

Bay Area CLT

Bolinas Community
Land Trust

Beverly-Vermont
Community Land
Trust

CLAM (Community
Land Trust of West
Marin)

Coastal Commons
CLT

CommonSpace Land
Trust

El Sereno Land Trust

FCLT

Inland Equity CLT

Irvine Community
Land Trust

LA EcoVillage

Liberty CLT

Northern California
Land Trust

OakCLT

PAHALI (Preserving
Affordable Housing
Assets Longterm,
Inc)

Richmond Land

San Diego
Community Land
Trust

San Francisco
Community Land
Trust

St Josephs CLT

Housing Land Trust
of Sonoma County

T.R.U.S.T. South LA

THRIVE Santa Ana

FULLY FUND NANCY SKINNER'S

"Homes for Homeowners, Not Corporations" Act (SB 1079)

FOR IMMEDIATE RELEASE – JANUARY 13th, 2021

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The **California Community Land Trust Network** has long awaited **January 1st, 2021**, for Nancy Skinner's "**Homes for Homeowners, Not Corporations**" Act to be implemented into law and the program's success depends on adequate funding allocation in the final budget.

The California Community Land Trust Network (CACLT Network) is a membership organization representing the interests of the over 30 community land trusts throughout the state of California and collectively over \$220 million of community assets. "Our work is centered on the permanent preservation of existing affordable housing, stemming the tide of displacement with a focus on the resident ownership of housing and community control of land through Community Land Trusts (CLTs)," explained Ian Winters, President of the CACLT Network and Executive Director of the Northern California Land Trust.

"SB 1079, which will go into effect January 2021, was written with the work of CLTs in mind; the intent of the bill is to make it easier for CLTs and other not-for-profit affordable housing providers to intervene in the foreclosure auction process in order to keep homeowners and tenants in small 1-4 unit buildings from losing their housing and potentially becoming homeless," said Jen Collins of the CACLT Network and Operations Manager at Oakland CLT.

"With approximately 35% of Americans poised to lose their homes in the next two months without major intervention from the state or federal government based on Census Bureau data^[1], and the homelessness crisis substantially catalyzing the spread of COVID 19^[2], scaling the SB 1079 option will facilitate the permanent preservation of many foreclosed properties for affordable



housing,” stated Oscar Monge, with the CACLT Network and also TRUST South LA.

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“There are already almost 6,000 properties in California that are in some stage of foreclosure.^[3] While alarming, this number is temporarily lower than it is expected to become, since many homeowners and small rental property owners are protected from foreclosure until Jan. 31st by mortgage forbearance and foreclosure moratorium enacted by the federal government. When these protections expire, many homeowners and small rental owners will be facing mortgage expenses that they are not able to meet, as the financial crisis is not expected to turn around quickly,” said Fanny Ortiz from the CACLT Network and Co-President of Los Angeles based Fideicomiso Comunitario Tierra Libre (FCTL).

“Without a dedicated source of public funding it will be difficult to scale this critically needed approach to housing preservation and protection of residents who will otherwise be at immediate risk of homelessness. We believe the passage of SB 1079 offers a chance to mitigate the forthcoming pandemic-fueled wave of foreclosures, and presents a prime opportunity for the state to make a strategic investment in the growth of resident-centered acquisition and rehabilitation of affordable housing units that the CLT model has been leading for decades,” shared Valerie Jameson from the CACLT Network and Richmond LAND.

With no funding for this type of support appearing in the Governor’s budget released last Friday, we expect to engage with the budgeting process in the coming weeks and months.

Joining the California Community Land Trust Network in this Ask are:

- *Oakland Mayor Libby Schaaf*
- *Richmond City Council Member Melvin Willis*
- *Richmond City Council Member Claudia Jimenez*
- *Former Richmond City Council Member Jael Myrick*
- *Somos Mayfair, Victor Vasquez*
- *Contra Costa Budget Justice, Dan Geiger*
- *Richmond Our Power Coalition, Katherine Ramos*
- *Ensuring Opportunities Campaign, Mariana Moore*



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- *Inclusive Action, Rudy Espinoza*
- *Sustainable Economies Law Center, Jay Cumberland*
- *California Reinvestment Coalition, Kevin Stein*
- *Safe Return Project, Challa Bonner*
- *People's Land and Housing Alliance, James Huynh and Leslie Gordon*
- *Richmond Community Foundation, Jim Becker*
- *CD Tech, Susana Coracero*
- *Eden Community Land Trust, Renee Badruzzaman*

^[1] <https://www.msn.com/en-us/news/us/35-of-americans-could-lose-their-home-in-next-two-months-census-report-says/ar-BB1c3xWa?fbclid=IwAR1opVZaOySJP3DBQxtWINJqXW8IHFwEMU5mGm1LtzNvFvCLxPRyDlz4CXs>

^[2] https://www.npr.org/2020/12/01/940816002/researcher-finds-evictions-are-associated-with-more-than-10-000-death-from-covid?fbclid=IwAR1E4I94HAc8G5Q7Uueh8MFF-5vWenfu5EuHdDn8XGwP3ZAb8Rd_uRoRjg8

^[3] <https://national.propertyradar.com/> retrieved Jan 2nd, 2021.