



**California  
Community  
Land Trust  
Network**

Perpetual Home Affordability ~ Stewardship ~ Community Control

**AGENDA**

**CALIFORNIA COMMUNITY LAND TRUST NETWORK  
ANNUAL MEETING OF MEMBERS  
&  
BOARD OF DIRECTORS MEETING  
12:00p, Wed. Jan 23<sup>rd</sup>, 2019**

Video Call: <https://zoom.us/j/528756817>

Voice Call-In Number: +1 669 900 6833

Access Code: 528 756 817

To attend in person  
272 14<sup>th</sup> St. Oakland CA, 94612

**CALL TO ORDER**

**12:00**

**ROLL CALL**

PRESIDENT:

MARK ASTURIAS\*

VICE PRESIDENT:

DEVIKA GOETSCHIUS\*

TREASURER:

BRUCE WOLFE

SECRETARY

FRANCIS MCILVEEN\*

BOARD MEMBER

ARIANNE DAR

BOARD MEMBER

JEAN DIAZ

BOARD MEMBER

IAN WINTERS

\*indicates initial incorporating term ending

## **ADDITIONS AND DELETIONS TO THE AGENDA**

### **INTRODUCTIONS**

Introductions of attending members and guests

### **MEMBER COMMENTS**

#### **THE PRESIDENT OF THE CALIFORNIA COMMUNITY LAND TRUST NETWORK WILL CALL FOR MEMBER COMMENTS**

Any Member may address the Board of the California Community Land Trust Network on items within the Board's subject matter jurisdiction, but which are not listed on the agenda during MEMBER COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. MEMBER COMMENTS are scheduled for 15 minutes and should be limited to three minutes per person.

### **BOARD BUSINESS**

#### **1. MINUTES OF NOV. 1<sup>st</sup>, 2018**

RECOMMENDED ACTION:

Approve minutes of November 1<sup>st</sup>, 2018.

#### **2. CALL FOR ADDITIONAL NOMINATIONS FOR THE BOARD OF DIRECTORS FROM THE FLOOR (Elections Committee)**

#### **3. PROPOSED BYLAW AMENDMENT ALLOWING FOR SECONDARY NOMINATIONS**

RECOMMENDED ACTION(S):

In the event of an insufficient number board candidates, approve a bylaw amendment that provides for member organizations to nominate a second board candidate from the organization in the event that number of board members and board candidates is insufficient to reach the currently authorized number of board members (8). Call for secondary nominations if needed.

ALTERNATIVE ACTION(S):

Reduce the authorized number of board members. (5) is the minimum in our bylaws.

#### **4. ELECTION OF BOARD OF DIRECTORS (Elections Committee)** Introduction of board nominees and statements by candidates if desired.

NOMINEES AS OF JAN 7<sup>th</sup>, 2018

Ofelia Bello	PAHALI (Preserving Affordable Housing Assets Longterm, Inc)
Maureen Cornelius	CLAM (Community Land Trust Association of Marin)
Jen Collins	OakCLT (Oakland Community Land Trust)

Current board members with remaining 1yr term:

Ariane Dar	Bolinas CLT
Ian Winters	NCLT
Bruce Wolfe	SFCLT
Jean Diaz	SDCLT

RECOMMENDED ACTION(S):

Elect up to 5 new board members via roll-call membership vote including nominations from the floor. Each organization to vote for up to 5 to reach desired board number of 8 including initial directors with 1yr remaining terms.

**5. ADOPT DUES LEVELS FOR 2019**

RECOMMENDED ACTION(S):

Adopt dues at the same level as 2018.

**6. ADOPT DATE AND PLACE OF 2019 ANNUAL CONFERENCE AND MEMBER MEETING**

RECOMMENDED ACTION(S):

Direct the new board of directors to identify location and date

END OF MEMBER ANNUAL MEETING ITEMS

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**7. ELECTION OF OFFICERS BY THE BOARD**

RECOMMENDED ACTION(S):

Board to elect Officers as called for in the bylaws.

**8. THANK DEPARTING INCORPORATING BOARD MEMBERS**

RECOMMENDED ACTION(S):

Adopt a resolution thanking the incorporating board members for their service.

**9. ADOPT BOARD MEETING CALENDAR FOR 2019**

RECOMMENDED ACTION(S):

Adopt board meeting dates for 2019.

**10. DISCUSSION OF ALL OTHER MATTERS PERTAINING TO THE CORPORATION**

RECOMMENDED ACTION:

Provide policy direction on activities of the Corporation.

**BOARD COMMENTS**

**ADJOURNMENT**

**ITEM 4: BOARD OF DIRECTORS NOMINATIONS**  
CURRENT AS OF JAN 7<sup>th</sup>, 2018

**Ofelia Bello**

**PAHALI**

**PAHALI CLT, Board Chair**

**East Palo Alto Planning Commission**

**Bio:** Ofelia was born and raised in the Gardens neighborhood of East Palo Alto. She earned her bachelor's degree from UC Santa Barbara in Sociology, U.S. History and Sociocultural Linguistics and holds a master's degree from the University of San Francisco in Urban and Public Affairs.

Ofelia works with various local and regional organizations and coalitions around housing issues, with a specific focus on the needs of low-income, working-class, immigrant and communities of color. Ofelia is currently a planner on the Housing and Neighborhoods team at ABAG-MTC and is eager to continue working closely with her community in East Palo Alto. Ofelia feels eternally indebted to the community that raised her and her long-term goal is to not only help stabilize vulnerable neighborhoods, but also make them vibrant, healthy, safe, culturally relevant spaces where communities can be self-determine and have the opportunity to build assets.

**Candidate Statement:** I'm interested in serving on the California CLT Network Board of Directors because I feel that I have much to offer and bring a wealth of experiences and perspective that has been historically underrepresented in the housing world. Coming from a low-income, immigrant, working-class background means my identities, and that of my community, inform my worldview and professional practice. I am currently employed as a housing planner with the regional planning agency, ABAG-MTC and am equipped with a well-rounded understanding of housing policy, research methods, and technical assistance in my field. I'm also involved with grassroots efforts both locally in East Palo Alto, and regionally, that mostly focus on serving the needs of low-income, immigrant, communities of color. Additionally, I was appointed to the East Palo Alto Planning Commission in June of 2018 and that role, along with my role as PAHALI Community Land Trust's Chair, have equipped me with experience to build off of in order to be an effective and compassionate member of the CA CLT Board.

Finally, I'm currently a fellow with Urban Habitat's Boards and Commissions Leadership Institute and am in the process of learning how to become an even more effective and strategic leader and advocate. Altogether, I am confident my experience with housing policy, grassroots organizing and advocacy make me a strong candidate to serve on the CA CLT Board. I wholeheartedly believe in the community land trust model as a means to not only stabilize communities, but help them thrive in the long run. I humbly thank you for considering me to join the Board.

**Jen Collins**

**OakCLT**

**OakCLT, Operations and Stewardship Manager**

**OakCLT, Resident and Former Resident Board Member**

**Bio:** Jen is currently the Operations and Stewardship Manager at the Oakland Community Land Trust. She and her family are also OakCLT homeowners. Prior to joining OakCLT's staff, Jen served as a resident representative on the OakCLT board of directors. Jen is also a certified paralegal, a black belt in Shodan, and a platform conductor at the Redwood Valley Railway.

**Candidate Statement:** I would like to serve on the board because I think that the network is a valuable resource for all of its members, as well as for new CLTs. I am inspired by the idea

of creating more opportunities for shared technical expertise, and for California CLTs to learn from one another's experience. As a resident, I am uniquely committed to the CLT model, and have a deep, ongoing relationship to this work. Serving on the board is an opportunity to support and strengthen the work of CLTs on a statewide level, and I am really excited about that. We have a lot of amazing groups and individuals in this network, and I'm really looking forward to the opportunity to serve with you.

**Maureen Cornelius** **CLAM**  
**Community Land Trust Association Marin, Board President**

**Bio:** CLAM board member and President. Pending.

**Candidate statement:** Pending.

OTHER LATE NOMINEES AND NOMINEES FROM THE FLOOR

**FLOOR NOMINATION** **ORG NAME**  
**ORG, TITLE**

**Bio:** Pending.

**Candidate statement:** Pending.

**FLOOR NOMINATION** **ORG NAME**  
**ORG, TITLE**

**Bio:** Pending.

**Candidate statement:** Pending.

## **ITEM 3: BYLAWS AMENDMENT OR REDUCTION IN AUTHORIZED # OF BOARD MEMBERS**

**FROM:** Elections Committee (Arianne Dar, Ian Winters, Bruce Wolfe)

**TO:** California CLT Network Board and Members

### **BACKGROUND:**

The CA CLT NETWORK Bylaws in Article III, Section 2 provide for each member to have a maximum of (1) elected member of the board of directors. Art. III, Sec.1 of bylaws provides for a number of board members between (5) and (11), which was set by the current board for (7) in 2018, with a directive to increase to (8) members in 2019 through this election.

The number of current board nominations plus the number of initial board members with a two year term is (6). A number of potential candidates have expressed interest in late nominations from the floor.

In the event that the number of remaining board members and new board members is insufficient to meet the authorized number of board members we propose 2 alternatives:

### **ALTERNATIVE 1:**

Amend Article III, Sec. 2 to include a new Section 2.1 on Secondary Candidates. Proposed Text:

“2.1 A. In the event that at the annual meeting the number of board nominees, including nominations from the floor, plus the number of board members with time remaining on their term is below the authorized number of board members (currently 7) a call for secondary nominations from Organization Members already providing a board member or a board nominee is to be made.

2.1 B In the event that this section must be invoked the provision limiting the maximum number of regular board members from an Organizational Member to (1) is raised to (2) until the next Annual Member meeting and election. “

### **ALTERNATIVE 2:**

Take board action at this meeting to reduce the current authorized number of board members from (8) to the anticipated total number of board members.

### **RATIONALE:**

Ideally this provision is never invoked, but, we do not currently have enough confirmed nominations to meet our authorized number of members following the election.

As an all-volunteer statewide organization, board capacity is an important facet of sustainability. As a membership organization it is highly desirable to have equal representation from members. Alternative 1 provides a pathway that in times when there insufficient member organizations able to provide a board member that larger member organizations with multiple staff may provide additional support to the network when needed, while ensuring that equal representation regardless of size is a guiding principle.

Alternative 2 provides an option of meeting our representational goals, but, at the risk of reduced board capacity.