Learning Intentions

This course is designed to provide a detailed investigation of the Community Land Trust (CLT) alternative housing model. “Community Land Trust” will be understood as but one example in the current flowering of alternative, cooperative, resident-created housing situations - and comparisons and distinctions will be drawn between similar models, such as cohousing, intentional communities, and ecovillages.

The student will learn the legal structure of a CLT, its primary features, its suitability for particular situations, its intended ‘target’ population, and its limitations as a comprehensive sustainable settlement model. An overview will be provided of the nation-wide CLT ‘movement,’ the interfacing of this movement with government agencies, local bioregional examples already in place, and the problems for which this Trust model is a solution.

Given all this background information, the student will produce a comprehensive site plan for one upcoming CLT in particular: Lummi Island Community Land Trust (LICT), on an actual piece of property LICT is about to purchase. (Prior permaculture design background is understood).

Learning Goals

1) Be prepared to set up a Community Land Trust
2) Be able to draw distinctions from among the many alternative housing models now under experimentation, providing categorical examples for matching particular situations with particular models
3) Become familiar with resources in the government and private sectors that can be of assistance for developing a new CLT
4) Evaluate the suitability of the CLT model for becoming the legal framework for the development of an “ecovillage” – a residential research, training, and demonstration site
5) Become familiar with site planning terminology, processes, and methods
6) Develop proficiency in the transparency overlay technique for site evaluation as propounded by Ian McHarg in Design with Nature
7) Produce a comprehensive permaculture site plan for a particular 5-acre piece, including: cluster housing arrangement with solar orientation and passive solar design, with privacy as a priority; orchards; edible landscaping and perennial food systems; wastewater remediation through constructed wetlands; evaluation of site for suitability of solar, wind, and/or hydro-ram power; water retention through contour terracing, rainwater collection, swales and cisterns; reuse of greywater; provision for cottage industry; annual vegetable plots; siting of well; entrance corridor and parking; integration of special places such as playground, meditative spots, a collective group gathering node, etc.

Learning Activities

1) Read:
   a) *Site Planning* (1984) by Lynch & Hack
   c) *CoHousing* (1994) by McCamant & Durrett
   d) *The Living Landscape* (1991) by Steiner

2) Reference:
   c) *Design with Nature* (1969) by McHarg
   d) As well as any alternative energy manuals, horticultural/botanical resource guides, or zoning documents as may be necessary

3) Meet with the Board of Directors of LICT as may be necessary to align the site plan with the real needs of the residents, developing a collaborative designer/client relationship

4) Interview the Director of LICT as necessary to gain an understanding of the history, concept, legal structure, and current status of the CLT model

5) Interface with the environmental engineering firm “20/20” to learn about environmental, civil, structural, and soil engineering as practiced by professionals, and to discover zoning restraints to design

6) Meet with Evergreen Land Trust and Kulshan Community Land Trust, both of Whatcom county, to gain insights into the workings of other Trusts at various stages of development

7) Present a slide-show to the LICT Board and future residents to fuel the imagination of all concerned about the potential for creating abundance and sustainability using permaculture methods

Demonstration of Learning
• Produce a professional quality, comprehensive permaculture site plan, using the transparency overlay technique, for the particular 5-acre piece of property soon to be purchased by LICT. This professional site plan will be presented to the Board of Directors and future residents, the course evaluator, and 20/20 engineering
• Write a 5-page paper outlining the concept of the Community Land Trust model and evaluating its suitability as a legal structure for the development of an ecovillage

Evaluation of Learning

• Critical review of effectiveness at forming a collaborative working relationship with LICT
• Critical review by an advanced permaculturist (course evaluator) of the comprehensive site plan
• Critical review of paper