

# CALIFORNIA COMMUNITY LAND TRUST NETWORK



# 2022 ANNUAL MEETING

***JUNE 24TH  
3:30-5:30PM  
ONLINE***

# 2022 BOARD REPORT

CA CLT Network Annual Membership Meeting

+  
*6/24/2022*

The logo is a green outline of a house. Inside the house, the text "California Community Land Trust Network" is written in black, stacked in four lines.

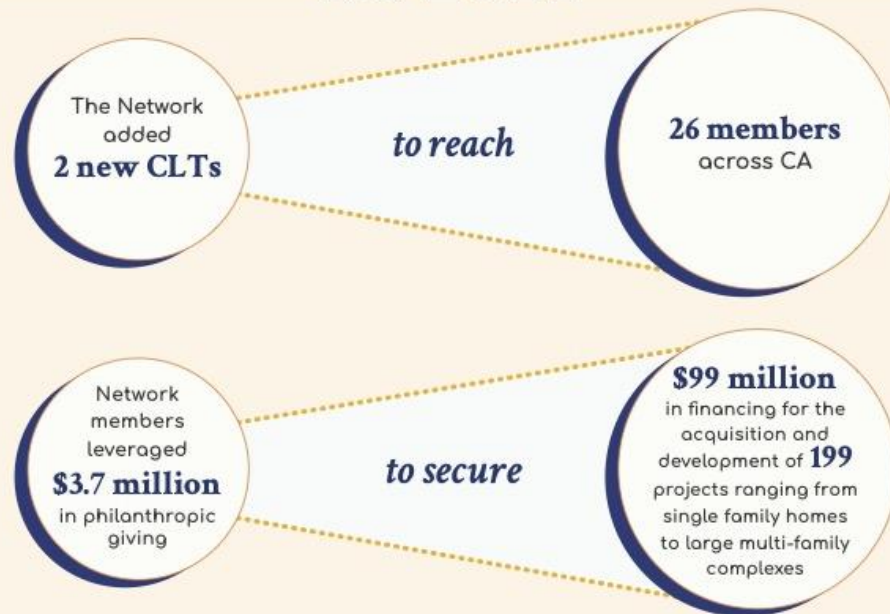
California  
Community  
Land Trust  
Network

Perpetual Home Affordability-Stewardship-Community Control

# The Movement is Growing!

## GROWTH OF NETWORK

In 2021



## CLT Network Members



# CLT Survey

## COMPLETED CALIFORNIA CLT SURVEY

In 2021, CACLTN carried out the first comprehensive survey of the community land trust landscape. Findings included...

### ***Top priorities for CLTs***

- Permanent affordability of housing
- Addressing housing instability
- Building community power to shape neighborhoods
- Anti-displacement

### ***Top Challenges***

- Acquisition Funding
- Construction Financing
- Community organizing, administration, and legal capacity

### ***The People***

- **3,488** Residents
- **1,172** General Members
- **163** Board Members
- **82** Staff

**79% of  
Residents  
are BIPOC**

***findings***



# CLT Academy: Resource Creation

## California Property Tax Law FOR Community Land Trusts Version 2

California  
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Network  
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### The California Community Land Trust Network



The CA CLT Network supports existing and emerging Community Land Trusts in California in their efforts to develop and steward community-controlled housing that will remain affordable in perpetuity as well as other projects that benefit BIPOC and low-income community members.

The Network supports the growth of the Community Land Trust movement through capacity building and policy advocacy.

26 Community Land Trusts  
in 21 California Counties  
1,500+ Units of Housing  
3,500+ Residents



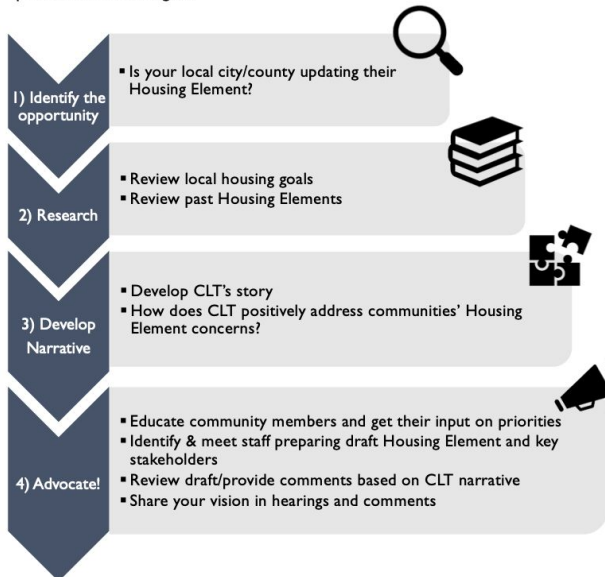
**Community Land Trusts (CLTs)**  
CLTs develop and steward permanently affordable, community owned housing with the aim of reversing displacement in BIPOC and low-income communities and expanding ownership opportunities

Learn More  
[cacltnetwork.org](http://cacltnetwork.org)

### Housing Element Advocacy How to Advocate for CLT's, Community Ownership, and Permanent Affordability



Every city and county in CA is required to update a "Housing Element" every 8 years. The Housing Element identifies the city/county's housing conditions and needs and establishes the goals, policies, and programs to create housing across the income spectrum. Housing Element updates provide CLTs and their allies with an opportunity to engrain permanent affordability and community ownership in the core guiding document for housing production in their region.



## CLT PREFERENCE POLICIES

### Legal Barriers & Implementation Strategies



PREPARED BY  
JACOLYN BLATTEIS, LUCY ROLLINS, BELÉN  
THOMSEN, ISABEL FLORES-GANLEY

UCLA SCHOOL OF LAW

DECEMBER, 2021

# CLT Academy: More Resources En Español

## RECURSOS

### MATERIALES DE CACLTN

**Cronologia De La Mercantilizacion De Vivienda** ([Link](#)) (English, Spanish, Chinese)

**El Mundo Que Queremos Vivir En Graficos** ([Link](#)) (Ingles, Espanol, Chino)

**Graficos De Crisis De 2008** ([Link](#)) (Ingles, Espanol, Chino)

**Ley De California Sobre Impuestos A La Propiedad Para Los Fideicomisos De Tierras Comunitarias** ([Link](#))

### ENTRENAMIENTOS Y WEB SEMINARIOS DE CACLTN

**Marzo 15, 2022- Entrenamiento CACLTN: Base De Datos De Finanzas Para CLT**

*Posibles fuentes de financiamiento para proyectos de vivienda accesible*

- Grabación

**Marzo 1, 2022- Entrenamiento CACLTN: Atraer A Inquilinos Antes De Adquirir CLT**

*En este taller, explora estrategias y consideraciones para atraer inquilinos interesados en organizarse como fideicomiso de tierra comunitaria.*

- Grabación

**Febrero 16, 2022- Entrenamiento CACLTN: Como Proveer Personal En Un CLT**

*En este taller, los fideicomisos de tierra comunitaria comparten sus estrategias para proveer personal interno, por que usan las estructuras que usan, y las ventajas y desventajas de su modelo. Juntos consideramos como diferentes estrategias para proveer personal ayudan a diferentes fideicomisos en diferentes contextos.*

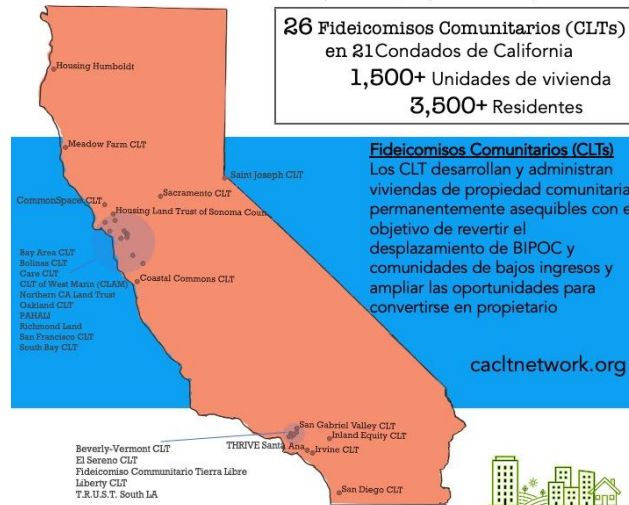
- Grabación

**Febrero 1, 2022- Entrenamiento CACLTN: Preferencia De Comunidad, Selección De Inquilinos Y Vivienda Justa**



La Red de Fideicomisos de Tierras Comunitarias de California apoya a los fideicomisos de tierras comunitarias existentes y emergentes en California en sus esfuerzos por desarrollar y administrar viviendas controladas por la comunidad que seguirán siendo asequibles a perpetuidad, así como otros proyectos que benefician a personas negras, indígenas y personas de color no negras (BIPOC) y miembros de la comunidad de bajos ingresos.

La Red apoya el crecimiento del movimiento de Fideicomisos de Tierras Comunitarias a través del desarrollo de capacidades y la promoción de políticas.



Translated by Oscar Arteta

### Ley de California sobre impuestos a la propiedad para los Fideicomisos de Tierras Comunitarias

#### **Sobre esta Guía:**

Escrita por Christina Oatfield, Esq.

Producida por Red de Fideicomisos de Tierras Comunitarias de California (California Community Land Trust Network)

Diseñada por Naomi Primero.

Gracias a quienes revisaron y editaron la guía:

Susan Scott de Community Land Trust Association of West Marin

Robin Rudderow de CommonSpace Community Land Trust

Leo Goldberg de California Community Land Trust Network

Jen Collins de Oakland Community Land Trust

Publicada originalmente el 2 de noviembre de 2021.

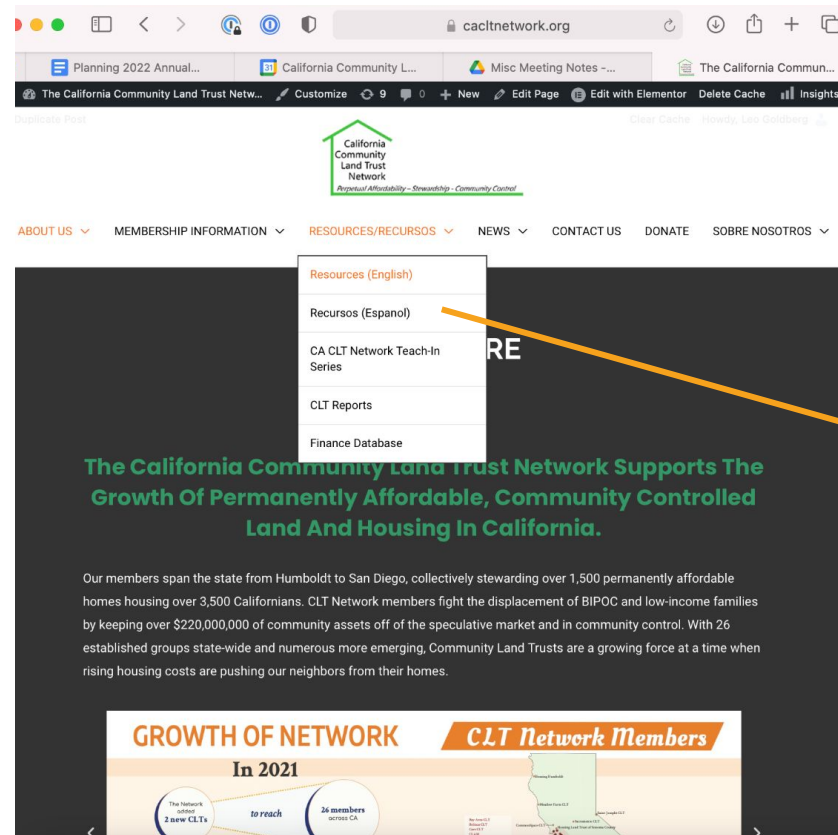
Actualizada el 1 de diciembre de 2021 (Traducida en Marzo 2022 por Oscar Arteta)

**Marco de esta guía:** Esta guía analiza los conceptos clave de la Ley de California sobre impuestos a la propiedad para los Fideicomisos de Tierras Comunitarias (Community Land Trusts, o CLTs, por sus siglas en inglés), con un enfoque particular en la vivienda en /los terrenos de los/ la tierra de CLTs. Esta guía no /tocará temas sobre/ abordará cuestiones de impuestos para las propiedades de CLT utilizadas para la agricultura, tierras silvestres, espacios abiertos, negocios u otros usos no relacionados con la vivienda. Esta guía se refiere a varios tipos de viviendas, incluyendo las unifamiliares, las multifamiliares, las cooperativas de viviendas de capital limitado, los alquileres y las viviendas en propiedad en terrenos de los CLTs. Hay que tener en cuenta que los impuestos sobre la propiedad suelen ser un tema de legislación estatal y, por lo tanto, el hecho de tener el estatus de exención fiscal 501(c)(3) determinado por el IRS **no** significa que tu CLT esté necesariamente exenta del impuesto sobre la propiedad; sin embargo, es un requisito previo para solicitar la exención del impuesto sobre la propiedad estatal. En esta guía se asumirá que todos los CLTs tienen el estatus 501(c)(3) o están en proceso de solicitarlo.

**Introducción a los impuestos sobre la propiedad en California para los Community Land Trusts.** En California, los la propiedad están sujetos a impuestos o exentos de ellos. La Constitución de California establece una dicotomía: todas las propiedades se clasifican en una de las dos grandes categorías: sujetos a impuestos y exentos a tales impuestos. Esta dicotomía resulta muy difícil para los CLT, ya que cada opción tiene sus ventajas e inconvenientes. Las propiedades sujetas a impuestos deben tributar en función del "valor

# How to Access Our Resources

www.cacltnetwork.org



## RESOURCES

These materials are password protected and available to CACLTN Members. If you are interested in membership, click [here](#) for more information. Questions? [Please contact us](#).

### **CACLTN GUIDES AND TOOLKITS**

**CACLTN Property Tax Guide** ([Link](#))

**Board Of Equalization (BOE) Guidance Letter To Assessors** ([Link](#))

**Housing Element Advocacy Guide** ([Link](#))

**Community Preference And Tenant Selection Toolkit** ([Link](#))

### **POPULAR EDUCATION MATERIALS**

**Housing Commodification Timeline** ([Link](#)) (English, Spanish, Chinese)

**World We Want To Live In Graphics** ([Link](#)) (English, Spanish, Chinese)

**2008 Crisis Graphics** ([Link](#)) (English, Spanish, Chinese)

### **CLT POLICY AND ADVOCACY MATERIALS**

**CA CLT Network Overview One Pager** ([Link](#))

**2021 CA CLT Network Impact Report** ([Link](#))

**Foreclosure Intervention Housing Prevention Program (FIHPP) Fact Sheet** ([Link](#))

**2022 Policy Priorities** ([Link](#))

**AB 1837: Homes In Community Hands FACTSHEET** ([Link](#))

**AB 1206: Housing Justice Tax Equity Act** ([Link](#))

### **CACLTN TRAININGS AND WEBINARS**

**April 19, 2022—CACLTN Teach-In: Engaging Tenants About Homeownership Conversions**

- [Recording](#) (English & Spanish)

# Model Ground Lease Project

*Looking into Implementing Housing Cooperatives?  
Or new to CLT development?*

**CACLTN is developing resources for you!**

1. Model ground lease for Coops on a CLT
2. Commentary on the model ground lease
3. Guide to multifamily housing on CLTs
4. Guide to capital improvements policies for CLTs

**July: Documents  
will be available +  
workshops**

# CLT Academy: Teach-Ins

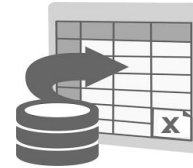
Sept. 21, Housing Element Advocacy for CLTs



Oct. 5, CLT Bookkeeping



Oct. 19, Constituency Relationship Management (CRM) systems for CLTs



Nov. 2, Welfare Tax Exemption



Feb. 1, Community Preference, Tenants Selection & Fair Housing Law



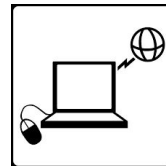
Feb. 16, CLT Staffing



Mar. 1, Engaging Tenants Before CLT Acquisitions



Mar. 15, CLT Finance Database Training



April 19, Engaging Tenants About Homeownership Conversions





# CACLTN Advocacy

## Bills we are sponsoring:

AB1206, AB1837

## Bills we are supporting:

AB2651, AB2170, SB490,  
SB1176, AB2170, AB1911

## Our Budget Priorities:

FIHPP and CAPP

CLT Access to Financing



Tenant Opportunity to Purchase



Taxation of Limited Equity  
Cooperatives



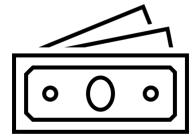
Taxation of CLT homes



Accessory Dwelling Units



Acquisition Funding



Public Land Disposition



# Launch of CA CLT Action, Our 501(c)(4)

## Introducing THE INAUGURAL CA CLT ACTION BOARD



Curtis Skinner

Curtis Skinner is an attorney most recently serving as the Community Economic Development Fellow at the Legal Aid Foundation of Los Angeles where he worked closely with the LA CLT Coalition, a group of community land trusts run largely by people of color, to propose a Tenant Opportunity to Purchase Act in Los Angeles County. The measure was successfully introduced and the proposal is currently being studied by County staff to structure implementation.



Jen Collins

Jen Collins is currently the Operations and Stewardship Manager at the Oakland Community Land Trust and secretary of the board for the California Community Land Trust Network. 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.



Ysabel Jurado

Ysabel Jurado is a lifelong Angeleno and attorney at Gundzik Gundzik Heeger LLP where she supports cooperatives. Ysabel is also a commissioner with the LA City Commission for Human Relations and formerly worked as an eviction defense attorney.



Sua Hernandez

Sua Hernandez is Executive Director at El Sereno Community Land Trust. Sua began her career in the affordable housing industry in the late '90s after an ELACC organizer introduced her family to the organization and politics of economic justice. The awareness she gained from that experience is the foundation through which she understands the systemic inequities that plague communities of modest means that lead to housing insecurity.



Ian Winters

Ian has served as Executive Director of the Northern California Land Trust since early 2002, and is a long-term CLT & coop resident. Professionally he has over 10-years experience in sustainable construction and architecture as well as community activism and organizational development. Outside of the CLT world he maintains an active life as a working artist.

## WHAT'S ON THE AGENDA FOR CA CLT ACTION?

We're paving the way for housing justice rooted in racial justice through community ownership and Community Land Trusts



### Fair Taxation

CLTs and Limited Equity Cooperatives should be taxed accurately and fairly

5

### ACTIVE TOPA CAMPAIGNS



With more on the way. CA CLT ACTION will help grow the movement for tenant control of housing

### END DISPLACEMENT THROUGH REAL ESTATE SPECULATION



SUPPORTING  
NEW CLTS

### ESTABLISHING SOCIAL HOUSING AS LOCAL AND STATE POLICY



### PRIORITIZING PUBLIC LAND FOR COMMUNITY OWNERSHIP





# Regional Convenings



**Berkeley  
Gathering**



**LA Gathering**



**OC/San Diego Gathering, Santa Ana**



**Grounded Solutions Network Conference, Washington DC**

# TOPA Convening

## OPPORTUNITY TO PURCHASE A PLAYBOOK TO PRESERVE HOUSING AND CENTER TENANTS



PARTNERSHIP FOR  
**THE BAY'S  
FUTURE.**



Khanh Russo  
VP of Policy &  
Innovation, San  
Francisco Foundation



Sarah Scruggs  
Director of Policy,  
Northern California  
Land Trust



Dean Preston  
San Francisco  
Supervisor



Carlos Romero  
East Palo Alto  
Councilmember



Matthew Vu  
Member, TRUST  
South LA



# Lobby Day, March 2022



Meeting with Mark Tollefson, Cabinet Secretary for transportation, housing & homelessness.



Meeting with John Laird, State Senate District 17



Lobby Day Debrief



## CA CLT NETWORK MEMBER HIGHLIGHTS

# OUR MEMBERS KICKED BUTT



## TRUST South LA

is thrilled to announce the community stewardship and stabilization of a multifamily building in the heavily gentrified Pico-Union neighborhood, just a few blocks away from L.A. Live and U.S.C. The building has housed the residents for a quarter of a century.



We are delighted to announce that Assemblymember Reginald Jones-Sawyer chose T.R.U.S.T. South L.A. as a 2022 Nonprofit of the Year. We are honored to be recognized by our representative for making a difference in our community.

**2022 NONPROFIT OF THE YEAR!!**

# OUR MEMBERS KICKED BUTT!



SAN GABRIEL VALLEY  
COMMUNITY LAND TRUST

## Creating a community land trust to serve the San Gabriel Valley of Los Angeles County



Serving 31 municipalities of San Gabriel Valley, County of Los Angeles, CA

We celebrate the newly incorporated **San Gabriel Valley Community Land Trust**.

Board: President: Connie Tamkin  
Vice President, Margaret Lee  
Secretary/Treasurer, Jasmin Shupper  
[sangabrielvalleyclt.org](http://sangabrielvalleyclt.org).

# OUR MEMBERS KICKED BUTT



## St Joseph CLT

By Paula Peterson

SOUTH LAKE TAHOE, Calif. - Three families are waiting in the wings to live in the three new homes provided through the Saint Joseph Community Land Trust (SJCLT) in South Lake Tahoe.

During an official groundbreaking ceremony Thursday, many of those involved in the lengthy process of creating the permanently affordable homes were on hand. SJCLT Board President and founding member Lyn Barnett told those gathered Thursday that the project is for locals, by locals, and he thanks the many partners including the American Century Championship, Tahoe Women's Community Fund, the Catholic Campaign for Human Development, many community-minded individuals, the City of South Lake Tahoe, Tahoe Regional Planning Agency, and South Tahoe Public Utility District, many of who were there.



L-R: Jean Diaz, SJCLT, Mayor Devin Middlebrook, Barbara Boesner, RCAC and Beth Lee, Affordable Construction



# OUR MEMBERS KICKED BUTT



## L.A. City and Community Land Trust Offer Competing Visions for Caltrans El Sereno Properties

By Damien Newton | Jun 2, 2022 | COMMENT HERE



Ananya Roy, Director of the Luskin Institute  
In the background is an abandoned property



- Hired 2 F/T & 2 P/T staff
- Conducted Two Virtual CLT 101 Town Halls - over 300 participants
- Negotiated with City of L.A/ HACLA the transfer of 13 homes away from Caltrans to house homeless families
- Submitted an RFP to acquire 79 empty homes from Caltrans
- In the process of transferring 4 donated green spaces into the CLT
- Started negotiations on acquiring the commercial building in our office space
- Acquired 111 N. Atlantic Blvd (8 Apt. units)



OUR  
MEMBERS  
KICKED  
BUTT



**SF Community Land Trust** adds a 14th project to its growing portfolio of permanently affordable housing with its first acquisition in Russian Hill.

- May 6



# Fideicomiso Comunitario Tierra Libre (FCTL)



- Activated various pandemic response services with members including a weekly food distribution for 80 families a week and relief funds for families who lost income.
- Board members led a 5 week leadership development program with a partner organization.
- Outreached and canvassed over 20 buildings in East LA and Boyle Heights at risk of being sold
- Acquired 700 Simmons (11 units).





# OUR MEMBERS KICKED BUTT



The City of Cotati held a ribbon cutting ceremony for new homes at Kessing Ranch that took years in the making. The home in the background is one of seven Income Restricted Residences made possible by the City of Cotati, the **Housing Land Trust of Sonoma County**, and their partner Richmond American Homes. Some of our new neighbors are in the background.



Robert Grant

**Happy 20th Anniversary!!**

# OUR MEMBERS KICKED BUTT



We are excited to announce the completion of the Sage Park affordable homeownership community, located in the Portola Springs neighborhood of Irvine. A grand opening event on January 26 marked this milestone when we gathered to thank many individuals and organizations instrumental in developing this project, and to hear from two of the elated families who were moving in.

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MEMBERS  
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COMMONSPACE  
COMMUNITY LAND TRUST  
SECURE HOUSING FOR LIFE

COMMONSPACE COMMUNITY LAND TRUST

Congratulations  
on your new  
role, Kevin!

Program Manager  
Effective April 2022

COMMONSPACE  
COMMUNITY LAND TRUST  
SECURE HOUSING FOR LIFE

You are an inspiration to us all. We are  
confident your expertise will help our team  
soar to new heights!



Meet our new hire, Program Manager Kevin Tellez Ramos. He will be working to help us boost fundraising strategies, plan events, community education series, and dedicate research to our future housing goals as liaison with [North Bay Organizing Project](#) [#announcement](#) [#community](#) [#advocacy](#) [#housing](#)

WELCOME, Kevin!



# OUR MEMBERS KICKED BUTT



Bobbi Loeb has signed onto a retained life estate agreement in which she will own her Point Reyes home and live out her days there before it's passed on to the Community Land Trust of West Marin. Scott Strazzante/The Chronicle

# OUR MEMBERS KICKED BUTT

# SOUTH BAY COMMUNITY LAND TRUST



SAN JOSÉ  
**spotlight**  
Your search for truth starts here.

## South Bay land trust saves residents from displacement



Tafhari Siyani Benjamin Franklin stands outside his home on Reed Street in San Jose. Photo courtesy of South Bay Community Land Trust.

The South Bay Community Land Trust is going to make a down payment on the Reed Street property after reaching its \$500,000 fundraising goal. The colorful four-unit home will be the first property purchased by a community land trust in San Jose.



OUR  
MEMBERS  
KICKED  
BUTT



## OUR IMPACT IS EXPANDING!

The BCLT is a non-profit organization dedicated to creating, preserving and sustaining long term affordable housing within the Bolinas-Stinson Unified School District.

## 10% AFFORDABILITY IN BOLINAS

IS ON THE HORIZON WITH THE COMPLETION OF OUR CURRENT PROJECTS



## 5 AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES BY 2023!

**22-30**

UNITS IN THE WORKS

**200**

HOUSEHOLDS ON OUR WAITLIST

100+ CURRENTLY LIVE LOCALLY

ON TRACK TO HOUSE

**50%**

OF OUR WAITLIST BY 2023





# OUR MEMBERS In The News!



## PRESS CONTACT:

Roberto Garcia Ceballos, Co-Director  
Fideicomiso Comunitario Tierra Libre  
Roberto@CPCollective.org  
(408) 687 – 9012

## Los Angeles is One Step Closer to a Thriving Community Land Trust Market

*The Los Angeles Community Land Trust (LA CLT) Coalition Celebrates Final Acquisition in First Round of Funding of County Pilot Community Land Trust Partnership Program*

LOS ANGELES, CA – June 1, 2022 — The Los Angeles Community Land Trust (LA CLT) Coalition today with the Los Angeles County Development Authority (LACDA), announced the celebration of its eighth acquisition as part of the Pilot Community Land Trust Program. T.R.U.S.T. South LA's acquisition in Los Angeles's Pico Union neighborhood marks the culmination of the first round of funding as part of the [Pilot Community Land Trust \(CLT\) Partnership Program, a motion passed by the LA County Board of Supervisors in November 2020](#). The program allocated \$14 million for the purchase of unsubsidized properties suitable for affordable housing. Preliminary findings suggest the program offers a cost-effective, missing strategy that, if scaled, could stem the tide of displacement in low-income communities of color and mitigate the acute risk of vulnerable households falling into homelessness.



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Thank you for your amazing work!  
- CA CLT Network Board of Directors