
Foreclosure Intervention Housing Preservation Program (FIHPP)

OVERVIEW

The CA CLT Network



The Network's mission is to support existing and emerging Community Land Trusts in California in their efforts to develop and steward resident- and community- controlled housing and community facilities that will remain affordable in perpetuity.

We do this through our work in education and leadership development, policy advocacy and community building, and the development of a financial resources for CLTs.

The CA CLT Network



The CLT Academy



IN IT FOR THE LONG RUN
Community Land Trusts, Housing Justice
& Protecting our Neighborhoods
April 21, 2021 10-11:30am
An Interactive Panel: Stabilizing Communities and
Creating Intergenerational Wealth
in the Post-Covid Real Estate Market

The CA CLT Network



Advocacy



A Brief History of FIHPP



SB 1079 signed into law

Fall 2020

Jocelyn Foreman partners w/NCLT to buy her house utilizing SB 1079

May 2021



Jan-May 2021

CACLTN advocates for funding program to catalyze acquisitions

July 19, 2021

Governor signs FIHPP into law



What is FIHPP?

Warning

This information is preliminary and will be clarified, and elaborated on, by HCD in the months to come

\$500mil in loans and grants to nonprofits purchasing and rehabilitating buildings at foreclosure auction, in the foreclosure process, or at risk of foreclosure.

Key Dates

Funds become available - *Unknown*

HCD Evaluates Progress on the program *May 15, 2023*

Program sunsets - *June 30, 2026*

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What Properties are Eligible for Acquisition Through FIHPP?



What Entities Are Eligible to Use FIHPP Funds?

Nonprofits whose “primary activity is the development and preservation of affordable housing.”

LLC subsidiaries of Community Land Trusts and other mission driven nonprofits.

A limited partnership in which the managing general partner is a CA nonprofit whose primary activity is the development and preservation of affordable housing.

Tenants or a Limited Equity Housing Coop in partnership with a nonprofit.

Affordability Requirements

Fund recipients must maintain affordability of rents and resales

Units must be affordable to persons and families of extremely low, very low, low, or moderate income

- Does not apply to pre-existing tenants above income thresholds

Who Is Implementing the Program?

CA Dept. of Housing & Community Development

- Ultimately responsible
- Selecting contractors
- Responsible for drafting program guidelines

“Fund Manager” (1 or more)

- Nonprofit lender or gov housing trust fund
- Reviews and approves applications
- Originates and services loans or grants

Implementation Next Steps

Not official - subject
to clarification from
HCD

HCD is hiring for program managers



HCD and/or consultants will draft guidelines



HCD will issue a RFP for Fund Manager/s



Fund Manager/s disseminate application
information and begin lending

6 months? 1 year?

More?

Implementation Next Steps

What we don't know

- Application process
- Terms of grants and loans
- When funds become available



CA Foreclosure Process: Non-Judicial Foreclosure Timeline



The Foreclosure Landscape 2021

July 31 - End of federal moratorium on single family home foreclosures of for properties with a government-backed mortgage (about 2/3s of all single family mortgages)

Sept. 30/Oct. 3 – End of moratorium on eviction for non-payment of rent related to COVID-19

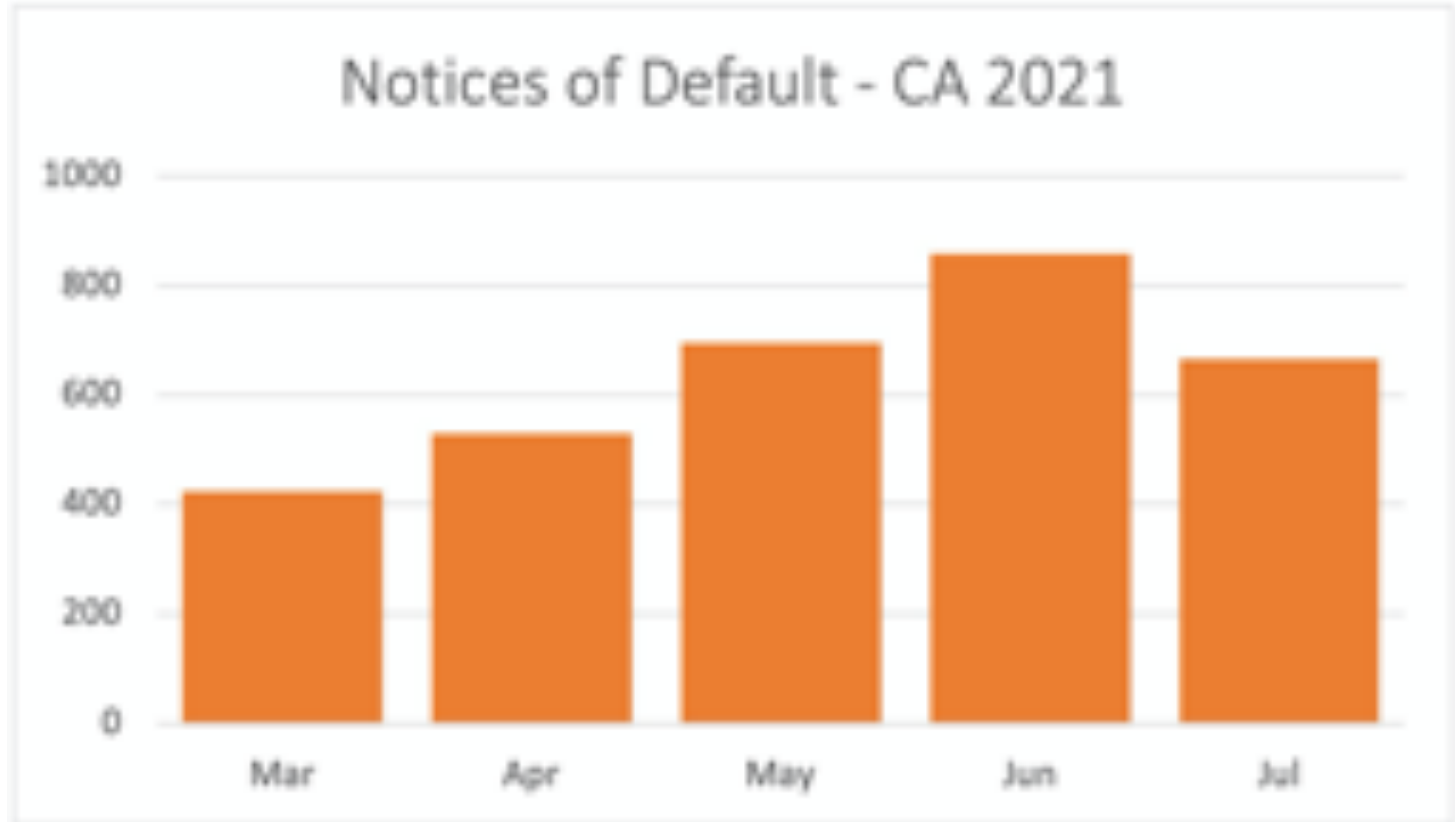
Sept. 30 – End of the window for forbearance enrollment

Sept. 30 – End of moratorium on eviction of foreclosed FHA borrowers

Fall – 850k homeowners leave forbearance plans nationally

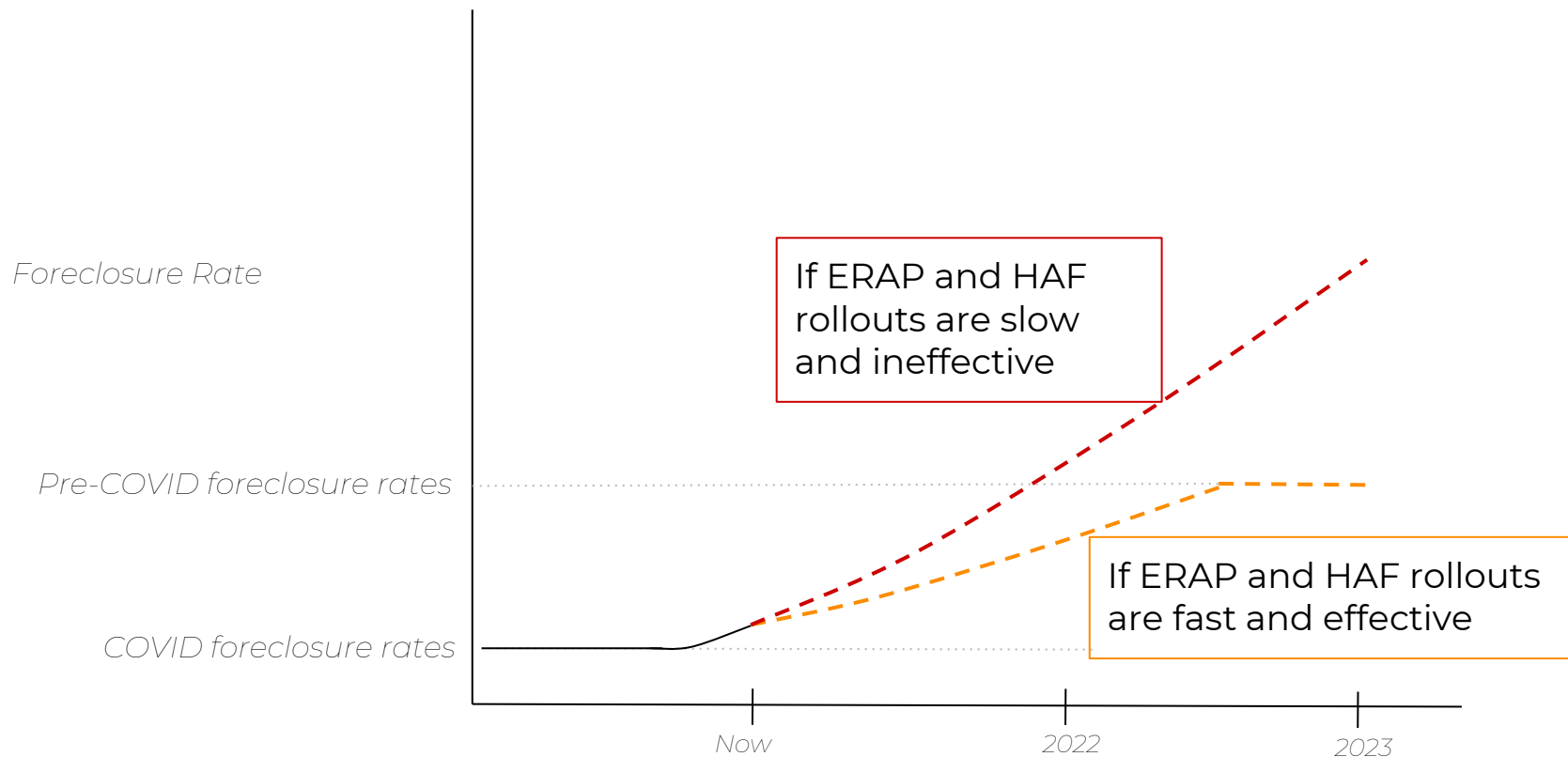
Fall/Winter – Implementation of new CA Housing Finance Agency (CalHFA) mortgage relief program funded by the American Rescue Plan's Homeowner Assistance Fund

The Foreclosure Landscape 2021



Source: PropertyRadar via NCLT

What to Expect for Distressed Property Sales and Foreclosures



Questions?

Learning from Partnerships that support CLT Acquisitions

Models of Partnerships for Small Building Acquisitions

CLT-CDC Partnerships



LA CLT Coalition



Fideicomiso Comunitario Tierra Libre



Liberty CLT



El Sereno CLT



Beverly Vermont CLT

OakCLT Partners and Policy Spaces

1. Local

- a. **ACCE / Black Housing Union / M4H**
- b. **Youth Employment Partnership (YEP)**
- c. **Project partners:** A Diamond in the Ruff, Hasta Muerte Coffee, Peacock Rebellion, Cycles of Change/The Bikery, Shaolin Life, Oakland SOL
- d. **Bay Area for All (BA4A):** ACCE, CJJC, APEN, Urban Habitat, Public Advocates, OakCLT
- e. **Oakland Property Acquisition Collaborative (OPAC):** EBALDC, Unity Council, Housing Consortium of the East Bay, Richmond NHS, EBPREC

2. Regional

- a. **Peoples Land and Housing Alliance (PLHA)**
- b. **Bay Area Consortium of CLTS (BACCLT)**

OakCLT + ACCE Partnership

- 10+ years fighting together against speculation & wealth extraction
- Foreclosure crisis >>> displacement crisis
- Evolving tactics: Home *defense* to *control + ownership*
- Shared vision of building resident power
- Leverage strengths of each org to achieve shared goals

