



CALIFORNIA COMMUNITY LAND TRUST NETWORK ANNUAL MEETING OF MEMBERS June 24, 2022 3:30pm– 5:30pm

On Zoom

Register in advance for this meeting:

<https://www.eventbrite.com/e/cacitn-2022-annual-membership-meeting-registration-321538047957>

START OF MEMBERSHIP MEETING
CALL TO ORDER **3:30pm**

ROLL CALL OF MEMBERS & INTRODUCTIONS **15mn**
Roll call of each member organization's designated representative and introductions of attending member representatives and guests. Please keep to 30 seconds or less each.

ADDITIONS AND DELETIONS TO THE AGENDA

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
 - b) Introduction of board nominees and statements by candidates

Current board members with remaining one year term:

Jen Collins

Oakland Community Land Trust

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

Departing board members

Fanny Ortiz Fideicomiso Comunitario Tierra Libre

Nominees as of June 24th, 2022

Ian Winters* Northern California Land Trust
Oscar Monge* T.R.U.S.T. South LA
Karla Juarez* THRIVE Santa Ana
Brisa Aviles Avanzando San Ysidro CLT
Hope Williams San Francisco CLT
Maribel Nunez Inland Equity CLT

**Current board director*

RECOMMENDED ACTION(S):

Each voting representative is to vote for or against the election of each nominated individual.

4. **SETTING OF ANNUAL DUES FOR 2023 (Roll-call vote)** **5mn**
 RECOMMENDED ACTION(S):
 Set Annual Dues as proposed in Item 4
5. **CACLTN VALUES BRAINSTORM ACTIVITY** **5mn**
6. **AMENDMENTS TO THE CACLTN BYLAWS** **30mn**
 RECOMMENDED ACTION(S):
 Each voting representative is to vote for or against each proposed amendment to the CACLTN bylaws.
7. **PICKING FALL CONFERENCE DATE** **5mn**
8. **ANNOUNCEMENTS** **15mn**
 - a) Strategic Planning
 - b) Pilot Technical Assistance Program
 - c) Member Announcements (no more than 3 minutes each please)

MEMBERSHIP MEETING ADJOURNS

ITEM 1: BOARD's REPORT TO THE MEMBERSHIP

Report to be provided in separate document

ITEM 2: FINANCE REPORT

California Community Land Trust Network

Statement of Financial Position

As of May 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Beneficial State Bank Checking	547,312.99
Beneficial State Bank Money Market	880.64
BUSINESS CHECKING (1-71)	373.93
BUSINESS SAVINGS (71-0)	985.00
Total Bank Accounts	\$549,552.56
Other Current Assets	
Due from CA CLT Action	8,025.00
Total Other Current Assets	\$8,025.00
Total Current Assets	\$557,577.56
Fixed Assets	
Computers or Laptop	2,237.03
Total Fixed Assets	\$2,237.03
TOTAL ASSETS	\$559,814.59
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	12,848.00
Total Accounts Payable	\$12,848.00
Other Current Liabilities	
Employment Retirement Plan Payable	1,541.42
Total Other Current Liabilities	\$1,541.42
Total Current Liabilities	\$14,389.42
Total Liabilities	\$14,389.42
Equity	
Opening Balance Equity	772.00
Restricted Assets	-366,667.00
Retained Earnings	588,829.12
UNRESTRICTED ASSETS	366,667.00
Net Revenue	-44,175.95
Total Equity	\$545,425.17
TOTAL LIABILITIES AND EQUITY	\$559,814.59

California Community Land Trust Network

Statement of Activity

January - May, 2022

	TOTAL
Revenue	
Bank Interest	45.74
Donation and Contribution	1,700.03
Fee Income	500.00
Grants Received	97,000.00
Total Revenue	\$99,245.77
GROSS PROFIT	\$99,245.77
Expenditures	
Bank Charges & Fees	203.00
Computer and Internet Expenses	689.34
Dues and Subscription	1,540.31
Insurance Workers Comp	622.22
Legal & Professional Services	
Accounting	3,075.00
Legislative Advocacy	56,773.00
Total Legal & Professional Services	59,848.00
Office Expenses	6.75
Office Supplies & Software	311.91
Outside Services	7,253.39
Payroll Expenditures	9,159.10
Employees Benefit	
Employee Benefits Retirement Plan	2,937.20
Insurance Health-Benefits	5,353.32
Total Employees Benefit	8,290.52
Total Payroll Expenditures	17,449.62
Payroll Processing Fees	435.00
Payroll Tax Expenses	4,540.50
Program Expenses	
Food	547.53
Total Program Expenses	547.53
Salaries Expenses	
Salaries Executive Director	48,461.56
Salaries-Others	6,337.84
Total Salaries Expenses	54,799.40
Training and Seminars	4,173.81
Website Expenses	900.00
Total Expenditures	\$153,320.78
NET OPERATING REVENUE	\$ -54,075.01
Other Revenue	
Dividend Revenue	174.00
Other Miscellaneous Revenue	9,725.06
Total Other Revenue	\$9,899.06
NET OTHER REVENUE	\$9,899.06
NET REVENUE	\$ -44,175.95

2022 CA CLT Network Budget

FUNDS CARRIED FORWARD	Unrestricted	Restricted
Unspent funds	\$ 200,346	
Operating reserve		\$ 42,577
Total Funds Carried Forward	\$ 200,346	\$ 42,577

PUBLIC SUPPORT AND REVENUE	Unrestricted	Restricted	In Kind labor by members
Membership contributions	\$ 4,500		
Fee for Services Income	\$ 218,000		
Individual contributions and conference sponsorship	\$ 45,000		
Grants CZI and others (secured and hypothetical)	\$ 307,500		
Membership in-kind labor			\$ 86,400
TOTAL PUBLIC SUPPORT AND REVENUE	\$ 575,000	\$ -	\$ 86,400

EXPENSES			
Program Services - Community Building (conference, regional convenings, an	\$ 51,450		\$ 10,000
Program services - education and academy	\$ 117,700		\$ 15,000
Program Services - policy and legal tools	\$ 124,150		\$ 44,000
Program Services - Technical Assistance	\$ 178,625		\$ -
Program Services - TOPA Campaign Convening	\$ 28,175		\$ 12,000
Admin & Overhead (insurance, office exp and occupancy, audit etc)	\$ 113,615		\$ -
Management and Administration: staffing	\$ 37,800		\$ 5,400
Total Expenses	\$ 651,515	\$ -	\$ 86,400

CHANGE IN NET ASSETS	\$ (76,515)
Deposit to Operating reserve	\$ 28,750
Net cash on hand end of year	\$ 95,081

Projected 2023 Budget CA CLT Network—Overview				
PUBLIC SUPPORT AND REVENUE		Unrestricted	Restricted	In Kind labor by members
	Membership contributions	\$ 4,500		
	Fee for Services Income	\$ 200,000		
	Individual contributions and conference sponsorship	\$ 45,000		
	Grants CZI, SFF, others	\$ 300,000	\$ 37,500	
	Previous years grants carried forward / transfer to unrestricted		\$ 95,000	
	Membership in-kind labor			\$ 86,400
TOTAL PUBLIC SUPPORT AND REVENUE		\$ 549,500	\$ 132,500	\$ 86,400
EXPENSES				
	Program Services - Community Building (conference, regional conver	\$ 51,450		\$ 10,000.00
	Program services - education and academy	\$ 117,110		\$ 15,000
	Program Services - policy and legal tools	\$ 128,875		\$ 44,000
	Program Services - Technical Assistance	\$ 143,625		\$ -
	Program Services - TOPA Campaign Convening	\$ 28,175		\$ 12,000
	Admin & Overhead (insurance, office exp and occupancy, audit etc)	\$ 120,615		\$ 5,400
	Management and Administration: staffing	\$ 37,800		\$ -
	Total Expenses	\$ 627,650	\$ -	\$ 86,400
		<i>Total</i>		
CHANGE IN NET ASSETS		\$ 54,350		
	Deposit to Operating reserve	\$ 29,350		
	Unrestricted Cash	\$ 25,000		
	Operating Reserve carryover from prior year	\$ 71,237		
ESTIMATED BALANCE SHEET				
	Projected Assets	1/1/2023	12/31/2023	
	Cash on hand	\$ 300,000	\$ 90,175	
	Operating Reserve	\$ 71,237	\$ 98,412	
	<u>Accounts Receivable</u>			
	Total assets	\$ 371,237	\$ 188,587	
	Projected liabilities			
	deferred income (2023 grants received in 2022)	\$ 237,000	\$ -	
	accounts payable	\$ 10,000	\$ 10,000	
	<u>Long term debts</u>	\$ -	\$ -	
	bg Sbcg	\$ 247,000	\$ 10,000	
	Net assets	\$ 124,237	\$ 178,587	

ITEM 3: BOARD OF DIRECTORS NOMINATIONS

LIST OF NOMINATIONS

Hope Williams

San Francisco CLT

SF Community Land Trust, Board President

Bio: Hope Williams is the Co-Director of the Radical Real Estate Law School and a legal apprentice through the Sustainable Economies Law Center. As a black queer woman in the Bay Area, she is devoted to housing rights and organizing people-power to fight the oppressive white supremacist regime. She spends most of her time making sure that the law is accessible to the people. Hope serves as the Board President for the San Francisco Community Land Trust and Governance Director for East Bay Permanent Real Estate Cooperative. Her background includes managing political campaigns, organizing within the boycott division of UniteHere!, organizing endorsements for Berkeley's Tenant Opportunity to Purchase Act, and coalescing with tenants' rights organizations. In her spare time, she trains people on how to organize coordinated acts of civil disobedience.

Candidate Statement: Hope Williams is the Co-Director of the Radical Real Estate Law School through the Sustainable Economies Law Center and serves on the boards of both the San Francisco Community Land Trust and the East Bay Permanent Real Estate Cooperative. Her background includes managing political campaigns, organizing within the boycott division of UniteHere!, local and state-level housing policy advocacy, and coalescing with tenants' rights organizations.

Brisa Aviles

Avanzando San Ysidro CLT

Avanzando San Ysidro CLT/Casa Familiar, Public Vitality Associate

Bio: Brisa Aviles is a lifelong resident of San Ysidro with extensive experience in neighborhood storytelling, community engagement, and advocacy. She is passionate about elevating the stories of her neighborhood to improve local conditions. She has been involved in creating Avanzando San Ysidro CLT by leading community workshops on housing issues and building relationships with aligned residents. Brisa works alongside a like minded equity-driven developer to build affordable housing for the CLT. Previously, she worked at Public Matters, a creative studio for civic engagement where she collaborated on several neighborhood-based projects throughout Los Angeles. Merging her passion for community development and storytelling, she is excited to grow in the housing and community land trust circle. Outside of work, Brisa can be found riding her bicycle around San Diego, thrifting, and tending to her plants + cate (Keanu). Brisa received her B.A. in International Development Studies with an emphasis on Urban Planning from UCLA.

Candidate Statement: Brisa Aviles is a lifelong resident of San Ysidro and the representative for the Avanzando San Ysidro Community Land Trust, located in the southern border region of San Diego. Currently, Brisa is working as project manager to help develop affordable housing on three parcels of land donated to Avanzando SY CLT by their big sister organization, Casa Familiar. As a CACLTN Board Member, Brisa hopes to represent the San Diego CLT movement and create meaningful relationships with other CLTs across the state.

Oscar Monge

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

**T.R.U.S.T. South LA, Associate Director of Community Development
CA CLT Network, President of the Board**

Bio: Oscar Monge is a native Angeleno aspiring to stabilize gentrifying neighborhoods through community building/control. He's worked at T.R.U.S.T. South LA as Environmental Planner, Community Development Manager, and currently as Associate Director of Community Development to support multifamily housing, leadership development, and operations. He brings a wealth of experience working with nonprofits and the public sector, focusing on improving the quality of life of inner-city residents. His passion for social/environmental justice started early on at the LA Conservation Corps, where he envisioned his underserved community beautified with environmental work and youth economic empowerment, inspiring him to work with LA's inner-city youth increasing access to education and job training. Oscar is currently Board Chair of the California Community Land Trust Network, and collaborates with the Cypress Park Neighborhood Council's Land Use and Housing Committee.

Candidate Statement: I am humbled to be part of the CA CLT Network and to have the opportunity to rerun to be part of this amazing board. I am inspired to continue advocating for just and equitable solutions centering BIPOC residents and to cultivating a progressive statewide community ownership platform led by diverse community land trusts.

Ian Winters

Northern California Land Trust

**Northern CA Land Trust, Executive Director and resident
CA CLT Network, Board Member**

Bio: Ian Winters has served as Executive Director of the Northern California Land Trust since 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. He trained as a photographer/filmmaker and art/architectural historian at Tufts University and the Boston Museum School and graduate architecture/design work at the San Francisco Institute of Architecture. Outside of the CLT world he maintains an active life as a working artist.

Candidate Statement: Ian served as a founding board member of the National CLT Network (now GSN) and helped launch CACLTN's work as a staffed organization. I would like to continue working on the CA CLT Network board as we enter an incredibly exciting moment for the CLT community in California and continue to help bring a CLT resident perspective and knowledge to our shared work transforming the nature of community ownership in California as well as support the new generation of leadership across our communities.

Maribel Nunez

Inland Equity CLT

Inland Equity CLT, Executive Director

Bio: Maribel Nunez is the executive director of the Inland Equity Community Land Trust. Maribel is the 1st generation daughter of an immigrant family. She was born in Bellflower, CA. She is the 1st member of her family to graduate from highschool and the 1st member of her family to graduate from college. Maribel earned a Master's degree in History from Cal State L.A. While teaching History at Riverside Community College she became the Inland Empire organizer with California Partnership in 2010. She became the executive director of California Partnership in 2016 and has transitioned California Partnership into the Inland Equity Partnership to focus on the Inland Empire. The work has further focused on the two main drivers of poverty in California, housing and healthcare costs. The Inland Equity CLT is an initiative to address the costs of housing and her work for a single payer health care system is to solve the disparities in health care.

Candidate Statement: Maribel Nunez , daughter of Mexican immigrants, first generation born in the US and has led projects that engage underrepresented people in our political process and in finding voice and courage to stand up for their rights.) In her work with Inland Equity, we organized a coalition to pass anti-poverty measure like Health4All Kids, Repeal the Maximum Family grant, Lift the Lifetime Ban on CalWORKS and CalFresh, SB-1079 and help pass eviction moratoriums at the state and local level.

Karla Juarez

THRIVE Santa Ana

**THRIVE Santa Ana, Member Organizer
CA CLT Network, Board Member**

Bio: Karla immigrated from Guatemala and was raised in Santa Ana, occupying Acjachemen land. She has been an at-large community organizer and in early days was afraid of being identified as an activist. She has since taken lead roles in her community, including city-wide initiatives, and has participated in campaigns from rent control to “A day without immigrants.” A highlight in her

activism has been participating in advocating for AB540, which grants undocumented-students exemptions on paying non-resident tuition. In her own words: “Just like Charlie in Willy Wonka, I am just lucky to be here.”

Valerie Jameson

Richmond Land

Richmond Land, Founding Executive Director

Bio: Valerie Jameson is the Founding Executive Director of Richmond LAND and homegrown Richmond resident. Her commitment to social justice grew from grassroots youth organizing and advocacy that spans multiple local initiatives, issue areas, and campaigns weaved together through an explicit intersectional and decolonial lens. Valerie has been an active participant in the CA CLT Network working groups, sits on the Justice Funders Board of Directors, and is an avid participant in complimentary local, regional, and statewide initiatives. She comes to the community development and affordable housing field with a deep commitment to collective power-building and community-control to redress past harm, reclaim our neighborhoods, and create futurist legacies for historical BIPOC residents.

Candidate Statement: I am interested in joining the CA CLT Network board because I believe in this space's potential for emerging, seasoned, and yet-to-be-discovered community-controlled housing practitioners. I want to help support the network in becoming a thriving hub that nurtures and encourages emerging leaders, exchanges and builds shared knowledge, increases technical capacity, and engages in strategic shared work that will result in a strong membership and thriving communities across the state. I believe in a trans-local movement for BIPOC staying power, belonging, and liberation. If elected to the board, my participation would serve that vision.

ITEM 4: ANNUAL DUES

The proposed membership dues schedule for 2023 is:

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	\$250.00

SUPPORTING MEMBERS (non-voting)

Individuals & Emerging and Grassroots Orgs	Sliding scale with min. of \$50.00*
Organizations	Sliding scale with min. of \$200.00*

**Up to the stated minimum is considered a membership fee and above that is a donation to CACLTN*

The 2022 fee schedule was as follows:

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
Organizations	\$200.00

ITEM 6: Bylaws Amendments

Amendment 1

Intent:

California nonprofit law requires that bylaws specify how the number of board members for a given year are selected. Our bylaws are not currently compliant. The amendment would establish a process to bring us into compliance .

Current Language:

ARTICLE III: BOARD OF DIRECTORS

1. **Number of Directors.** The authorized number of Directors shall not be less than five (5) nor more than eleven (11).

Changes:

ARTICLE III

1. Number of Directors. The authorized number of Directors shall not be less than five (5) nor more than eleven (11). **The precise number of Directors shall be set by resolution of the board from time to time, provided that any reduction in the number of Directors will not terminate the term of any Director then serving, but will apply effective as of the next regular election of Directors.**

ITEM 6: Bylaws Amendments

Amendment 2

Intent: CACLTN seeks to enshrine the value of geographic representation into the bylaws so that as the membership grows, the board continues to represent the parts of the state where CLTs are located.

Current Language:

2. Composition of the Board of Directors. The Board of Directors shall consist of Representatives from the Regular Members. No Regular Member can have more than one (1) Representative on the Board of Directors. Every effort shall be made to recruit a diverse Board of Directors, which is inclusive with respect to gender, gender identity, race, ethnicity, religion, organizational size and geographic location.

Changes:

Added to section on board directors Article III Section 2.

2. Composition of the Board of Directors. The Board of Directors shall consist of Representatives from the Regular Members. No Regular Member can have more than one (1) Representative on the Board of Directors. Every effort shall be made to recruit a diverse Board of Directors, which is inclusive with respect to gender, gender identity, race, ethnicity, religion, organizational size and geographic location. **Additionally, effort will be made to recruit a board whose directors represent the geographic makeup of the CA CLT Network membership in terms of regions of the state.**

ITEM 6: Bylaws Amendments

Amendment 3

Intent: The CACLTN bylaws do not address what happens when a board member resigns from their CACLTN member organization. This is a challenge because the bylaws state that “The Board of Directors shall consist of Representatives from the Regular Members”. We seek to clarify how these board seats are handled in such situations by establishing that a board director who leaves their CACLTN member organization will serve out the rest of their term unless the board decides otherwise.

Current Language:

Article III

*3. **Nomination of Board of Directors.** For all regular elections subsequent to the first Annual Meeting of the Membership, Directors shall be nominated as follows:*

*3.1. **Member Nominations.** Regular Members may nominate Representatives to the Board from among themselves, either prior to or at the Annual Meeting.*

*3.2. **Election of Directors.** Directors shall be elected by a majority of the Representatives of the Regular Members present and voting at the Annual Meeting, a quorum being assembled. Each Regular Member may vote for one nominee for each vacant position. Positions shall be filled by those candidates receiving the largest numbers of votes, though such numbers may constitute less than a majority of the total votes cast.*

Changes:

Suggested Addition to Article III, Section 3 - Add new Section 3.3 to read as follows:

3.3 Qualifications of Directors. Only those duly appointed Representatives of Regular Members may be nominated for and serve on the Board of Directors, except in the case when a Representative is duly qualified, nominated, and elected, but subsequently ceases to be the Representative for their Regular Member, the Board of Directors, in its sole discretion, may declare their office vacant.

ITEM 6: Bylaws Amendments

Amendment 4

Intent: The subject headings in the bylaws are somewhat misleading and create confusion between the portions of the bylaws regarding the membership and those regarding the board. The changes below adjust the subject headings so that they more accurately reflect their content.

Article III, Section 9.1 currently reads as follows:

9.1. Annual Meeting.

Amended subject heading reads:

9.1. Annual Board of Directors Meeting.

Article III, Section 9.4 currently reads as follows:

9.4 Notice of Annual Meeting.

Amended subject headings read:

9.4 Notice of Board Meeting.

Article II, Section 5.1 and 5.2 read as follows:

5.1. Notice of Meetings...

5.2. Annual Meetings...

Amended subject headings read:

5.1. Notice of Membership Meetings...

5.2. Annual Meetings of the Membership...

ITEM 6: Bylaws Amendments

Amendment 5

Intent:

At the 2021 annual meeting, the board proposed that a committee be tasked with exploring implementation of modified consensus in CA CLT Network decision making.

They have recommended the addition of language directing CACLTN decision makers to strive to reach modified consensus even if that is not technically the required method for reaching decisions.

Changes:

Article II (Membership)

Section 6

Decision-Making. The President or other person presiding over the meeting shall strive to reach modified consensus (meaning consensus minus one, or that it takes more than one dissenting members to block approval of a decision) on all decisions, however, a decision shall be binding once supported by an affirmative vote of a simple majority of the Representatives of the Regular Members present and voting, a quorum being assembled, except as otherwise provided in these Bylaws. The President or other person presiding over the meeting may implement procedures to facilitate modified consensus decision-making and may revert to simpler voting in their discretion after a good faith effort has been made to reach modified consensus, but a modified consensus has not been reached.

Article III (Board of Directors)

Section 10.4

Decision-Making. The President or other person presiding over the meeting shall strive to reach modified consensus (meaning consensus minus one, or that it takes more than one dissenting members to block approval of a decision) on all decisions, however, a decision shall be binding once supported by an affirmative vote of a two-thirds majority of the Directors present and voting, a quorum being assembled, except as otherwise provided in these Bylaws. The President or other person presiding over the meeting may implement procedures to facilitate modified consensus decision-making and may revert to simpler voting in their discretion after a good faith effort has been made to reach modified consensus, but a modified consensus has not been reached.