

Arthur E. Morgan and the Community Land Trust



Presented at the 2021
Arthur E. Morgan
Legacy Conference by
Emily Seibel, Executive
Director, Yellow Springs
Home, Inc.



Yellow Springs Home, Inc. Articles of Incorporation (July 11, 1995)

1. To serve the housing needs of residents of the Yellow Springs area through any means permissible by law.
2. In all its Corporate actions, Yellow Springs Home , Inc. will seek:
 - (a) To help long-term Yellow Springs community members remain in the area.
 - (b) To maintain economic diversity in Yellow Springs.
 - (c) To promote racial integration in Yellow Springs.
 - (d) To encourage the neighborly relations best achieved in a small village.

The Mission

Strengthening community and diversity in Yellow Springs and Miami Township by providing permanently affordable and sustainable housing through *your* Community Land Trust



Accomplishments YSHI

- **40 Forever-Affordable Homes and more than \$5,000,000 invested our small community**
 - 26 for-sale homes
 - 14 affordable rentals
 - More on the way!
- **Community-First Programs:**
 - Inclusive and Resilient Yellow Springs Coalition
- **Client-First Programs:**
 - Homebuyer and financial coaching
 - Low-interest mortgages provided in-house
 - Home repair grants for homeowners
 - Affordable rentals and service coordination
 - Affordable for-sale homes
 - Post-purchase support (***not a single foreclosure since founding***)



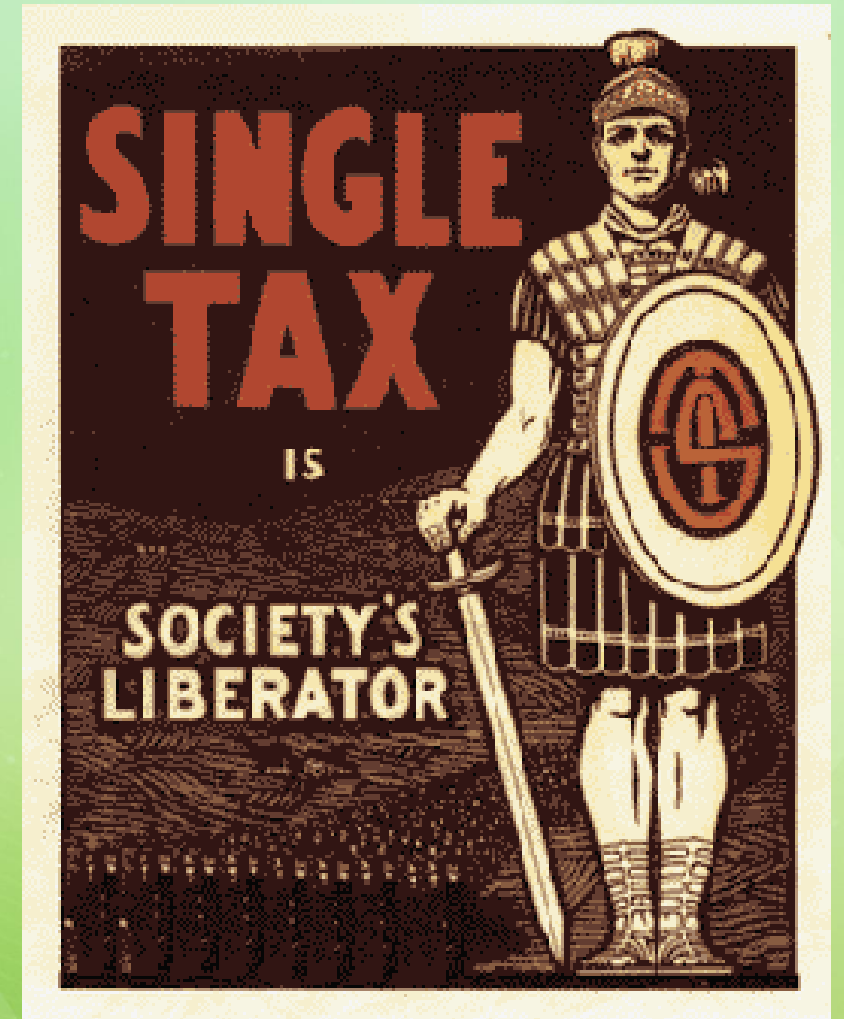
A Brief Chronology of the Community Land Trust Movement

1700s –

- Publication of *Agrarian Justice* by Thomas Paine

1800s –

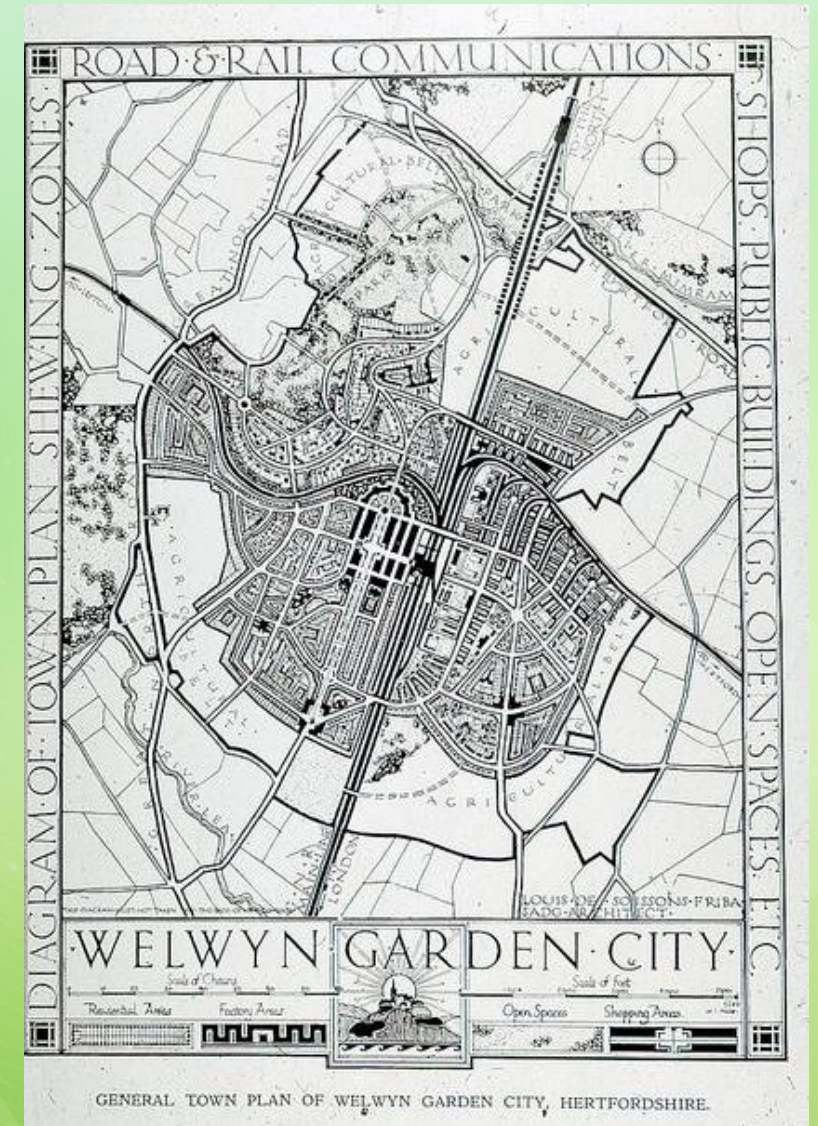
- Publication of *Principles of Political Economy with Some Applications to Social Philosophy* by John Stuart Mill
- Birth of Mohandas K. Gandhi and later, Vinoba Bhave (the “Walking Saint of India”), founder of the Bhoodan (Land Gift) movement in India
- Arthur E. Morgan is born in Cincinnati, Ohio
- Publication of *Progress and Poverty* by Henry George
- Ebenezer Howard creates the *Garden Cities Association*
- The first Single Tax Colony is established in Alabama



A Brief Chronology of the Community Land Trust Movement, Continued

Early 1900s –

- Community-owned land initiatives take place in Palestine, Australia, England, and the United States
- Publications by R.H. Tawney, Ralph Borsodi, and Thorstein Veblen explore the role of land speculation in economic inequality
- Arthur E. Morgan is appointed president of Antioch College in 1920, a position he retains until 1936.
- Ralph Borsodi establishes a leased-land community and folk school in Suffern, New York which he names the School of Living.



Arthur E. Morgan & Leased Land Communities

- 1933: Norris, Tennessee is developed by the Tennessee Valley Authority (TVA) to house workers building Norris Dam on the Clinch River.
- The city's design – and its leasehold form of landownership – is based on Howard's Garden Cities.
- 1937: Arthur E. Morgan sends his son, Griscom, to western North Carolina to look for land. Using money from a Chicago philanthropist, he is able to purchase 1200 acres in a mountain valley 40 miles north of Asheville.
- 1937: Celo is established by Arthur E. Morgan in western North Carolina, a leased-land community that eventually grows to 40 homesteads.



▶
“A great home needs
to be supplemented
by a great
community.”

Arthur Morgan, *The Small
Community: Foundation of a
Democratic Life*



Community Land Trust (CLT) Hall of Fame

- Demonstrated an extraordinary degree of innovation, leadership, commitment, and vision in service to the community land trust movement;
- Achieved identifiable and lasting changes to promote CLTs; and
- Inspired and persuaded others to incorporate values and features of the CLT model in their own work.



Yellow Springs Happenings

- **1940:** Arthur Morgan founds two new nonprofits in Yellow Springs, Ohio: Community Service Inc. and the Fellowship for Intentional Community.
- **1942:**
- **Publication of *The Small Community***
- **1943:** Bob Swann takes a correspondence course offered by Community Service Inc. The course's main text is Arthur Morgan's *The Small Community*.
- **1946:** Bob Swann accepts a job at Community Service Inc. and moves his family to Yellow Springs, Ohio. Marjorie Swann becomes friends with Coretta Scott, an undergraduate at Antioch College, through a CORE-affiliated organization in Yellow Springs.



THE SMALL COMMUNITY

Foundation of democratic life

by Arthur E. Morgan

"Of all major factors which enter into the determination of our national life, few if any are receiving so inadequate attention as is the welfare of the community or primary group... The preservation and perfecting of the small community is one of the greatest issues facing our times... This book is a survey of the field, and a guide to work within the small community".


From the Author's Preface

Slater King and Bob Swann: Putting the “C” in CLT





Koinonia Farm



These houses are being built by Koinonia Partners and sold on a non-profit, non-interest basis. **No tax money is being used.** This work is made possible by energies and resources of concerned Christians.



How does a protest movement become a constructive movement?

“Having spent so much time in the South made me aware not only of the pervasive racial inequalities, but also of the economic realities that blacks continued to face even after legal segregation ended. I was determined to work for a more equitable solution to land ownership and economic security.”

- Bob Swann



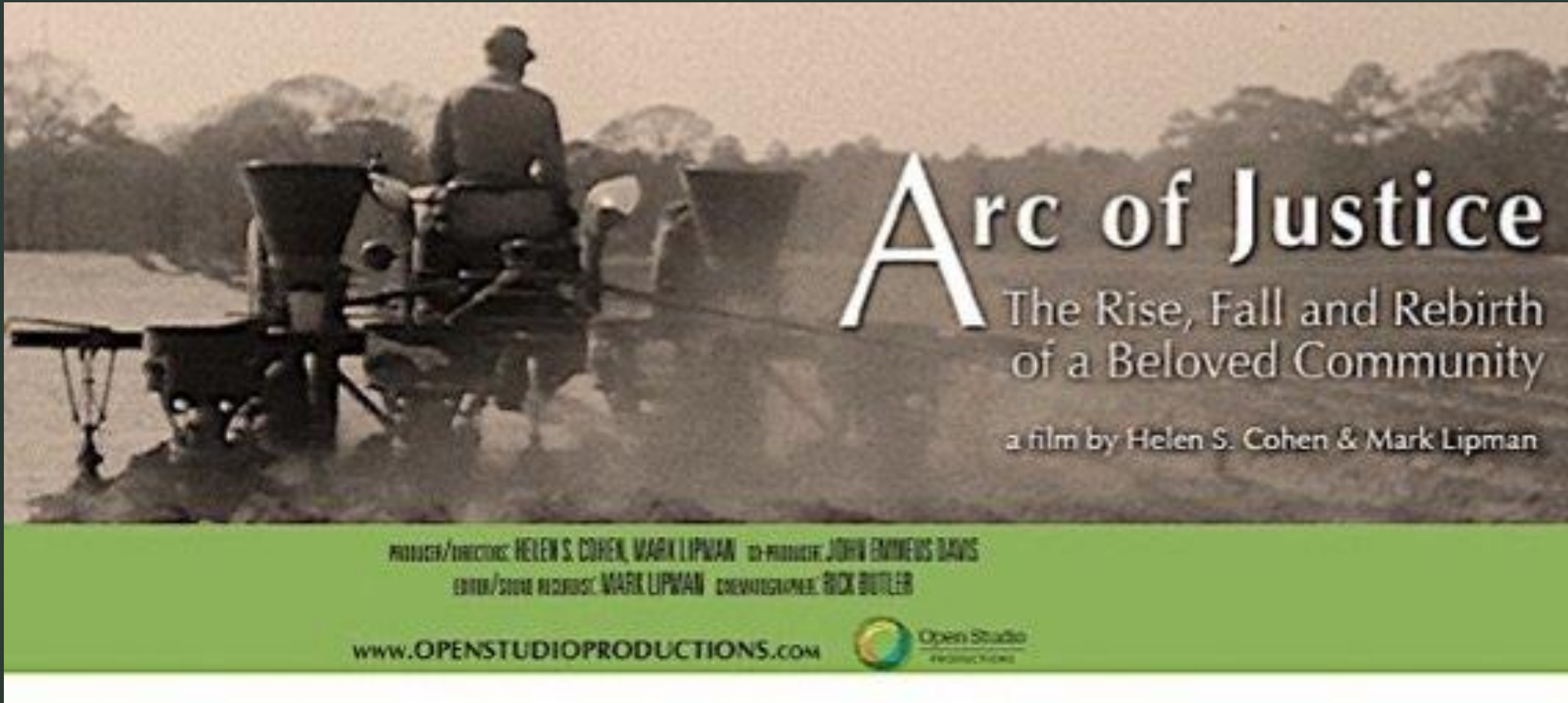
New Communities Inc.: Cooperative Living, Learning, Earning and Doing Together Empowers a Collective Group of People

In September of 1968, a planning committee was formed in Atlanta to explore a “new model of land tenure” beginning a year-long process that resulted in the nation’s very first Community Land Trust.

In 1969, **New Communities Inc.** was incorporated by Charles and Shirley Sherrod and others.

In 1970, New Communities purchased 5,600+ acres of land in Georgia. Located on a former plantation, the rural CLT was the largest tract of land owned by African Americans in the country at the time.





To learn more:

<https://www.newcommunitiesinc.com/>

<https://www.arcofjusticefilm.com/>



Content from Roots & Branches: A Gardeners Guide to the Origins and Evolution of the CLT: www.clroots.org



Questions?
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