

Housing Element Advocacy Teach-In

CA Community Land Trust Network 9/20/21



Upcoming Teach-Ins

Oct. 5, 12-1pm **CLT Bookkeeping**

Oct. 19, 12-1pm **Customer relationship management (CRM) systems for CLTs**

Nov. 2, 12-1pm **Welfare Tax Exemption**

Nov. 16, 12-1pm **Tenant Organizing and Community Building**

Dec. 14, 12-1pm **CLT Staffing**



Thursday, Sept. 30 5-6:30pm

CLT Fundamentals Workshop

We will be exploring

Why are communities turning to this model today?

What is a community land trust?

How are CLTs organized, governed, and sustained?

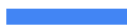
Where do CLTs work and at what scale?

Who are key stakeholders to partner with?

What about Resources?



Housing Element Advocacy Teach-In



California Community Land Trust Network

Nicole Montojo, Othering & Belonging Institute at UC Berkeley

September 21, 2021

What is a Housing Element?

The Housing Element is one component of a city or county's General Plan. It identifies the jurisdiction's housing conditions and needs, and it establishes the goals, policies, and programs to accommodate the housing needs of households across the income spectrum.

- Update required **every 8 years**
- **Blueprint** for future housing development
- **Where** new housing can be built
- **How** housing affordability ("RHNA") will be accommodated

Advocacy Opportunities

- Advance CLT work by advocating for housing element policies & programs that align with existing CLT efforts
- Educate public officials & community on the unique value of CLTs, establish visibility as a key stakeholder on local housing issues

Sample Timeline: City of Berkeley Housing Element Update

<https://www.cityofberkeley.info/housingelement/>

**** Check your jurisdiction's housing element web page for key dates, subscribe to email updates and public hearing notifications**



- A leverage point for ongoing advocacy beyond the Housing Element Update process & holding jurisdictions accountable

Key Components

Housing Element Section	Making Your Case - Questions to Consider
Housing Needs Assessment + Review of Previous HE Implementation	What housing needs does the CLT model help meet? (esp. note any needs that the jurisdiction has failed to meet in the past!)
Analysis of Constraints	What constraints or barriers (governmental & nongovernmental) are CLTs facing that the jurisdiction should work to remedy?
Assessment of Affirmatively Furthering Fair Housing	How does the CLT model advance fair housing, access to opportunity & racial equity?
Schedule of Actions/Programs	What programs or actions can the jurisdiction implement to support your work as a CLT?
Site Inventories (Opportunity Sites, Surplus Public Land, Affordable Units At-Risk of Conversion to Market Rate)	Which of these sites should be prioritized for CLT acquisition / stewardship / development?

City of Irvine Draft 2021-2029 Housing Element

8.1.4.2 Objective F:
**Leverage publicly owned
resources, such as vacant
land and underutilized
properties.**

Policies - HE-F.1: Leverage
available resources, such as
vacant land and
underutilized properties, to
incentivize new affordable
housing development.

- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
 - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
 - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
 - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
 - Partner with the ICLT to seek legislative support for:
 - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
 - Legislative changes that remove sunset provisions for affordable housing developments.

City of Los Angeles Draft 2021-2029 Housing Element

Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Goal 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

4. Shared Equity Models

Goal #: 2, 4

Lead Agencies:	LACP
Supporting Agencies:	HCID
Funding Source:	General Fund
Objective:	Study barriers to the greater utilization of shared ownerships models. Use these models as a tool to facilitate affordable homeownership.

Explore barriers and consider providing assistance to and incentivizing the development of shared-equity ownership models such as Limited Equity Housing Cooperatives (LEHCs), Community Apartments and housing owned by Community Land Trusts (CLTs) or Tenancy in Common (TICs) in the Zoning Code and housing funding processes. Consider policies to require that on-site affordable for-sale units in mixed-income projects be sold to a qualified nonprofit, with an emphasis on CLTs. Promote the State property tax exemption for property that is owned by a CLT and that is being—or will be—developed or rehabilitated as rental housing, LEHCs, or owner-occupied housing per Section 214.18 of the Revenue and Taxation Code. Explore securing tax-defaulted properties through Chapter 8 Agreement Sales for Community Land Trusts (CLTs) to create long-term affordable housing. Explore conveying public land / tax foreclosed / receivership properties to CLTs and prioritize CLTs in current acquisition and rehabilitation programs.

**Visit our google drive folder for examples of
CLT Housing Element Advocacy Doc:**

<https://drive.google.com/drive/folders/1Pa9K3Eyf4JByFd175-aROtPIGhcqEvvv?usp=sharing>