



Meeting Notes

CALIFORNIA COMMUNITY LAND TRUST NETWORK ANNUAL MEETING OF MEMBERS June 25, 2021 3:30pm– 5:30pm

START OF MEMBERSHIP MEETING

CALL TO ORDER

3:30pm

ROLL CALL OF MEMBERS & INTRODUCTIONS

20mn

Bay Area CLT. Present	Meadowfarm CLT. Present
Beverly Vermont. Present	NCLT. Present
Bolinas CLT. Present	OakCLT. Present
Common Space CLT. Present	Richmond Land. Present
CLAM. Present	Sacramento CLT. Present
El Sereno CLT, Present	Saint Joseph CLT. Present
FCTL. Present	San Diego CLT. Absent
Housing Humboldt. Absent	San Francisco CLT. Present
HLT of Sonoma County. Present	San Gabriel Valley CLT. Present
Inland Equity. Present	T.R.U.S.T. South LA. Present
Irvine CLT. Present	Thrive Santa Ana. Present
Liberty CLT. Absent	

ADDITIONS AND DELETIONS TO THE AGENDA:

None

MEMBERSHIP MEETING AGENDA:

- 1. BOARD REPORT TO THE MEMBERSHIP** **10mn**
- 2. FINANCE REPORT** **10mn**

3. **ELECTION OF BOARD OF DIRECTORS** **5mn**

- a) Last call for nominations
 - a. Liza from FCTL inquired about self nomination. Clarification was provided that since FCTL already has a board representative, the bylaws do not allow for another representative during the same term.
- b) Introduction of board nominees and statements by candidates (see exhibits)

Current board members with remaining 1yr term:

Marina Ramirez (Thrive Santa Ana)
Ian Winters (NCLT)
Oscar Monge (T.R.U.S.T. South LA)
Fanny Ortiz (FCTL)
Saki Bailey (SFCLT)

NOMINEES AS OF JUNE 24th, 2021

Jen Collins	Oakland Community Land Trust
Jennifer Ganata	Beverly-Vermont Community Land Trust
Eddie Torres	El Sereno Community Land Trust

RECOMMENDED ACTION(S):

Each organization to vote for a minimum of 2 board members from eligible Member Representatives nominated for a board of 7 members.

VOTE RESULTS

- Jen Collins, OakCLT
 - 20 votes for Yes, zero votes for no, abstain.
 - Elected to Board
- Jennifer Ganata, Beverly-Vermont CLT
 - 20 votes for Yes, zero votes for no, abstain.
 - Elected to Board
- Eduardo Torres
 - 20 votes for Yes, zero votes for no, abstain.
 - Elected to Board

4. **SETTING OF ANNUAL DUES FOR 2021-22 (Roll-call vote)** **5mn**

RECOMMENDED ACTION(S):

Set Annual Dues at the same level as in 2020:

REGULAR MEMBERS

under \$50,000 in revenue	\$50.00
\$50,000 - \$100,000	\$75.00
\$100,000 - \$200,000	\$100.00

\$200,000 - \$500,000	\$150.00
Over \$500,000	\$200.00

SUPPORTING MEMBERS (non-voting)

Individuals & Emerging and Grassroots Orgs	\$50.00
Individuals & Established Orgs	\$200.00

VOTE RESULTS

- 18 votes for yes, zero votes for no, zero votes for abstain.
- Motion to adopt 2021 fee schedule passes.

5. PROPOSAL TO INCORPORATE A 501(C)4 TO ENHANCE ADVOCACY WORK 30mn

- a) 501(c)4 Presentation
- b) Q&A and discussion
- c) Vote to empower the board to establish a c4

RECOMMENDED ACTION(S):

Establish a c4 and pursue funding for it.

Discussion

- We are looking to create a 501c4 separate from the c3 to allow for increased political engagement. A c4 allows more space to work with elected officials than a c3 is allowed
- Would a new board be made? Yes, a new board would govern the c4.
- We are looking to explore options to create a sustainable budget.
- What is the timeline we are looking at? Are there other organizations we can borrow structure from?
- October is our hard start timeline, currently trying to maintain legislative advocacy.
- Many organizations have a c4 alongside their c3.
- How is a pivot to a c4 in service to the organization's members? Can we sustain that organization?
- We have to explore further to figure out the needs and realities of this type of change to feed into local work.
- C4 is a federal designation, and makes an organization very visible.
- Discussion of how do we use the c4 collectively and how do we settle possible tensions
- What would members want the c4 to work on? Discussion of need for coordination on large items so as to not negatively impact local groups.

VOTE RESULTS

- 18 votes for yes, zero votes for no, abstain.
- Motion to incorporate a 501(c)4 passes.

6. PROPOSAL TO EXPLORE MODIFIED CONSENSUS 10mn

Currently decisions of the membership and the board of directors are made by a majority or two-thirds majority as specified in the organizational bylaws for various types of decisions. Since democratic and inclusive decision-making are core principles of CACLTN, the board proposes the membership approve a one year analysis of a bylaws amendment that would adopt modified consensus in board and membership decision-making. The analysis would be carried out by a committee composed of board directors and CACLTN members.

RECOMMENDED ACTION(S):

Establish a committee to explore the implementation of modified consensus in CACLTN decision-making.

- Brief presentation of why the board would like to explore modified consensus decision making for both the board and membership
- Arianne, Benjy, Sojourna, and Susan volunteered to be in conversations about this change.

7. DISCUSSION OF ALL OTHER MATTERS PERTAINING TO THE CORPORATION 20mn

- a) CA CLT Survey Overview
 - Board Members encouraged CLTs to complete the two surveys
- b) Poll Results on Date selection for Fall convening
 - i) 15 votes for Sep.24-25, 13 votes for Oct.1-2, 15 votes for Oct.15-16.
- c) Member Announcements (no more than 3 minutes each)
 - SFCLT acknowledged the founding board members of the CACLTN. Also informed the group about a new CLT.
 - CLAM shared their new project website: Coastguardhousing.com.
 - Meadow farms CLT shared difficulties they had in dealing with its tax assessor and was happy with the direction of support being built in the network.
 - Resident member from SFCLT reiterated they have shared her phone number to connect with others in the chat.
 - Board Members shared that the organization has developed into a much larger presence and is being taken more seriously by the legislature.

8. TABLED ITEMS

- Discussion with membership on how we can support local/regional coalitions and what structures we should put in place to strengthen them.
 - Tabling this item for the sake of time.

MEMBERSHIP MEETING ADJOURNS

ITEM 1: BOARD'S REPORT TO THE MEMBERSHIP

Report to be provided

ITEM 2: Finance REPORT

California Community Land Trust Network Statement of Financial Position

As of December 31, 2020

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
BUSINESS CHECKING (1-71)	30,900.86
BUSINESS SAVINGS (71-0)	407,137.23
Total Bank Accounts	<u>\$ 438,038.09</u>
Total Current Assets	<u>\$ 438,038.09</u>
TOTAL ASSETS	<u>\$ 438,038.09</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	3,175.86
Total Accounts Payable	<u>\$ 3,175.86</u>
Total Current Liabilities	<u>\$ 3,175.86</u>
Total Liabilities	<u>\$ 3,175.86</u>
Equity	
Opening Balance Equity	772.00
Retained Earnings	144,168.15
Net Revenue	289,922.08
Total Equity	<u>\$ 434,862.23</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 438,038.09</u>

Friday, Jun 18, 2021 02:59:01 PM GMT-7 - Accrual Basis

California Community Land Trust Network Statement of Activity

January - December 2020

		Total
Revenue		
Bank Interest		53.30
grants received		260,000.00
Membership Dues		200.00
Restricted Grant		120,000.00
Total Revenue	\$	380,253.30
Gross Profit	\$	380,253.30
Expenditures		
Bank Charges & Fees		58.00
Bookkeeping Services		1,068.75
Emergency Grant		52,500.00
Insurance		2,172.00
Interest Paid		-78.65
Legal & Professional Services		17,525.00
Interpretation Services		5,184.00
Web Design		500.00
Total Legal & Professional Services	\$	23,209.00
Meals & Entertainment		3,757.99
Office Supplies & Software		246.72
Other Business Expenses		65.51
Payroll		958.03
workers comp		63.71
Total Payroll	\$	1,021.74
Regional Meeting Expenses		150.00
Taxes & Licenses		168.53
Travel		5,841.63
Total Expenditures	\$	90,181.22
Net Operating Revenue	\$	290,072.08
Other Expenditures		
Reconciliation Discrepancies		150.00
Total Other Expenditures	\$	150.00
Net Other Revenue	-\$	150.00
Net Revenue	\$	289,922.08

2021 CA CLT Network Budget

FUNDS CARRIED FORWARD		Unrestricted	Restricted	
CZI Technology and Survey			\$ 90,000	
Other	\$ 325,038			
Operating reserve			\$ 23,000	
Total Funds Carried Forward	\$ 325,038		\$ 113,000	
PUBLIC SUPPORT AND REVENUE	Unrestricted	Restricted		In Kind labor by members
Membership contributions	\$ 2,750			
Program Revenue (conference)	\$ 2,000			
Individual contributions and conference sponsorship	\$ 5,000			
ERAP contract	\$ 6,750			
Grants CCHD, Ahead and others (need to be fundraised)	\$ 50,000			
Membership in-kind labor				\$ 78,000
Total Public Support	\$ 66,500	\$ -	\$ -	\$ 78,000
TOTAL PUBLIC SUPPORT AND REVENUE	\$ 66,500	\$ -	\$ -	\$ 78,000
EXPENSES				
Program Services - outreach/advocacy- conference	\$ 21,680		\$ 8,000	
Program Services - outreach/advocacy general	\$ 5,500		\$ 8,000	
Program services - education and academy	\$ 84,480	\$ 45,000.00	\$ 10,000	
Program Services - policy and legal tools	\$ 108,400		\$ 32,000	
Program Services - Acquisition Fund and Finance	\$ -		\$ 10,000	
Admin & Overhead (insurance, office exp and occupancy, audit etc)	\$ 55,932		\$ 10,000	
Website and IT onetime investment		\$ 45,000.00		
Management and Administration: staffing	\$ 16,160		\$ -	
Total Expenses	\$ 292,152	\$ 90,000	\$ 78,000	
CHANGE IN NET ASSETS	\$ (315,652)			
Deposit to Operating reserve	\$ 19,577			
Net cash on hand end of year - no additional funding	\$ 119,809			
Net cash on hand end of year - w/fundraising	\$ 169,809			

2021 CA CLT Network Budget - Actuals

As of June 25, 2021

FUNDS CARRIED FORWARD	FY2021 Budget	YTD Actuals
CZI Technology and Survey	\$ 90,000	\$ 90,000
Other	\$ 325,038	\$ 325,038
Operating reserve	\$ 23,000	\$ 23,000
Total Funds Carried Forward	\$ 438,038	\$ 438,038

PUBLIC SUPPORT AND REVENUE	FY2021 Budget	YTD Actuals
Membership contributions	\$ 2,750	\$ 2,688
Program Revenue (conference)	\$ 2,000	\$ -
Individual contributions and conference sponsorship	\$ 5,000	\$ -
ERAP contract	\$ 6,750	\$ 3,250
Grants CCHD, Ahead and others (hypothetical)	\$ 50,000	\$ -
TOTAL PUBLIC SUPPORT AND REVENUE	\$ 66,500	\$ 5,938

EXPENSES		
Program Services - outreach/advocacy- conference	\$ 21,680	\$ -
Program Services - outreach/advocacy general	\$ 5,500	\$ 2,700
Program services - education and academy	\$ 129,480	\$ 33,000
Program Services - policy and legal tools	\$ 108,400	\$ 69,000
Program Services - Acquisition Fund and Finance	\$ -	\$ -
Admin & Overhead (insurance, office exp and	\$ 55,932	\$ 9,700
Website and IT onetime investment	\$ 45,000	\$ -
<u>Management and Administration: staffing</u>	\$ 16,160	\$ -
Total Expenses	\$ 382,152	\$ 114,400

2022 CA CLT Network Budget

FUNDS CARRIED FORWARD			
	Unrestricted	Restricted	
Unspent funds	\$ 169,809		
Operating reserve		\$ 42,577	
Total Funds Carried Forward	\$ 169,809	\$ 42,577	
PUBLIC SUPPORT AND REVENUE	Unrestricted	Restricted	In Kind labor by members
Membership contributions	\$ 4,500		
Program Revenue (conference)	\$ 5,000		
Individual contributions and conference sponsorship	\$ 10,000		
Grants CZI, CCHD, Ahead and others (hypothetical)	\$ 565,000		
Membership in-kind labor			\$ 88,000
TOTAL PUBLIC SUPPORT AND REVENUE	\$ 584,500	\$ -	\$ 88,000
EXPENSES			
Program Services - outreach/advocacy- conference	\$ 33,050		\$ 12,000
Program Services - outreach/advocacy general	\$ 22,260		\$ 8,000
Program services - education and academy	\$ 168,040		\$ 10,000
Program Services - policy and legal tools	\$ 162,800		\$ 48,000
Program Services - Acquisition Fund , Finance TA	\$ 20,950		\$ 10,000
Admin & Overhead (insurance, office exp and occupancy, audit etc)	\$ 112,045		\$ -
Management and Administration: staffing	\$ 41,900		\$ -
Total Expenses	\$ 561,045	\$ -	\$ 88,000
CHANGE IN NET ASSETS	\$ 23,455		
Deposit to Operating reserve	\$ 29,225		
Net cash on hand end of year	\$ 164,039		

ITEM 3: BOARD OF DIRECTORS NOMINATIONS

LIST OF NOMINATIONS

Eduardo Torres

El Sereno Community Land Trust

El Sereno Community Land Trust, Board Member

El Sereno Community Land Trust, Director of Operations

Bio: For more than twenty years, Eddie Torres has devoted his entire professional career working in the public sector primarily focused in the area of social and housing justice. Eddie has held leadership positions at a wide variety of local and regional non-profit organizations. His most current community work involves co-forming the El Sereno Community Land Trust as an active board member and as the Director of Operations. Eddie currently provides educational and financial literacy consulting services to various organizations. He is a graduate of San Diego State University, where he earned his B.A. in Social Science. Eddie was awarded an Equity Fellowship to continue his graduate education at Cal State University, Northridge in Chicano Studies. Additionally, he is currently lecturing at LA Trade Tech College in the Community Planning & Economic Development department where he teaches on Community Organizing and Non-Profit Management. In his leisure time he enjoys reading about oral history, cooking spicy food, exploring the world and listening to Jazz music. He is married to Cati Acevedo-Torres and has a son named Sandino Acevedo-Torres and a stepson named Walter Rodriguez and currently resides in Bellflower, CA.

Candidate Statement: I find it an honor and rewarding experience to share space with with other like minded people who are deeply passionate about bringing the lack of true and permanent affordable housing to the center of our work. I truly enjoy to learn from others and i feel that being part of the CaCLTN board will afford us mutual benefit.

Jen Collins

Oakland CLT

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 previously served on the CaCLTN board and policy committee during 2019 and 2020.

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, for California CLTs to learn from one another's experience, and to further our policy work on the statewide level. 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 continue to serve with you.

Jennifer Ganata Beverly-Vermont Community Land Trust
Beverly-Vermont Community Land Trust, Former Board Member
Communities for a Better Environment, Environmental Justice Attorney

Bio: I have a deep interest in connecting my passion for environmental justice and housing in order to defend frontline communities' right to housing and a better environment. I believe organizing is key to helping move our most vulnerable communities away from investing in an extractive economy. I am an environmental justice attorney at Communities for a Better Environment (www.cbecal.org), but have done work in the area of housing for several years doing eviction defense and land use. I am a member of BVCLT and served as a board member from 2015-2021. I am also a member of the National Lawyers Guild-LA chapter. I also volunteer time with the Pilipino Workers Center in Los Angeles.

Candidate statement: In the last few years BVCLT has really transformed as an organization. I believe that participating at the board level will help BVCLT strengthen its work and provide a statewide context to the CLT movement. As BVCLT continues to learn from our statewide partners I also believe BVCLT's work and participation on the board can help contribute to the statewide conversation as to how we see the growing CLT movement in California. BVCLT's explicit mission to tie environmental and sustainable practices to community ownership is an important voice as the conversation to developing alternative models to ownership continue to be shaped. In addition, Leslie (BVCLT's former CACLTN representative) has been a great resource for the BVCLT board and our success as an organization is due in part to being able to draw on the resources provided on the state level. As someone who has served on the BVCLT board for 6 years, I would like to continue my connection by representing BVCLT through the California network board.

ITEM 4: ANNUAL DUES

The Dues schedule for 2021-22 is proposed to remain the same as in 2020.

REGULAR MEMBERS

under \$50,000 in revenue	\$50.00
\$50,000 - \$100,000	\$75.00
\$100,000 - \$200,000	\$100.00
\$200,000 - \$500,000	\$150.00
Over \$500,000	\$200.00

SUPPORTING MEMBERS (non-voting)

Individuals	\$50.00
Individuals & Emerging and Grassroots Orgs	\$200.00