

**UZBEKISTAN STATE UNIVERSITY OF WORLD LANGUAGES**  
**TRANSLATION THEORY AND PRACTICE FACULTY**

# ***SELF STUDY***

**Theme: Community association**

***Group 304***

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## **Community association**

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*A **community association** is a nongovernmental association of participating members of a community, such as a neighborhood, village, condominium, cooperative, or group of homeowners or property owners in a delineated geographic area. Participation may be voluntary, require a specific residency, or require participation in an intentional community. Community associations may serve as social clubs, community promotional groups, service organizations, youth sports group or quasi-governmental groups.*

## **Historic Overview**

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*The community land trust (CLT) is an equitable and sustainable model of affordable housing and community development that has slowly spread throughout the United States, Canada, and the United Kingdom during the past 40 years. The CLT model was originated in the United States by Ralph Borsodi and Robert Swann, drawing upon earlier examples of planned communities on leased land including the Garden city movement in the United Kingdom, single tax communities in the USA, Gramdan villages in India, and moshav communities on lands owned by the Jewish National Fund in Israel. The prototype for the modern-day community land trust was formed in 1969 near Albany, Georgia by leaders of the southern civil rights movement seeking a new way to achieve secure access to land for African American farmers.*

## **History**

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*According to the E. F. Schumacher Society website: "Swann was inspired by Ralph Borsodi and by Borsodi's work with J. P. Narayan and Vinoba Bhave, both disciples of Gandhi. Vinoba walked from village to village in rural India in the 1950s and 1960s, gathering people together and asking*

*those with more land than they needed to give a portion of it to their poorer sisters and brothers. The initiative was known as the Bhoodan or Land gift movement, and many of India's leaders participated in these walks.*

*Some of the new landowners, however, became discouraged. Without tools to work the land and seeds to plant it, without an affordable credit system available to purchase these necessary things, the land was useless to them. They soon sold their deeds back to the large landowners and left for the cities. Seeing this, Vinoba altered the Boodan system to a Gramdan or Village gift system. All donated land was subsequently held by the village itself. The village would then lease the land to those capable of working it. The lease expired if the land was unused. The Gramdan movement inspired a series of regional village land trusts that anticipated Community Land Trusts in the United States.*

*The first organization to be labeled with the term 'community land trust' in the U.S., called New Communities, Inc., was founded with the purpose of helping African-American farmers in the rural South to gain access to farmland and to work it with security.*

*A precursor to this was the Celo Community in North Carolina, which was founded in 1937 by Arthur Ernest Morgan.<sup>[1]</sup>*

***New communities:*** *Robert Swann worked with Slater King, president of the Albany Movement and a cousin of Martin Luther King, Jr., Charles Sherrod, an organizer for the Student Nonviolent Coordinating Committee, and individuals from other southern civil rights organizations in the South to develop New Communities, Inc., "a nonprofit organization to hold land in perpetual trust for the permanent use of rural communities".*

*Their vision for New Communities Inc. drew heavily on the example and experience of the Jewish National Fund (JNF) in making land available through 99-year ground leases for the development of planned*

*communities and agricultural cooperatives. The JNF was founded in 1901 to buy and develop land in Ottoman Palestine (later Israel) for Jewish settlement. By 2007, the JNF owned 13% of all the land in Israel. It has a long and established legal history of leasing land to individuals, to cooperatives, and to intentional communities such as kibbutzim and moshavim. Swann, Slater King, Charles Sherrod, Faye Bennett, director of the National Sharecroppers Fund, and four other Southerners traveled to Israel in 1968 to learn more about ground leasing. They decided on a model that included individual leaseholds for homesteads and cooperative leases for farmland. New Communities Inc. purchased a 5,000-acre (20 km<sup>2</sup>) farm near Albany, Georgia in 1970, developed a plan for the land, and farmed it for twenty years. The land was eventually lost, but the example of New Communities inspired the formation of a dozen other rural community land trusts in the 1970s. It also inspired and informed the first book about community land trusts, produced by the International Independence Institute in 1972.*

*Ralph Borsodi, Robert Swann, and Erick Hansch founded the International Independence Institute in 1967 to provide training and technical assistance for rural development in the United States and other countries, drawing on the model of the Gramdan villages being developed in India. In 1972, Swann, Hansch, Shimon Gottschalk, and Ted Webster proposed a "new model for land tenure in America" in *The Community Land Trust*, the first book to name and describe this new approach to the ownership of land, housing, and other buildings. One year later, they changed the name of the International Independence Institute to the Institute for Community Economics (ICE).*

*In the 1980s, ICE began popularizing a new notion of the CLT, applying the model for the first time to problems of affordable housing, gentrification, displacement, and neighborhood revitalization in urban areas. From 1980-*

*90, Chuck Matthei, an activist with roots in the Catholic Worker movement and the peace movement, served as Executive Director of ICE, then based in Greenfield, MA and now located in Springfield, MA. ICE pioneered the modern community land trust and community loan fund models. During Chuck's tenure, the number of community land trusts increased from a dozen to more than 100 groups in 23 states, creating many hundreds of permanently affordable housing units, as well as commercial and public service facilities. With colleagues Chuck guided the development of 25 regional loan funds and organized the National Association of Community Development Loan Funds, later known as the National Community Capital Association. From 1985-90, Chuck served as a founding Chairman of the Association and from 1983-88 he served as a founding board member of the Social Investment Forum, the national professional association in the field of socially responsible investment. Chuck also launched an effort in the early to mid-1980s to address many of the legal and operational questions about CLTs that were arising as banks, public officials and others encountered the growing effort to create such community-based organizations around the country.*

*The first urban CLT, the Community Land Cooperative of Cincinnati, was founded in 1981 by an ecumenical association of churches and ministries created to prevent the displacement of low-income, African-American residents from their neighborhood. During the 1980s, the number of urban CLTs increased dramatically. They were sometimes formed, as in Cincinnati, in opposition to the plans and politics of municipal government. In other cities, like Burlington, Vermont and Syracuse, New York, community land trusts were formed in partnership with a local government. One of the most significant city-CLT partnerships was formed in 1989 when a CLT subsidiary of the Dudley Neighborhood Initiative was granted the power of eminent domain by the City of Boston.*

*There are currently over 250 community land trusts in the United States. Fledgling CLT movements are also underway in England, Canada, Australia, Belgium, Kenya and New Zealand. In 2006, a national association was established in the United States to provide assistance and support for CLTs: the National Community Land Trust Network. Also established that year to serve as the Network's training and research arm was the National CLT Academy. Similar country-wide networks for promoting and supporting CLTs have recently been formed in the United Kingdom and in Australia.*