

2008 National Community Land Trust Network  
Annual Meeting and National CLT Academy

*The Strength of Community  
in a Sea of Change: The CLT Story*

TUESDAY, DECEMBER 2–FRIDAY, DECEMBER 5, 2008

SEAPORT WORLD TRADE CENTER  
BOSTON, MASSACHUSETTS



*Dudley Village—Dudley Neighbors, Inc.: 50 rental units and 5,000 sq. ft. of commercial space*



# From the National CLT Conference Planning Committee

We are honored to invite you to the 2008 National Community Land Trust Network Annual Meeting and National CLT Academy, hosted in Boston, Massachusetts, from December 2 through December 5, 2008.

On behalf of the National CLT Network, we are excited to bring you the Annual Meeting and Conference, “The Strength of Community in a Sea of Change: The CLT Story.” This year’s conference is presented by the National CLT Network in partnership with the Lincoln Institute of Land Policy, and is hosted by the Dudley Street Neighborhood Initiative.

The conference will focus on the pivotal stewardship role that the community plays. Dudley Street will share its experience working in Roxbury and Dorchester. The Network’s Heritage Lands Initiative will share engaging stories on the role of CLTs in African-American communities. We will also review Habitat partnerships as CLTs strive to reach out to a range of partners in the larger community. The National CLT Academy will present the intermediate level 201 class for in-depth CLT information, and unveil a new class, City/CLT Partnerships. Advanced practitioners will share their stories around organizational challenges, sustainability, and building for the future. These opportunities to share stories will not only strengthen local communities, but also our regional and national community.

This year’s conference will bring together more than 150 participants representing established and developing CLTs and partners from across the country. The range of informative classes, panel discussions, speakers, and networking opportunities will allow participants to share stories, build capacity, and strengthen the greater community. Please come and add your story to the mix.

<b>The CLT Conference Planning Committee</b>	<b>2008 Community Land Trust Conference Host</b>
<b>John Barros</b> , <i>Dudley Street Neighborhood Initiative (MA)</i>	<b>Dudley Street Neighborhood Initiative &amp; Dudley Neighbors, Inc.</b>
<b>Jessica Grant</b> , <i>Network Staff (OR)</i>	
<b>Rosalind Greenstein</b> , <i>Lincoln Institute of Land Policy (MA)</i>	<b>Partner</b> <b>Lincoln Institute of Land Policy</b>
<b>Roger Lewis</b> , <i>Network Staff (CO)</i>	
<b>May Louie</b> , <i>Dudley Street Neighborhood Initiative (MA)</i>	<b>Sponsors</b> <b>Burlington Associates in Community Development</b>
<b>Rie Sugihara</b> , <i>ResourcePlus Shows &amp; Events (MA)</i>	<b>Goulston and Storrs</b>
<b>Van Temple</b> , <i>Diamond State CLT (DE)</i>	<b>National Housing Trust</b>
<b>Jeff Washburne</b> , <i>City of Lakes CLT (MN)</i>	
<b>Jason Webb</b> , <i>Dudley Neighbors Inc. (MA)</i>	



*Woodville Julian Homes, Dudley Neighbors Inc., Boston*

## **BOSTON, MASSACHUSETTS**

Boston is the largest city in New England with a city population of 600,000 and 3.20 million in the metropolitan area. It is also home to many firsts: the first public park, the Boston Common in 1640; the first public library in 1653; and the first subway built in 1897. Boston truly has something to offer for everyone—museums, shopping, tours through the historical downtown, theatres, dining, festivals, sporting events, and more.

Located in the city's bustling Seaport District, just minutes from the heart of Boston, the Seaport World Trade Center complex welcomes both business and leisure travelers. As you will see from the moment you arrive, the complex offers striking views of Boston Harbor and the city skyline, and boasts the latest technologies and state-of-the-art conveniences. The complex is located 1.3 miles to Boston's City Hall and Faneuil Hall, a great area for shopping, dining, and historic experiences. Participants are also 1.9 miles to Boston's State House and Boston Common, within walking distance to Newbury Street with its upscale shopping and dining. The facility is minutes away from the MBTA, Boston's public transportation system, which will take you to all Boston area attractions.

Winter in New England is unpredictable and can vary upon the day. During December, Boston's average high temperature is 42 degrees and the average low temperature is 28 degrees. Boston will be decorated for the holiday season and perhaps covered in a blanket of snow, so bring a sweater and a warm coat!

# Conference Agenda

	<i>Time</i>	<i>Location</i>
<b>Tuesday, December 2, 2008</b>		
<i>Participants Arrive</i>	All day	Seaport World Trade Center
<b>Registration</b>	1:00 p.m.–6:00 p.m.	Seaport Hotel–Plaza Lobby
<b>National CLT Academy Session</b> <b>Intermediate Track: CLT 201 (Part 1 of 3)</b>	2:00 p.m.–5:00 p.m.	Seaport Hotel–Plaza Ballroom
<b>DSNI Tour</b>	2:00 p.m.–4:00 p.m.	<i>Transportation provided</i>
<b>National CLT Network Opening Reception</b>	6:00 p.m.–8:00 p.m.	Goulston and Storrs Law Firm
<b>Wednesday, December 3, 2008</b>		
<b>Registration</b>	7:00 a.m.–5:00 p.m.	World Trade Center– Atrium Lobby
<b>Breakfast (provided)–Habitat for Humanity Partnership</b>	7:30 a.m.–8:30 a.m.	World Trade Center
<b>National CLT Academy Sessions</b>		
<b>Introductory Track: CLT 101</b>	8:30 a.m.–5:00 p.m.	World Trade Center
<b>Intermediate Track: CLT 201 (Part 2 of 3)</b>	8:30 a.m.–5:00 p.m.	World Trade Center
<b>Morning Seminars</b>		
<b>How to Make Sure that the C in CLTs Means Community? (Part 1 of 2)</b>	8:30 a.m.–5:00 p.m.	World Trade Center
<b>Green Building–If They Can Do It, You Can Do It</b>	8:30 a.m.–11:45 a.m.	World Trade Center
<b>Wild Card–Foreclosure Crisis Sweeps U.S., but Misses CLT Homeowners</b>	8:30 a.m.–11:45 a.m.	World Trade Center
<i>Morning Break</i>	10:15 a.m.–10:30 a.m.	World Trade Center– Atrium Lobby
<b>Luncheon Keynote: Tina Brooks, MA Department of Housing and Community Development Undersecretary</b>	12:00 p.m.–1:30 p.m.	World Trade Center
<b>Afternoon Seminars</b>		
<b>Green Building–The Development Process</b>	1:45 p.m.–5:00 p.m.	World Trade Center
<b>Wild Card–Transit Oriented Development and Land Banking</b>	1:45 p.m.–5:00 p.m.	World Trade Center
<i>Afternoon Break</i>	3:15 p.m.–3:30 p.m.	World Trade Center– Atrium Lobby
<b>Host CLTs Reception</b>	6:00 p.m.–8:00 p.m.	TBD
<b>Thursday, December 4, 2008</b>		
<b>Registration</b>	7:00 a.m.–5:00 p.m.	World Trade Center– Atrium Lobby
<b>Group Breakfast (provided)</b>	7:00 a.m.–8:30 a.m.	World Trade Center
<b>National CLT Academy Sessions</b>		
<b>Introductory Track: City/CLT Partnerships</b>	8:30 a.m.–5:00 p.m.	World Trade Center

Thursday, December 4, 2008 <i>(continued)</i>		
<b>National CLT Academy Sessions</b> <i>(continued)</i>		
<b>Intermediate Track: CLT 201 (Part 3 of 3)</b>	8:30 a.m.–5:00 p.m.	World Trade Center
<b>Troy Gardens Case Study</b> <i>*Participant eligibility based on completion of online course. See Page 7 for more details.</i>	8:30 a.m.–11:45 a.m.	World Trade Center
<b>Morning Seminars</b>		
<b>How to Make Sure that the C in CLTs Means Community?</b> <i>(Part 2 of 2)</i>	8:30 a.m.–5:00 p.m.	World Trade Center
<b>Green Building–Best Practice</b>	8:30 a.m.–11:45 p.m.	World Trade Center
<b>Wild Card–Organizational Growth and Sustainability</b>	8:30 a.m.–11:45 p.m.	World Trade Center
<i>Morning Break</i>	10:15 a.m.–10:30 a.m.	World Trade Center– Atrium Lobby
<b>Heritage Lands Initiative Luncheon</b> <i>(bring your own bag lunch)</i> <i>Land Loss and Land Stewardship in African–American Communities</i>	12:00 p.m.–1:30 p.m.	World Trade Center
<b>Afternoon Seminars</b>		
<b>Green Building–Forever Affordable</b>	1:45 p.m.–5:00 p.m.	World Trade Center
<b>Wild Card–Working with Realtors</b>	1:45 p.m.–3:15 p.m.	World Trade Center
<i>Afternoon Break</i>	3:15 p.m.–3:30 p.m.	World Trade Center– Atrium Lobby
Friday, December 5, 2008		
<b>Group Breakfast</b> <i>(provided)</i>	7:00 a.m.–8:30 a.m.	Seaport Hotel
<b>Registration</b>	8:00 a.m.–12:00 p.m.	Seaport Hotel–Plaza Lobby
<b>Annual Meeting: Coalition Building and Regional Meetings</b>	8:30 a.m.–10:00 a.m.	Seaport Hotel–Plaza Ballroom
<b>Annual Meeting: National CLT Network</b>	10:00 a.m.–12:00 p.m.	Seaport Hotel–Plaza Ballroom
<i>Lunch–on your own</i>		
<b>NCLTN Board Meeting</b>	12:30 p.m.–2:30 p.m.	Seaport Hotel–Plaza Ballroom
<b>DSNI Tour</b>	2:00 p.m.–4:00 p.m.	<i>Transportation provided</i>

## BREAKFAST AND LUNCHEON SESSIONS

### Breakfast Session–Habitat for Humanity Partnership *(Wednesday; Breakfast provided)*

Meet with Habitat affiliates to explore collaborative partnerships between Habitat and CLTs.

### Luncheon Keynote *(Wednesday; Lunch provided)*

**Tina Brooks**, the Undersecretary for the Massachusetts Department of Housing and Community Development, will be delivering this year's Luncheon Keynote speech.

### Heritage Lands Initiative Luncheon: Land Loss and Land Stewardship in African–American Communities *(Thursday; Bring your own bag lunch; Lunches will be for sale onsite)*

Lands and homes in many African–American communities are being lost at an alarming rate. Displacement of individual families and entire communities, driven either by disinvestment or reinvestment, has become a fact of life. A panel of practitioners will explore what CLTs can (and cannot) do to help these communities protect their landed assets, preserve their historic identity, and restore their social and economic vitality.

*Facilitators:* **Carla Robinson**, Visiting Fellow, *Lincoln Institute of Land Policy*, Cambridge, Massachusetts; **John Barros**, Executive Director, *Dudley Street Neighborhood Initiative*, Boston, Massachusetts; **Walt Dixie**, Executive Director, *Jubilee Homes of Syracuse, Inc.*, Syracuse, New York; **Norma Jean Sawyer**, Executive Director, *Bahama Conch CLT*, Key West, Florida; Joseph Gray, FL

## **THE NATIONAL COMMUNITY LAND TRUST (CLT) NETWORK**

The purpose of the National Community Land Trust Network is to provide training, advocacy, and resources for our member organizations, which nurture and sustain healthy and economically diverse communities by providing permanently affordable access to land and homes. Community land trusts (CLTs) have existed in the United States since 1969—when New Communities, Inc. formed in Albany, Georgia. The principles and theories that form the foundation of CLTs have been part of intellectual conversation in this country since the mid-nineteenth century. In the 1970s, 1980s, and 1990s the Institute for Community Economics (I.C.E.), Burlington Associates in Community Development, and others fostered the creation of community land trusts around the country—providing support and technical assistance for hundreds of communities.

In 2005, I.C.E. passed the torch for training, resource development, and peer-to-peer networking to the people who run CLTs—the practitioners. Two years ago, this group formed the National Community Land Trust Network. Over two-thirds of the community land trusts that participated in the foundation of the Network have become members. There are currently 86 member CLTs in 29 states, from Hawaii to Vermont, from Washington to Florida, and from Minnesota to California. Located in big cities, rural areas, coastal and mid-western towns, our group is strong and varied, and it continues to increase each month.

If your CLT would like to become a member, please visit our Web site at [www.cltnetwork.org](http://www.cltnetwork.org) or contact Jessica Grant at 503.493.1000 or [jessica@cltnetwork.org](mailto:jessica@cltnetwork.org).

## **NETWORK PROGRAMS**

To better support CLTs, the Network is focusing on key service areas such as developing resources for CLTs, gathering and reviewing documents and lessons learned, providing quality CLT trainings, and supporting CLT networking. Network services in 2007 and 2008 include Academy classes in California, Georgia, Ohio, and Wisconsin, and development of a new class, City/CLT Partnerships. In August the Web site will be upgraded and additional CLT documents and links to resources will be posted.

## **MEMBER SERVICES...Networking and Resources**

The 2008 Annual Meeting is a chance for the Network's members to review its services, elect new board members, and vote on proposed changes to the bylaws. Network members will help provide direction for the board and the new executive director on the work priorities in 2009. The Network recognizes the benefits of regional CLTs collaboration and will support this during the coalition building meeting on Friday morning. The Network has been working to support resources around foreclosures and collaboration with Habitat for Humanity. Please plan on joining us to celebrate the Network's accomplishments and to ensure that the issues most important to your organization are discussed.

## **THE NATIONAL CLT ACADEMY...Education and Information**

The mission of the Academy is to provide comprehensive training taught by highly skilled and experienced instructors on the theory and practice of community land trusts. The Academy promotes public understanding of the community land trust model, sets a high standard for practitioner competence, and supports research and publication on evolving practices. An array of comprehensive, informative workshops, joint problem-solving exercises, and networking opportunities allow participants to gain experience and knowledge from their peers and from expert trainers. One example of this is the new Heritage Lands Initiative, which is exploring land loss and land stewardship in African-American communities and how CLTs can be most useful when working with these communities. Introductory courses require no prior familiarity with the CLT model. Intermediate courses presume a working knowledge of the CLT and practical, prior experience with the course's content.

The goal of the Academy is to provide resources and tools for new CLTs in their early years of operation, and for mature CLTs that are building stronger organizations and taking advantage of new opportunities for growth. To insure timely access to this information, the Network has models, documents, and best practice examples available on their Web site at [www.cltnetwork.org](http://www.cltnetwork.org).

In October 2008, the CLT Academy will pilot its first online course. This course uses the Madison Area Community Land Trust's Troy Gardens development project as a case study to illustrate the different elements of neighborhood-based development, community organizing, green building practices, urban agriculture, and universal design, to show the flexibility and adaptability of the community land trust model.

## NATIONAL CLT ACADEMY COURSE DESCRIPTIONS

### **Community Land Trusts 101** (*Introductory Track one-day course*)

This course includes a session on the nuts and bolts of the community land trust model: How are CLTs structured and governed? How do they operate? Why are so many communities turning to CLTs as their preferred community development and affordable housing strategy? Participants learn how local CLTs balance the seemingly competing goals of providing limited-income homeowners with a fair return on their housing investment while seeking to ensure that housing is kept affordable for future occupants of limited means. Participants will leave with a fundamental understanding of the value of shared equity homeownership and the merits of permanent housing affordability.

*Instructors:* **Allison Handler**, Principal, *Heron River Group*, Portland, Oregon; **Crystal Fisher**, Marketing and Sales Manager, *Orange Community Housing and Land Trust*, Carrboro, North Carolina

### **City/CLT Partnerships** (*Introductory Track one-day course*)

Participants will learn about the key elements of the City/CLT relationship by identifying some of the common pitfalls and best practices from throughout the country as well as essential aspects of a negotiation between a CLT and a local government. Participants will be exposed to the range of challenges that arise when local governments choose to support community land trusts, and highlight the best practices of local governments that have found ways to help CLTs grow and develop.

*Instructors:* **Rick Jacobus**, Partner, *Burlington Associates in Community Development*, Oakland, California; **Devika Goetschius**, Executive Director, *Housing Land Trust of Sonoma County*, Petaluma, California

### **Community Land Trusts 201** (*Intermediate Track three-day course*)

This intensive training in CLT theory and practice is designed for individuals who are staffing, governing, or funding a local CLT. Separate sessions will cover the model's history and variations; wealth creation; post-purchase responsibilities; land leasing versus deed covenants; evaluating performance; financing CLT homes; developing condominiums and mobile home cooperatives; and non-residential applications of the CLT. Familiarity with the CLT is presumed, and completion of assigned readings before the training is required. Readings will be sent to participants three weeks before the training. Participants must register for and attend all three sessions.

*Lead instructors (assisted by other experts):* **John Emmeus Davis**, Partner, *Burlington Associates in Community Development*, Burlington, Vermont; **Julie Brunner**, Housing Manager, *OPAL (Of People and Land) CLT*, Orcas Island, Washington

### **Troy Gardens Case Study** (*First CLT Academy online course*)

This six-week course will require two to three hours per week for reading, journaling, and conference calls and/or webinars. The course will end with a debriefing session at the National CLT Network Annual Conference in Boston, where we will get feedback from course participants to help us refine the curriculum and the technology we will use to deliver the course.

There is no cost to participate in the pilot version of the course, only registration fees for participation in Boston. Space is limited. Visit [www.troygardens.net](http://www.troygardens.net) for more information or contact [greg@affordablehome.org](mailto:greg@affordablehome.org).

*Instructor:* **Greg Rosenberg**, Executive Director, *Madison Area CLT*, Madison, Wisconsin

## SEMINAR DESCRIPTIONS

### **How to Make Sure that the C in CLTs Means Community? (Two-day course)**

How do we keep the C in CLT when we significantly expand geography, production and/or neighborhood issues? This double-session workshop will explore the issues associated with maintaining a community base in a large organization with a broad geography and many housing units. These sessions examine how community organizing can help build the community in your CLT, either with leaseholders or the broader community. How do we keep community control in the forefront of our thinking and working as we dramatically increase the size of our CLT organizations? How do we ensure fair and adequate leaseholder and residents outside of the CLT when it comes to participation and governance? This workshop is intended to help CLTs develop best practices.

*Facilitators:* **John Barros**, Executive Director, *Dudley Street Neighborhood Initiative*, Boston, Massachusetts; **May Louie**, Director of Leadership and Capacity Building, *Dudley Street Neighborhood Initiative*, Boston, Massachusetts; **Jason Webb**, Director, *Dudley Neighbors Inc.*, Boston, Massachusetts

### **Green Building—If They Can Do It, You Can Do It**

Three CLTs recognized by the Home Depot Foundation Award for Green Affordable Housing will present case studies and tell the stories of their projects. Panelists will discuss their goals, decision-making process and results, and share lessons learned. Participants will be inspired by the possibilities, challenged to find their own solutions, and informed and prepared to meet those challenges.

*Presenters:* **Sarah Buckley**, Executive Director, *Clackamas CLT*, Milwaukie, Oregon; **Paul Schissler**, Executive Director, *Kulshan CLT*, Bellingham, Washington; **Greg Rosenberg**, Executive Director, *Madison Area CLT*, Madison, Wisconsin

### **\*Wild Card—Foreclosure Crisis Sweeps U.S., but Misses CLT Homeowners**

A panel of CLT practitioners will discuss how CLTs are helping prevent foreclosures from happening and placing vacant, foreclosed homes back in the market on terms that buyers can truly afford. This is neighborhood revitalization, CLT style. Plus—the latest information on federal and other funding for foreclosure relief programs. Come share your ideas and experiences!

*Facilitators:* **Van Temple**, Executive Director, *Diamond State CLT*, Arden, Delaware; **Jeff Washburne**, Director, *City of Lakes CLT*, Minneapolis, Minnesota; **Colin Bloch**, Principal, *BlochWorks*, Burlington, Vermont; **David Abromowitz**, Director, *Goulston Storrs Law Firm*, Boston, Massachusetts

### **Green Building—The Development Process**

Appropriate for both CLT staff and board members, this discussion will consider the various elements and stages of the design/development process. Presenters will discuss feasibility and market analysis and predevelopment funding, integrated design, the charrette experience, and the possible function of the organization as contractor. Attendees receive specific guidelines and check lists useful for CLTs involved in new construction as well as acquisition and rehab of existing housing stock.

*Presenters:* **Gabriel Olmsted**, Development Consultant, *Heron River Group*, Orcas Island, Washington; **Jodi Slick**, Executive Director, *Common Ground*, Duluth, Minnesota; **Philippe Jordi**, Executive Director, *Island Housing Trust*, West Tisbury, Massachusetts

### **\*Wild Card—Transit Oriented Development and Land Banking**

Many metro areas are planning, redeveloping, or building transit oriented development (TOD). The transit boom offers a great opportunity for CLTs to ensure that permanently affordable housing and other public benefits are being created and preserved. Learn more about how CLTs can play a role in TOD development across the country. Learn how to develop partnerships with transit authorities, nonprofits, municipalities, market rate developers, and others.

*Facilitators: (assisted by other practitioners)* **Aaron Miripol**, President and CEO, *Urban Land Conservancy*, Denver, Colorado ;Melinda Pollack, *Enterprise Community Partners*, Denver, Colorado

### Green Building–Best Practice

This exploration of green building best practices will examine standards and criteria-based programs, and evaluate the prioritization process and decisions made by CLTs developing and maintaining affordable housing for low- and moderate-income residents. We will consider green goals such as “net zero,” improved energy efficiencies, use of sustainable materials, and lowered operating costs. Panelists will also discuss issues of interest to CLTs such as homebuyer involvement in design decision making, staff “capacity” (or limitations), and the applicability of green standards to rental and multifamily properties. *Presenters: Gabriel Olmsted, Development Consultant, Heron River Group, Orcas Island, Washington; Jodi Slick, Executive Director, Common Ground, Duluth, Minnesota*

### \*Wild Card–Organizational Growth and Sustainability (*Advanced half-day seminar*)

If we take our mission as CLTs to provide *permanently* affordable housing seriously, it has dramatic implications on how we plan our work. While each of our organizations differ in terms of funding, organizational experience, size of the community we serve, and other factors, there is much we can and need to learn from one another to ensure that our work lasts as intended. How do we plan for the financial health of our organizations—in the short term and in 10, 15, and 20 years? How do we measure our success—number of homes created, success of our homeowners, number of CLT homes that resell per year, amount of operating reserves, extent to which our CLT becomes less reliant on external funding sources, or other factors? And at what point might it be possible for our organizations to become financially self-sustaining, at least in terms of our basic stewardship functions? We will work with these and related questions to gain perspective on how we can improve our planning for organizational growth and sustainability as well as how we might work with and learn from one another in this critical area.

*Facilitators: Michael Brown, Partner, Burlington Associates, Colleeville Township, Minnesota; Jeff Corey, Executive Director, Northern Communities Land Trust (NCLT), Duluth, Minnesota; Jeff Washburne, Director, City of Lakes CLT, Minneapolis, Minnesota*

### Green Building–Forever Affordable

While achieving initial affordability is a primary concern, a growing number of CLTs are committed to using high-performance building practices to decrease maintenance and energy costs to ensure ongoing affordability. On the island of Martha’s Vineyard, clustered neighborhoods of single-family houses received the first LEED Platinum certification of any affordable housing in the nation. Rural communities facing difficult economic times have other considerations when building homes. Hear how the Woodland CLT in Tennessee has used native materials, harvested onsite, to build permanently affordable homes on land that also provides other ways to lower living costs, such as harvesting firewood and growing food. After the presentations, participants will work with the presenters to flesh out the future challenges and opportunities in green building.

*Facilitators: John Abrams, Chief Executive Officer, South Mountain Company, West Tisbury, Massachusetts; Philippe Jordi, Executive Director, Island Housing Trust, West Tisbury, Massachusetts; Marie Cirillo, Resident and Land Use Planning Committee, Woodland CLT, Clairfield, Tennessee*

### \*Wild Card–Working with Realtors

In this informal and interactive seminar, the facilitators will share their experiences and draw on the best practices of those in attendance around the topic of working with realtors in the marketing and sale of CLT homes. Topics will include how to engage the real estate community; educating and partnering with realtors; compensation; overcoming adversarial relationships; how the change in the housing market is an opportunity for realtors, CLT staff, and homebuyers to work effectively together; and how to sell homes in a soft market.

*Facilitators: Jim Mischler-Philbin, Homeownership Director, Northern Communities Land Trust, Duluth, Minnesota; Judy Richtel, Realtor, Wright Kingdom Real Estate, Boulder, Colorado*

*\*Wild Card Sessions are one of the ways the Network brings hot topics into play. Bring your ideas, questions, and wild and crazy solutions. Presenters get it started, you make it happen!*

## DUDLEY STREET NEIGHBORHOOD TOURS

Two bus and walking tours will be provided during the Annual Meeting and Conference. The two-hour tour will highlight some of the Dudley Street Neighborhood Initiative accomplishments in Boston. Representatives from DSNI will guide the tours and be on hand to provide narrative and answer any questions.

## TRAVEL INFORMATION

Boston is home to Logan International Airport, located at One Harborside Drive in East Boston, four miles to downtown Boston. Logan is New England's largest transportation center with 32 airlines providing routes to almost any destination.

The Seaport World Trade Center is located three miles from Logan International Airport, which can be accessed by taxi (12 minutes) or by the Silver Line bus, which will take you to the World Trade Center and drop you in front of the Seaport Hotel. The bus ride is \$1.50 and runs every 10–15 minutes during non-rush hour and every 5–10 minutes during rush hour. The hotel is also located one mile to Boston's South Station, which is convenient for buses, Amtrak, and the MBTA Commuter Rail.

Overnight accommodations will be provided by the Seaport Hotel, located at One Seaport Lane, Boston, MA 02210. The group rate is \$179/night, single or double occupancy, plus tax and service charges. The group rate is available on a first-come-first-serve basis until **November 1, 2008**. Please note that reservations made after this date will be at the current hotel rate on the date of reservation and will be accommodated on a room availability basis. Reservations can be made directly with the Seaport Hotel by calling 1-877-732-7678. Please mention the NCLT Annual Conference to receive the group rate.

## REGISTRATION

Registration deadline is November 24, 2008.

Enrollment is limited. To guarantee a place in the program, payment arrangements must be made prior to the conference.

A limited number of scholarships are available for this year's conference. Please submit a written request via e-mail to: [info@cltnetwork.org](mailto:info@cltnetwork.org).

Cancellations received by November 7, 2008, will be refunded. Cancellations received after this date and "no shows" will be charged the full registration fee. Should you be unable to attend, please notify us by phone, fax, or e-mail. We reserve the right to cancel or reschedule this Conference. Registrants will be notified at the earliest possible date, and paid registration fees will be refunded in full.

There are five easy ways to register:

Call:	888.845.8759	Mail:	NCLTN
Fax:	617.385.5166		c/o ResourcePlus
E-mail:	<a href="mailto:ncltn@resource-plus.com">ncltn@resource-plus.com</a>		200 Seaport Boulevard, Suite 309
Online:	<a href="http://www.cltnetwork.org">www.cltnetwork.org</a>		Boston, MA 02210

To complete your registration form, please follow the instructions below:

\*Please note after November 1, 2008, registration will increase by \$25.00

1. One Day Only registration is available for either December 3 or December 4.
2. One Day Only registrants may attend the December 2 Opening Reception and the December 5 Annual Meeting for no additional cost. Please indicate this selection by checking the boxes appropriately.
3. Select conference sessions and related functions for each day of your participation.
4. Refer to the Conference Agenda when making your selections as some sessions run concurrently.

# CONFERENCE REGISTRATION FORM

*(Please make a photocopy and submit one form for each applicant.)*

Tuesday, December 2	Wednesday, December 3 One Day Only Fee: \$110 Members; \$160 Non-Members <i>(includes breakfast and lunch)</i>	Thursday, December 4 One Day Only Fee: \$110 Members; \$160 Non-Members <i>(includes breakfast)</i>	Friday, December 5
<b>Full Conference Fee: \$185 Members; \$285 Non-Members</b> <i>(includes all food and beverage functions for the 2008 NCLT Conference)</i>			
<input type="checkbox"/> Dudley Street Tour <i>(2:00–4:00 p.m.)</i>	<input type="checkbox"/> Introductory Track: CLT 101 <i>(8:30 a.m.–5:00 p.m.)</i>	<input type="checkbox"/> Introductory Track: City/CLT Partnerships <i>(8:30 a.m.–5:00 p.m.)</i>	<input type="checkbox"/> Annual Meeting <i>(8:30 a.m.–12:00 p.m.)</i>
<input type="checkbox"/> Intermediate Track: CLT 201 <i>(Part 1 of 3) *You must attend all 3 sessions of this course! (2:00 p.m.–5:00 p.m.)</i>	<input type="checkbox"/> Intermediate Track: CLT 201 <i>(Part 2 of 3) *You must attend all 3 sessions of this course! (8:30 a.m.–5:00 p.m.)</i>	<input type="checkbox"/> Intermediate Track: CLT 201 <i>(Part 3 of 3) *You must attend all 3 sessions of this course! (8:30 a.m.–5:00 p.m.)</i>	<input type="checkbox"/> Dudley Street Tour <i>(2:00 p.m.–4:00 p.m.)</i>
<input type="checkbox"/> NCLTN Opening Reception <i>(6:00 p.m.–8:00 p.m.)</i>	<input type="checkbox"/> How to Make Sure that the C in CLTs Means Community <i>(Part 1 of 2)</i> <i>(8:30 a.m.–5:00 p.m.)</i>	<input type="checkbox"/> Troy Gardens Case Study <i>(8:30 a.m.–11:45 a.m.)</i> *Completion of CLT Online Course Required	
	<input type="checkbox"/> Green Building–If They Can Do It, You Can Do It <i>(8:30 a.m.–11:45 a.m.)</i>	<input type="checkbox"/> How to Make Sure that the C in CLTs Means Community <i>(Part 2 of 2)</i> <i>(8:30 a.m.–5:00 p.m.)</i>	
	<input type="checkbox"/> Wild Card–Foreclosure Crisis Sweeps U.S. <i>(8:30 a.m.–11:45 a.m.)</i>	<input type="checkbox"/> Green Building–Best Practice <i>(8:30 a.m.–11:45 a.m.)</i>	
	<input type="checkbox"/> Green Building–The Development Process <i>(1:45 p.m.–5:00 p.m.)</i>	<input type="checkbox"/> Wild Card–Organizational Growth and Sustainability <i>(8:30 a.m.–11:45 a.m.)</i>	
	<input type="checkbox"/> Wild Card–Transit Oriented Development and Land Banking <i>(1:45 p.m.–5:00 p.m.)</i>	<input type="checkbox"/> Green Building–Forever Affordable <i>(1:45 p.m.–5:00 p.m.)</i>	
	<input type="checkbox"/> Host CLTs Reception <i>(6:00 p.m.–8:00 p.m.)</i>	<input type="checkbox"/> Wild Card–Working with Realtors <i>(1:45 p.m.–3:15 p.m.)</i>	

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Organization \_\_\_\_\_ Department \_\_\_\_\_

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## ABOUT THE HOSTS

**Dudley Street Neighborhood Initiative (DSNI)** is a nonprofit community-based planning and organizing entity rooted in the Roxbury/North Dorchester neighborhoods of Boston. DSNI's approach to neighborhood revitalization is comprehensive including economic, human, physical, and environmental growth. It was formed in 1984 by residents of the Dudley Street area in response to the devastation the neighborhood faced due to arson, disinvestment, redlining, and real estate speculation.

**Dudley Neighbors, Incorporated (DNI)** was created by DSNI to play a critical role in the housing development portion of DSNI's resident-created comprehensive master plan. DNI is structured as a Community Land Trust (CLT), allowing the residents to control the development process in the neighborhood and preserve affordable housing.

**DECEMBER 2-5, 2008**

**2008 National Community Land Trust Network  
Annual Meeting and National CLT Academy**

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