

Community Land Trust Conference



October 13-14
2022
Los Angeles

Growing the CLT Movement Together

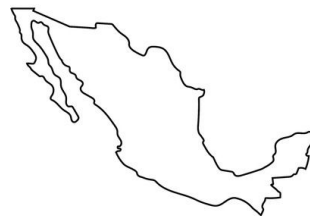
— Thursday, October 13th —

Origins of the Community Land Trust Model

Building on cooperative
ownership strategies from
around the world



Indigenous American
Traditions of Land
Ownership + Black-led
Coops



Ejidos



Gramdan
Movement

Origins of the Community Land Trust Model



New Communities Inc.



Origins of the Community Land Trust Model

CLT Guiding Principles

- 1) Accountability to community residents
- 2) Retention of public subsidy to benefit future families
- 3) Creation of permanent affordable housing
- 4) Protection of land from real estate speculation

The Growth of CLTs in California

SF



Sacramento



Oakland

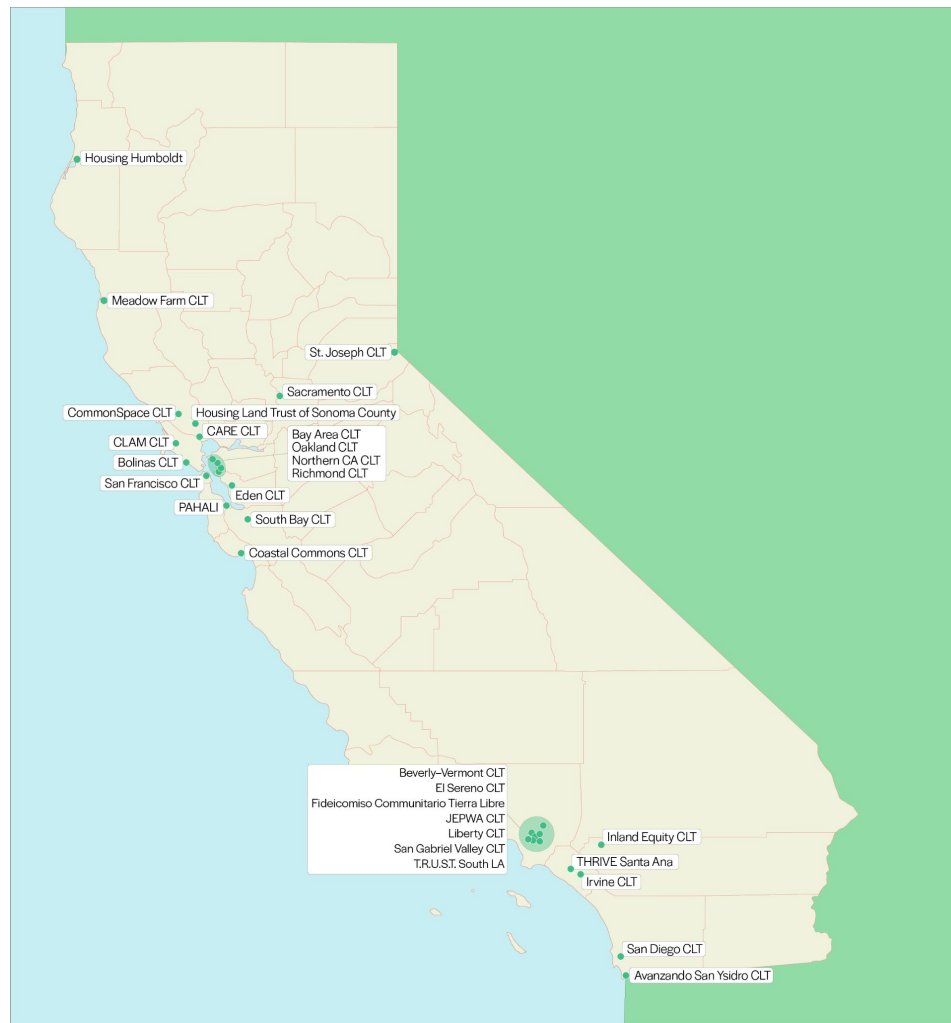


LA



CLTs are Expanding Their Footprint

- 29 Community Land Trusts
- In 22 counties
- With over 1,600 housing units
- Home to over 3,500 residents.



CLTs in California



The CA Community Land Trust Network



CA CLT NETWORK - POLICY ADVOCACY

CLT Access to Financing



Tenant Opportunity to Purchase



Enabling Limited Equity Coops



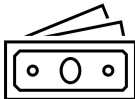
Taxation of CLT homes



Accessory Dwelling Units



Acquisition Funding



Public Land Disposition



Policy Advocacy

Victories Support Our Shared
Work



SB 1079 becomes law — 2020

Foreclosure Intervention Housing
Preservation Program (FIHPP)
created — 2021



Victories Support Our Shared
Work

As of Sept. 28th, 2022...



2022: CA CLT Network fights to
pass slate of CLT catalyzing bills:

AB 1837 (Bonta)

AB 1206 (Bennet)

AB 2651 (Petrie-Norris)

Policy Advocacy

Launch of CA CLT Action, a 501(c)(4) whose mission is to support local and statewide efforts to expand community ownership

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



END DISPLACEMENT THROUGH REAL ESTATE SPECULATION

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



SUPPORTING NEW CLTs

ESTABLISHING SOCIAL HOUSING AS LOCAL AND STATE POLICY



PRIORITIZING PUBLIC LAND FOR COMMUNITY OWNERSHIP



CA CLT NETWORK - THE CLT ACADEMY

Housing Element Advocacy Teach-In

CA Community Land Trust Network 9/2



COMMUNITY CO-OWNERSHIP INITIATIVE

Housing Preservation for Permanent Affordability: Nuts and Bolts of Acquisition-Rehab Development and Financing

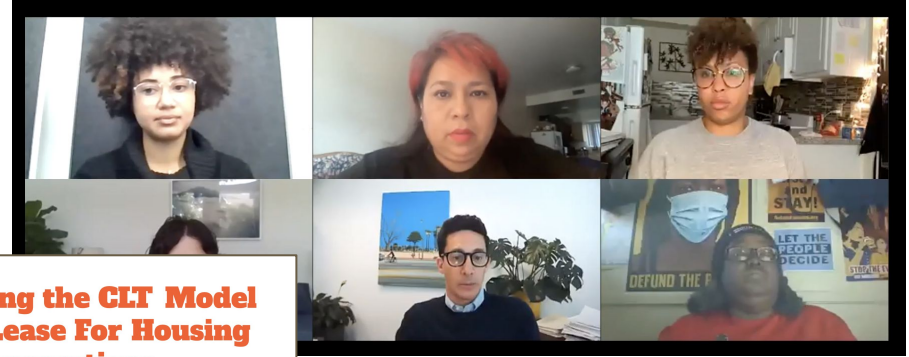
Workshop for the Community Co-Ownership Initiative and the California Community Land Trust Network

James Yelen, Enterprise Community Partners
Sarah Scruggs, Northern California Land Trust

December 12, 2020

Introducing the CLT Model Ground Lease For Housing Cooperatives

CA Community Land Trust Network 9/20/22



CALCTN Teach-In Series:

Constituency Relationship Management (CRM) Systems for CLTs

Tuesday Oct

Engaging Tenants about Homeownership Conversions

CALCTN Teach-In
April 19, 2022



CA CLT Network - New Projects and Next Steps

Strengthening CLTs

- New real estate technical assistance program for CLTs
- Developing Template Legal Documents
- Advocating for new CLT subsidy sources

Creating a CLT-friendly Policy Environment

- Conducting a landscape analysis of community ownership initiatives in the San Joaquin Valley
- Supporting local Opportunity to Purchase Campaigns
- Advocating for effective FIHPP implementation

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Key Findings from the CA CLT Survey

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The Survey

- 2 surveys: 1 of residents, 1 of CLT orgs
- Supported by the **Chan Zuckerberg Initiative**
- Developed and conducted over 2021
- Survey team=CA CLT Network board & staff and Tim Thomas, Mona Al-Abadi, and Hannah Phalen



Provides holistic picture of diverse CLT activities in California



Quantifies impact of CLT stewardship on residents & neighborhoods



Offers insight into critical resident demographics



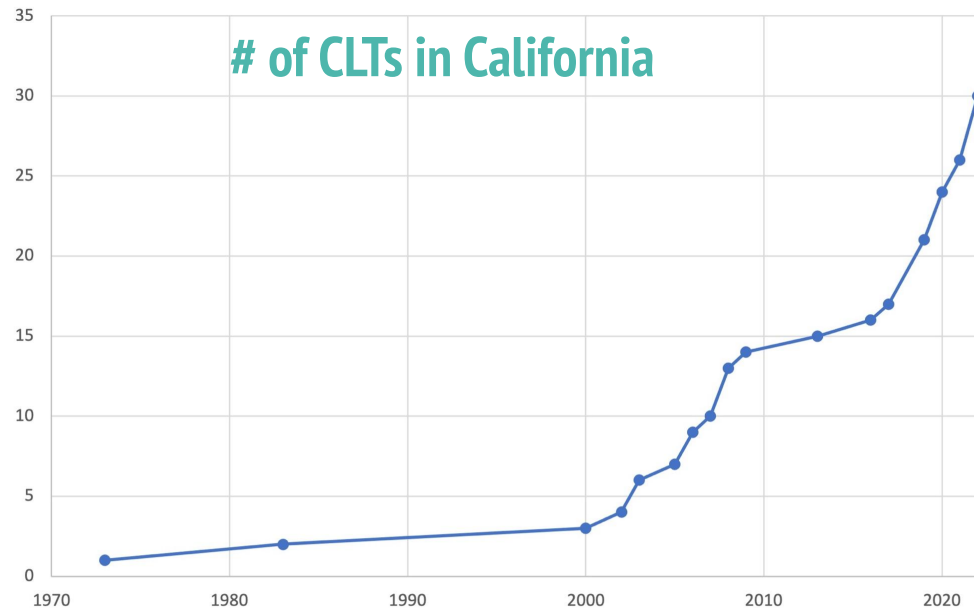
Understand and assess the needs of residents and CLT staff

Key Findings from the CA CLT Survey

1. CLTs are expanding their footprint
2. CA CLTs serve low-income and POC populations
3. CA CLTs are providing residents with economic security
4. CA CLT's rely on program revenues and local government subsidy
5. CLTs deploy a variety of stewardship and resident engagement strategies
6. Funding and staff capacity are the primary obstacles to CLT success
7. CA CLT Pipelines are substantial and diverse

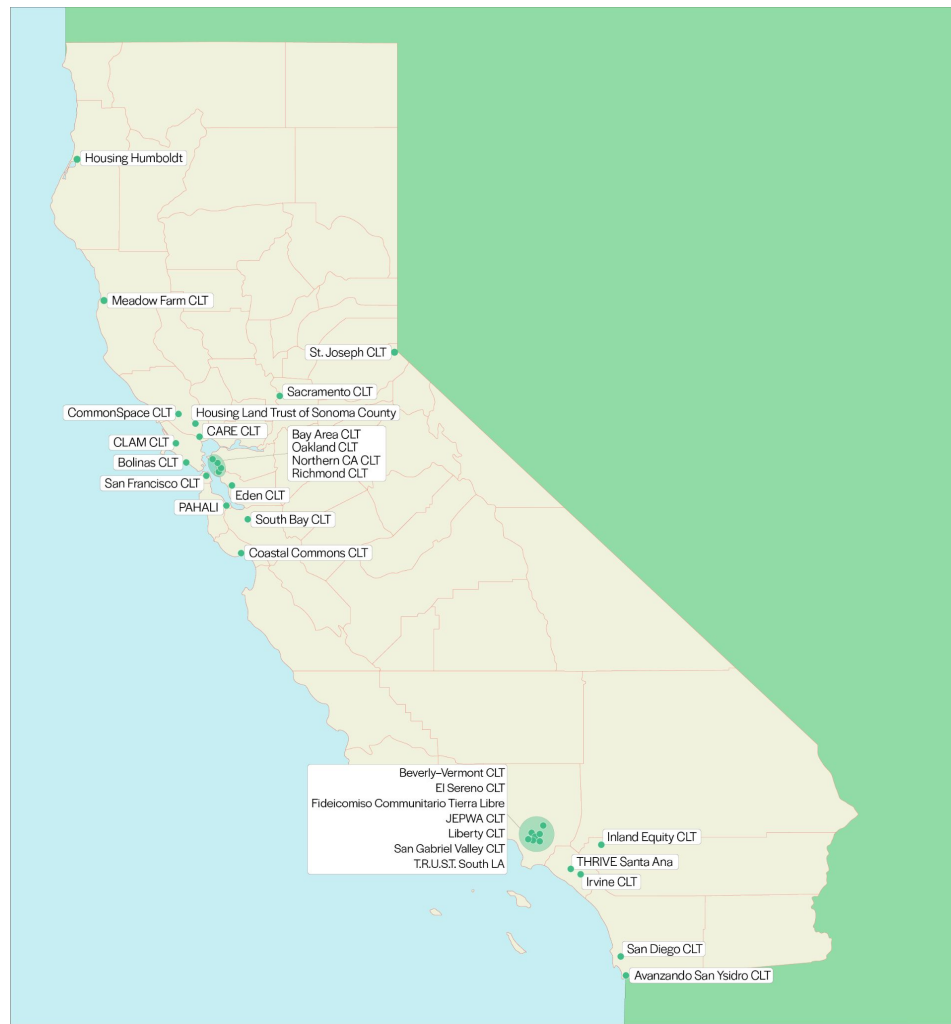
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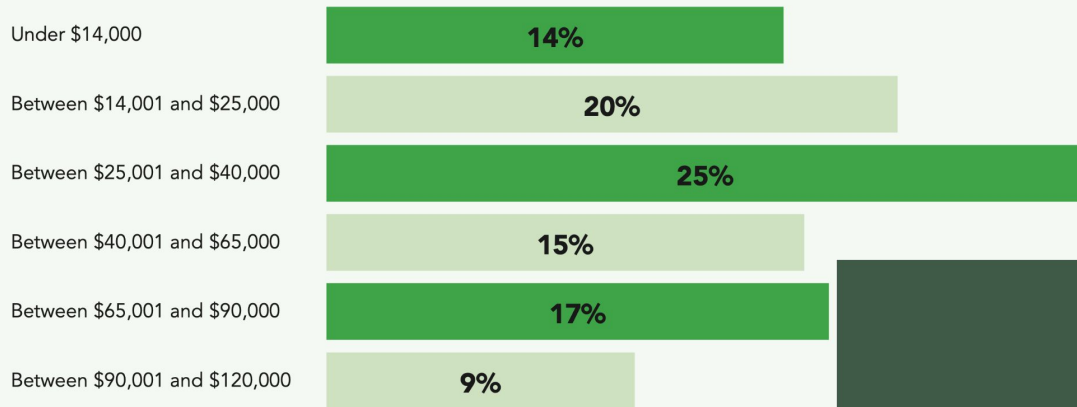
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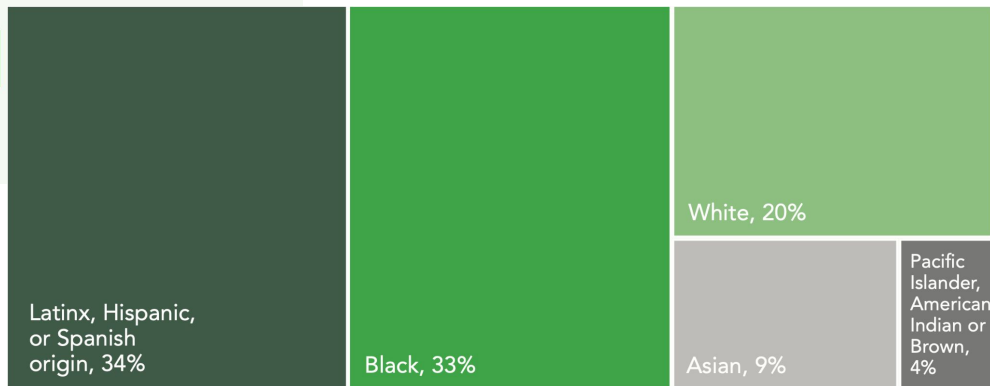


CA CLTs Primarily Serve Low-Income and BIPOC Populations

Annual Household Income of CLT Residents

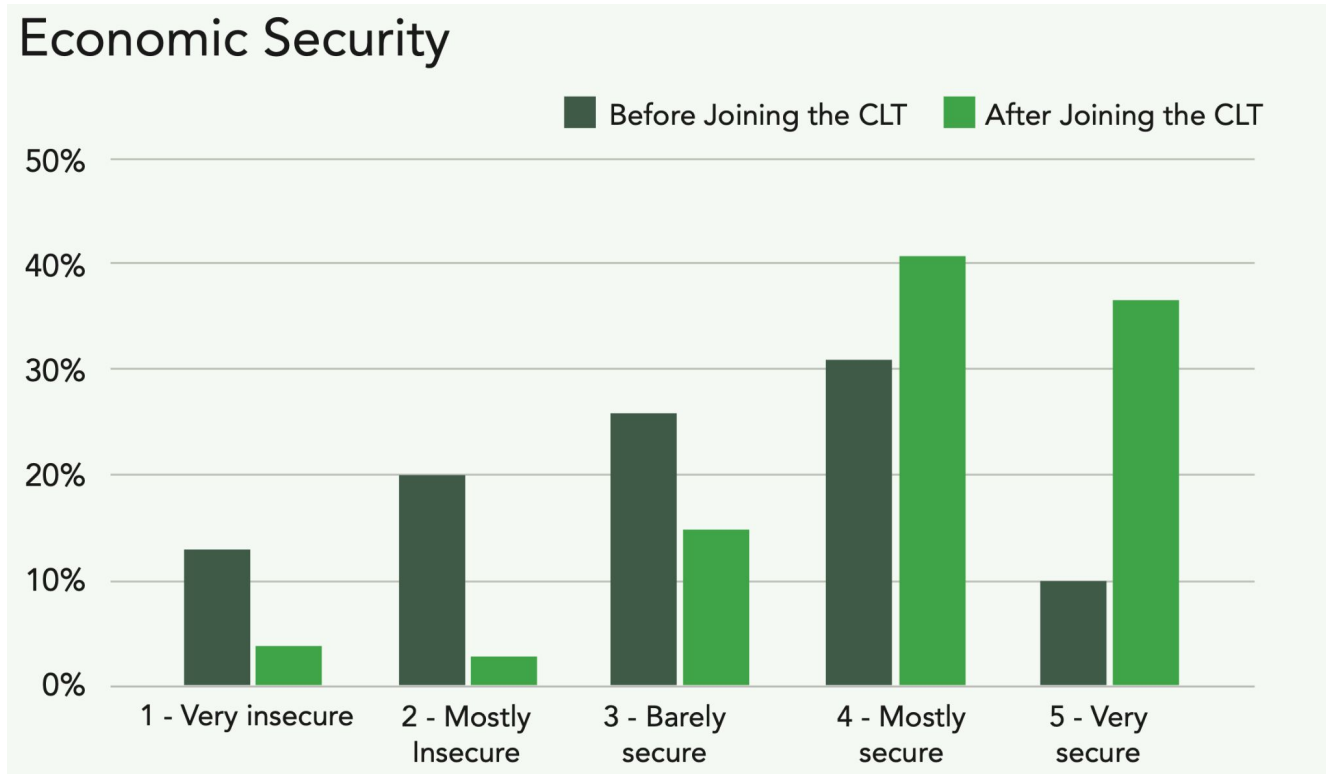


80% of CLT residents are Black, Indigenous, and People of Color



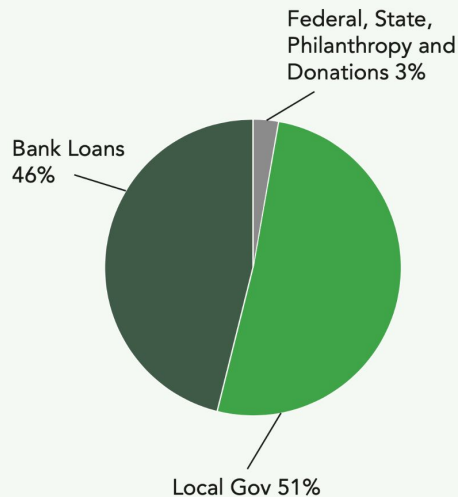
CA CLTs are Providing Residents with Economic Security

60% Residents reported an increase in their family's economic security after moving to a CLT home

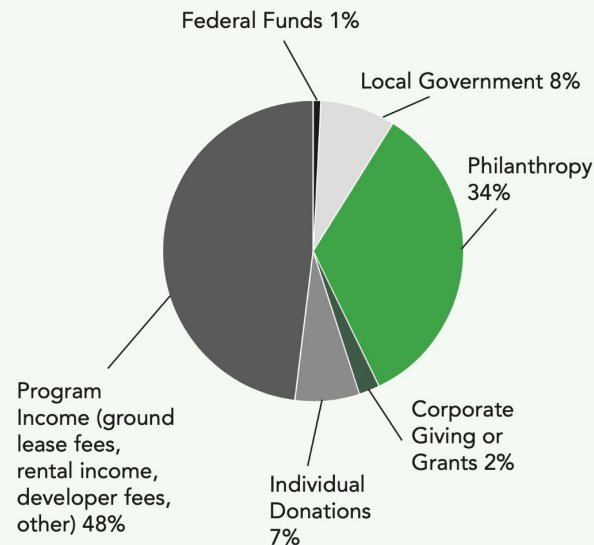


CLTs Currently Rely on Program Revenues & Local Government Subsidy

CLT Capital Budget Sources



CLT Operating Budget Sources



CLTs Deploy a Variety of Stewardship and Resident Engagement Strategies



Building Human Capital

- Financial counseling
- Homebuyer classes and support
- Employment workshops
- Employment opportunities within the CLT
- Leadership programs



Building Collective Capacity

- Collective management training
- Resident/ownership training
- Homeowner and/or resident associations
- Networking opportunities
- Resource linkage

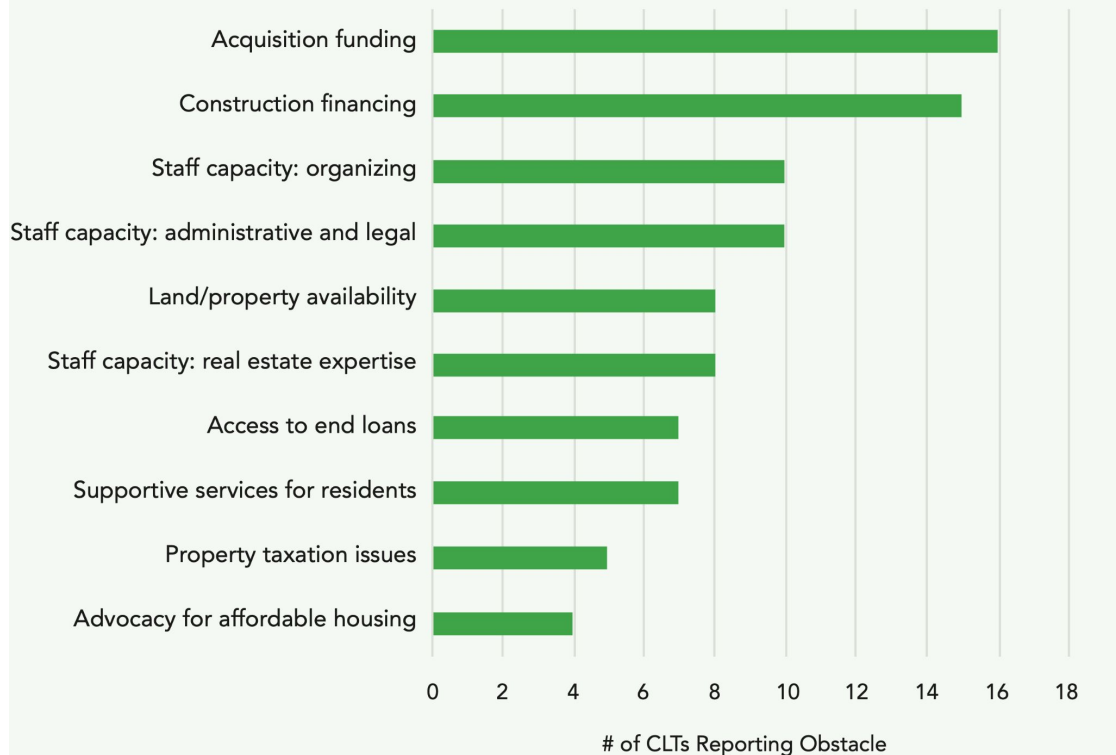


Support Services

- Activities for children
- Disaster preparation
- Supportive housing services

Funding and Staff Capacity are the Most Cited Obstacles to CLT Success

Obstacles that prevent CLTs from accomplishing their goals



CA CLT Pipelines are Substantial and Diverse

Pending Projects* **163**

Financing Secured **\$98,832,070**

Financing Needed **\$97,650,000**

*Ranging from single family homes to large apartment complexes

Project Types in CLT Pipelines

- ➔ Multi-family Rental
- ➔ Single Family Homeownership
- ➔ Condo Homeownership
- ➔ Cooperative Homeownership
- ➔ Urban Agriculture
- ➔ Affordable Commercial
- ➔ Open Space Conservation
- ➔ Accessory Dwelling Units

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Partnerships

California CLTs are Seeking Partners to Grow Their Impact

- Funding for Acquisitions and Construction
- Operating Support
- Advocacy Partners
- Land
- Development Partners
- Technical Expertise: Real Estate, Finance, Law, etc.

Opportunities for Partnership

**Funding for
Acquisitions &
Construction**



Hasta Muerte Coffee Building, OakCLT

Opportunities for Partnership

Operating Support



Residents of 1432 12th Ave., Oakland—Bay Area CLT

Opportunities for Partnership

Advocacy



Jocelyn Foreman Celebrating the Acquisition/Preservation of her home in partnership with Northern CA Land Trust

Opportunities for Partnership

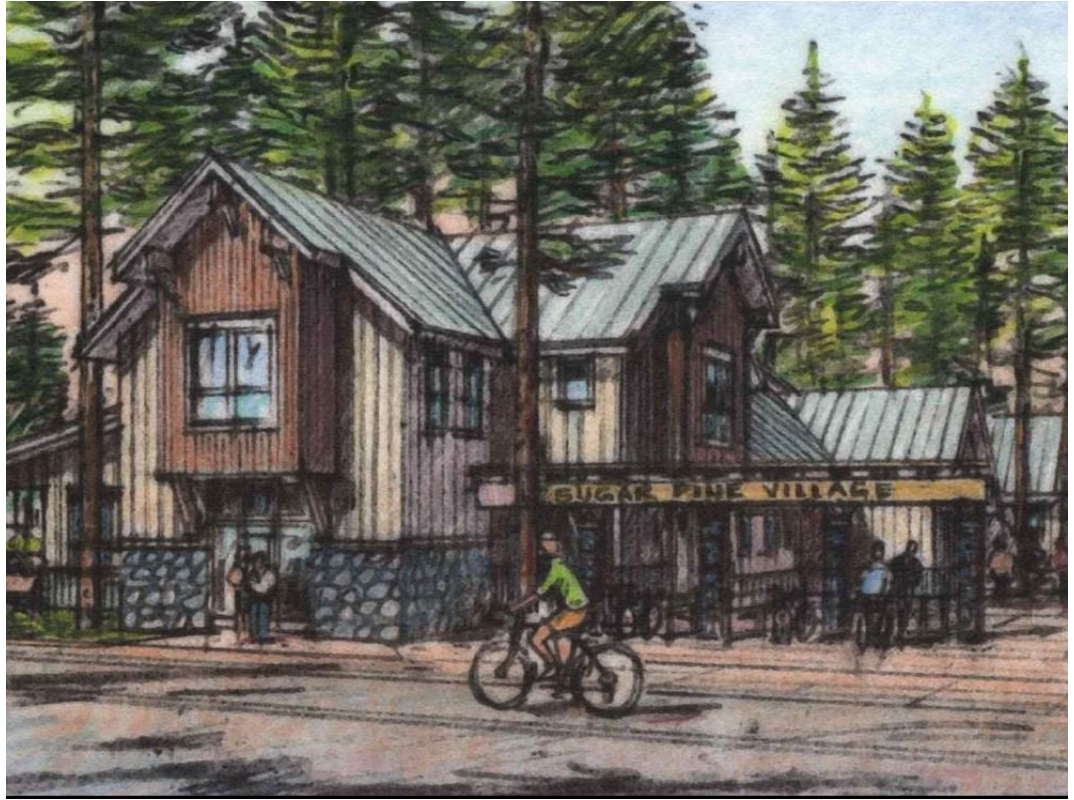
Land



*Coast Guard Project, Point Reyes Station—Community Land
Trust Association of West Marin (CLAM)*

Opportunities for Partnership

Development Partners



Sugar Pine Village Project, South Lake Tahoe—Saint Joseph CLT

Opportunities for Partnership

Technical Expertise



May 18th CACLTN Opportunity to Purchase Act Convening

Small Group Discussion

1. What brings you to the conference?
2. Do you currently work with CLTs and if so how?
3. What are obstacles to you or your organization partnering with or supporting CLTs in your area?
4. Are there steps that would need to be taken, or questions answered, for you or your organization to more closely collaborate with CLTs?

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