



Lahaina Community Land Trust: A \$5M Matching Opportunity

Keeping Lahaina Lands in Lahaina Hands – and Rebuilding for Thriving Future Generations

A generous anonymous donor has committed **\$5 million in matching funds** to accelerate recovery and long-term stability in Lahaina. **This match immediately doubles the impact of every new commitment—turning \$5 million into \$10 million for Lahaina families and lands.**

Who is the Lahaina Community Land Trust?

The **Lahaina Community Land Trust (LCLT)** is a 501(c)3 nonprofit formed in the wake of the 2023 Maui fires, guided by the people we serve — from community members who lost homes, to those with generational ‘ike (knowledge) of this special place, to the educators of our keiki, whom we hope will one day thrive in Lahaina.

LCLT embodies the internationally-recognized Community Land Trust model — a powerful tool born in the U.S. South in the 1960s to protect Black families from land displacement during the Civil Rights Movement. CLTs are able to keep homes affordable by owning land but selling the structure — such as a single-family home — to income-qualified purchasers, at a price that’s affordable for local wage earners. Community ownership and stewardship of land ensures that homes remain off the speculative market and affordable forever.

Our Goal: Create a **dual housing market** where **20% of Lahaina's housing stock** is permanently protected *as affordable housing for* Lahaina's future generations. By harnessing the urgency of this disaster and the recognition that systemic change was called for long before the fire, LCLT blends disaster relief with permanent solutions — to bring community stability and generational change.



What all our programs have in common: All of these protections are permanent. Our investment must only be used once to protect 'āina — forever.

- **Our No. 1 Solution:** Helping families stay through our **Keep Lahaina Home Insurance Gap Program** that helps homeowners close the gap between insurance payouts and construction costs, ensuring that Lahaina 'ohana can rebuild in exchange for agreeing to protect properties for other local families if they sell in the future.
 - **Embracing the traditional CLT approach:** Purchasing and protecting land that might otherwise end up in the hands of investors and building homes within financial reach of local families with ground leases that ensure they stay affordable to Lahaina families in perpetuity.
 - **Intervention to prevent the worst-case scenario:** LCLT steps in to purchase 'āina and prevent foreclosure, while partnering with the 'ohana to create a right of first opportunity (ROFO) to return to the home.
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What Have We Accomplished to Date?

LCLT has emerged as a pivotal force in Lahaina's post-disaster real estate market, demonstrating proven capacity and unprecedented speed.

'Āina (Land) Protection: Since its inception, LCLT has secured 13 parcels of land in Lahaina, the vast majority of which are within the footprint of the burn zone. Those properties are zoned to one day accommodate up to 34 housing units, which LCLT will build out and sell to families at truly affordable rates. Of those 13 parcels, three were transactions that prevented families from losing land in foreclosures.

Keeping 'Ohana Home: LCLT's Keep Lahaina Home Insurance Gap Program fills families' financial gaps to rebuild homes when their insurance proceeds fall short. In exchange, a permanent deed restriction stewarded by LCLT is placed on the home ensuring that the unit of housing remains owner-occupied and attainable for Lahaina families in perpetuity. Said differently, this is another way to ensure that these lands and homes are never lost to investors, while also protecting Lahaina's generational 'ike (knowledge) by helping families stay in Lahaina today. To date, LCLT has provided funding to 10 'ohana, whose household



members represent a combined 1,635 years of living in Lahaina. Nearly 60 individuals make up these multigenerational families, 20 of whom are children and 10 of whom are kūpuna (elders).

Leveraging Partners: LCLT has partnered with other organizations and government agencies to apply this model of permanent stewardship when investments are made in rebuilding Lahaina's housing stock – ensuring that homes funded through generous public and private funders or in-kind services will continue to benefit Lahaina residents decades into the future. Thanks to partnerships with organizations including County of Maui, Habitat for Humanity, Mennonite Disaster Services, Lahaina Long Term Recovery, and Hawai'i Community Lending, our goal of protecting 20% of Lahaina homes is within reach.

Why Now?

The opportunity for community-led intervention is rapidly closing:

- **Foreclosures are rising:** LCLT has already intervened in four foreclosures. We expect many more after the \$4-billion fire lawsuit settles this fall – and fails to make families whole in time to prevent foreclosure.
 - **Speculation is accelerating:** Half of all post-fire property sales have gone to buyers outside of Lahaina. Without intervention, the displacement of local families will only accelerate as properties become available.
 - **Families can't wait:** Federal rent assistance is ending. Families are being asked to cover both extremely high rents and their pre-fire mortgages. Without help now, many will be forced to leave.
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What This Match Unlocks

With \$10 million in combined funding, LCLT will:

- **Secure 10-20 parcels** on which **15-30 homes** can be built.
- **Assist 5-10 families** in rebuilding and remaining in Lahaina.



- Leverage existing collaborations with partner organizations to extend the reach of this solution to more homes.
- Stand ready to intervene as foreclosures rise this fall.
- Create lasting change that extends far beyond immediate disaster recovery — establishing a community-controlled land base that will keep Lahaina affordable for generations, regardless of external market pressures.

This is not just disaster recovery—it is a generational safeguard that reimagines housing in Lahaina, providing a replicable model for communities facing similar challenges in disasters' wake across the continent.

The Terms

- **\$5 Million Total Pledge:** \$2.5M available immediately upon securing matching commitments; \$2.5M available over the next five years for sustained impact.
- **1:1 Match on Grants:** Every dollar of new grant funding is matched dollar-for-dollar, maximizing the impact of philanthropic investment.
- **0.5:1 Match on Opportunity Funds:** Every \$1 contributed to LCLT's Opportunity Fund (our internal line of credit) is matched with \$0.50 from the donor.
 - The Opportunity Fund allows LCLT to deploy \$9M in remaining County funds that have been awarded (and only available on a reimbursement basis), and to cover accrued construction costs before home sales.
 - These recoverable dollars are typically repaid within 1–3 years. Funders may then choose to recover their capital in full, or convert it into a permanent grant—securing land, homes, or stewardship in perpetuity.

Permanent Impact Guaranteed: Every dollar invested—whether through direct grants or the revolving Opportunity Fund—creates permanent protections, ensuring that this one-time investment benefits Lahaina families in perpetuity.

Together, we can keep Lahaina lands in Lahaina hands. Forever.

For more information about joining this transformative effort, contact LCLT at info@lahainacommunitylandtrust.org