October).
- Towey, Matthew. 2009. The land trust without land: the unusual structure of the Chicago community land trust. *ABA Journal of Affordable Housing and Community Development Law* 18 (Spring): 335.
- Treuhaf, Sarah, Kalima Rose, and Jennifer Tran. 2012. *Fostering equitable foreclosure recovery*. Oakland, CA: PolicyLink.

- Tulloss, Janice K. 1998. Transforming urban regimes—A grassroots approach to comprehensive community development: The Dudley Street Neighborhood Initiative. <http://comm-org.wisc.edu/papers98/tulloss.htm#landtrust>. A previous version of this unpublished paper was delivered at the Annual Meeting of the American Political Science Association, San Francisco, August 31, 1996.
- Turnbull, Shann. 2007. Affordable housing policy: Not identifiable with orthodox economic analysis. Working Paper. Sydney, Australia: International Institute for Self-Governance.
- U.S. Department of Housing and Urban Development. 1992. Community land trusts and the HOME Program. Notice from Community Planning and Development to CPD Regional and Field Office Directors (HUD 21B).
- . 1999. *Homeownership options under the HOME Program: A model for publicly held properties and land trusts*. Washington, DC: Office of Affordable Housing Programs, Community Planning and Development.
- Voith, Richard P. and Susan M. Wachter. *Forthcoming*. The affordability challenge: Inclusionary housing and community land trusts in a Federalist system.
- Von Hassell, M. 1996. *Homesteading in New York City, 1978–1993: The divided heart of Loisaída*. Westport, CT: Bergin & Garvey.
- Watson, Greg. 1997. The wisdom that builds community. Seventeenth Annual E.F. Schumacher Lecture, Williams College, Williamstown, MA.
- Webster, Harriet. 2000. From hopeless to home run: How a community land trust transformed a neighborhood. *Planning* (December).
- Weiss, Kelly. 2005. *The community land trust report: Creating permanent affordable homeownership opportunities in Austin, Texas*. Prepared for the Austin City Council by the Department of Neighborhood Housing and Community Development, Austin Housing Finance Corporation. www.community-wealth.org/_pdfs/articles-publications/clts/report-weiss.pdf.
- West, David. 2011. Valuation of community land trust homes in New York State. *Journal of Property Tax Assessment & Administration* 8 (4): 15-24.
- White, Kirby, Jill Lemke, and Michael Lehman. 1999. Community land trusts and rural housing. In *Housing in rural America*, ed. Joseph N. Belden and Robert J. Wiener, 185–194. Thousand Oaks, CA: Sage Publications.

- White, Kirby, and Charles Matthei. 1987. Community land trusts. In *Beyond the market and the state: New directions in community development*, ed. Severyn T. Bruyn and James Meehan, 41–64. Philadelphia: Temple University Press.
- Williamson, Thad, David Imbroscio, and Gar Alperovitz. 2002. Community land trusts and community agriculture. In *Making a place for community*, 249–262. New York: Routledge.
- Witt, Susan. 1985. Regional responsibility for farm land. *Newsletter of the E.F. Schumacher Society* (Spring).
- Witt, Susan, and Jay Rossier. 2000. *A new lease on farmland: Assuring a future for farming in the Northeast*, rev. ed. Great Barrington, MA: E.F. Schumacher Society.
- Witt, Susan, and Robert Swann. 2005. *Land: The challenge and the opportunity*. Great Barrington, MA: E.F. Schumacher Society.
- The Young Foundation. 2010. *A Review of Urban Community Land Trusts in England: Lessons and Practical Advice*. Available at: www.youngfoundation.org/a-review-urban-community-land-trusts-england-lessons-and-practical-advice-september-2010
- Youngblood, Mtamanika and Harold M. Barnette. 2010. Atlanta's Pittsburgh neighborhood: building the sustainable urban community. *Shelterforce* 32 (4): 20-23.
- Yuen, Jeffrey. 2012. Hybrid vigor: An analysis of land tenure arrangements in addressing land security for urban community gardens. Unpublished Thesis, Master of Science in Urban Planning, Columbia University.