



Assessing Community Land Trusts for Sustainable Coastal Housing Development in Tanzania: A Policy Analysis

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Abstract

Community Land Trusts (CLTs) are increasingly recognised as a sustainable land tenure mechanism for housing development, particularly in contexts where land scarcity and affordability issues hinder equitable access to housing. The study employs a review of existing literature and case studies from similar contexts, supplemented by consultations with local stakeholders to assess the applicability of CLT principles within Tanzanian law. A key finding is the potential for CLTs to secure affordable housing for low-income coastal communities through long-term land leases, which can mitigate speculative land price increases. While CLTs show promise as a policy mechanism in Tanzania, their implementation requires tailored legal frameworks and community buy-in to ensure successful development of sustainable coastal housing. Policy makers should consider integrating CLT principles into existing housing policies, alongside supportive financial mechanisms and community engagement strategies.

Keywords: *Community Land Trusts, Coastal Development, Tenure Security, Housing Equity, Asset Protection, Participatory Planning, Sustainable Urbanization*

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