

CALIFORNIA COMMUNITY LAND TRUST NETWORK



2023 ANNUAL MEETING

MARCH 24TH
3:30-5:30PM
VIA ZOOM

2023 BOARD REPORT

CA CLT Network Annual Membership Meeting

+
3/24/2023

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

California
Community
Land Trust
Network

Perpetual Home Affordability-Stewardship-Community Control

The
Movement
is Growing!

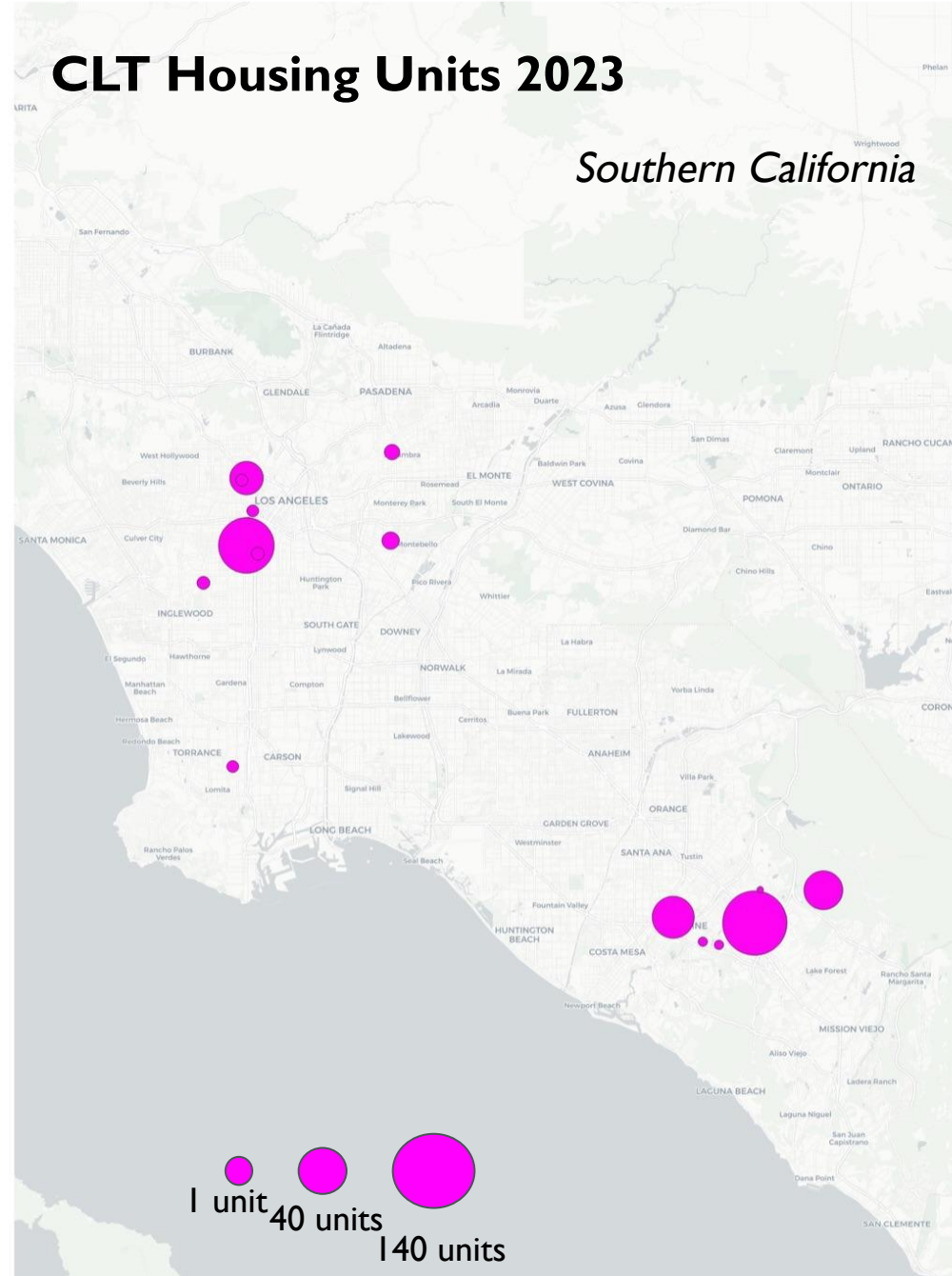
CLT Housing Units 2023



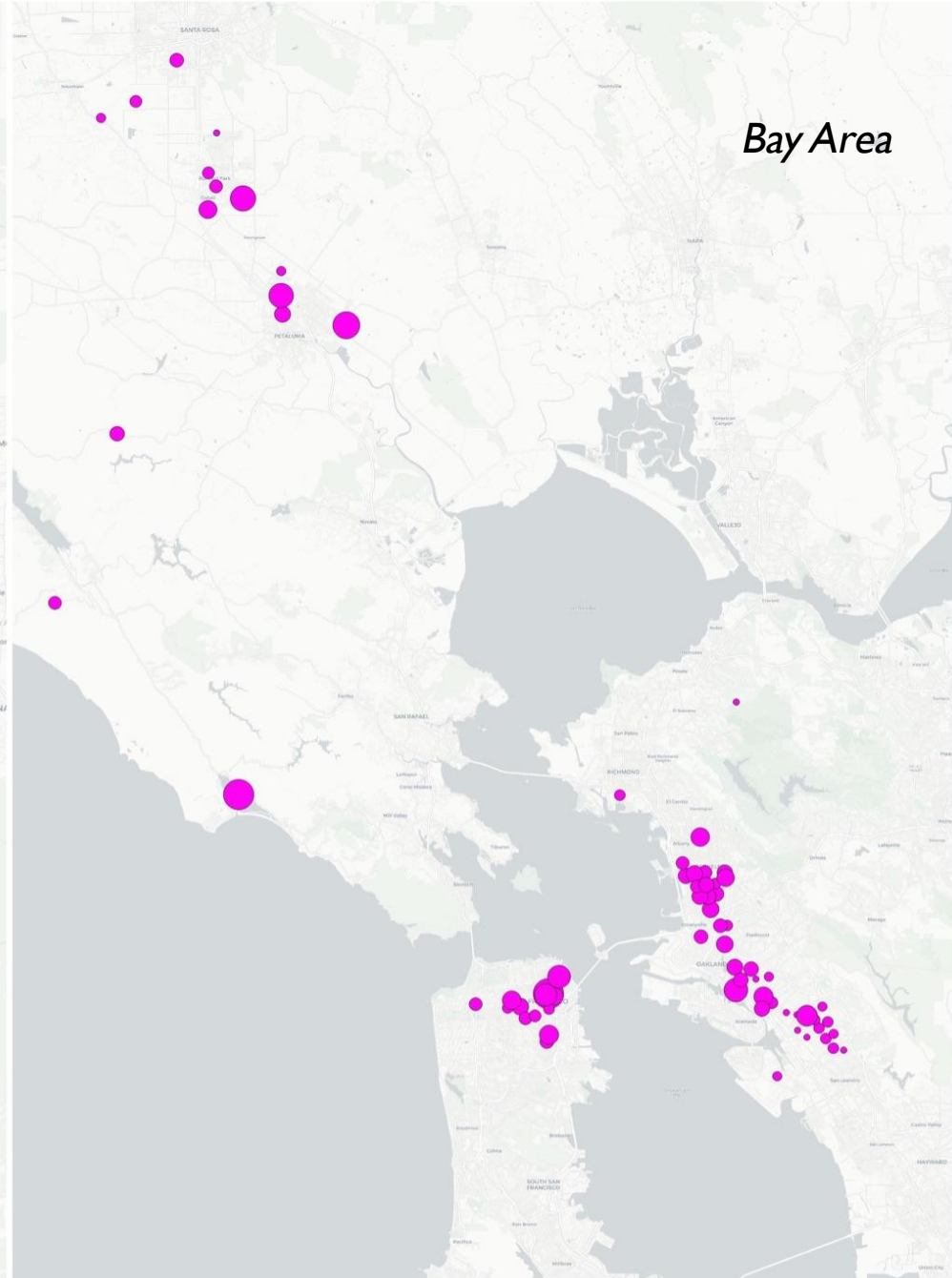
The Movement is Growing!

CLT Housing Units 2023

Southern California



Bay Area



We Passed State Legislation

CLT Access to Financing



Tenant Opportunity to Purchase



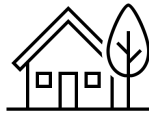
Taxation of Limited Equity Cooperatives



Taxation of CLT homes



Accessory Dwelling Units



Prioritizing Community Ownership

#1

Public Land Disposition



Our Issues



First CA CLT Network Lobby Day



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



Meeting with John Laird, State Senate District 17



Lobby Day Debrief

In person and Virtual Gatherings



OC/San Diego Gathering, Santa Ana



Oakland Happy Hour

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



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



Grounded Solutions Network Conference, Washington DC

We Advocated for (and Won!) Local Policies

- **United to House LA Ballot Measure:** \$80mil/year for affordable housing including preservation
- **City of Long Beach CLT RFP:** Winning respondent = CACLTN member Housing for All Long Beach CLT, an initiative of LiBRE
- **City of Oakland Measure U:** \$600mil bond measure for affordable housing and infrastructure
- **TOPA Campaigns:** Campaigns in San Jose, Berkeley, and East Palo Alto closing in on winning ordinances

Launch of CACLTN's Real Estate Technical Assistance Program



**REAL ESTATE
TECHNICAL
ASSISTANCE
PROGRAM**

Supporting CLTs taking on
transformative projects

California
Community
Land Trust
Network

Perpetual Home Affordability-Stewardship-Community Control

The graphic features a hand with the index finger pointing to a map of California. Three lines radiate from the hand, suggesting a bright idea or technical assistance. The background is yellow with white polka dots and a red dotted pattern at the bottom left.

CLT Academy: Teach-Ins

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



July 12, 12-1pm. Affordable Housing Vocabulary



July 26, 12-1pm. Winning Support From Local Government



August 23, Options for Multifamily Housing on a CLT



September 20, Introducing the CA CLT Model Ground Lease for Housing Cooperatives



December 6, Introducing the CA CLT Guide to Capital Improvement Policies.



Strategic Planning

Thank you to everyone who participated in strategic planning this past fall and winter!

We'll be sharing the strategic plan in April/May.



We Developed New Resources and Learned from our Peers



Guide to Multifamily Housing on Community Land Trust Property in California

— Introduction

This guide was written for community land trusts (CLTs) to provide information on ownership and management structures for multi-unit properties. Choices and practices vary widely. We hope to help CLTs navigate the varying legal considerations, and organizational structures with each ownership structure. This memo summarizes five common ownership structures with some key considerations for each. There are additional possibilities not summarized here but the five structures presented in this memo are commonly implemented by CLTs.

The following questions could help guide a discussion on which ownership structure is most appropriate for your particular property:

- (a) Are residents interested in participating in governing the property? If so, what types of decisions are most important for the residents?
- (b) How important is ownership and equity building to the residents?
- (c) Is it possible to obtain the financing necessary for the property in the form of a limited-equity housing cooperative (Option 4) or a condominium (Option 5)?
- (d) What is the capacity of the CLT to provide hands-on support to the residents through an association or a cooperative board?
- (e) What are the potential upsides and downsides of each ownership structure to the residents?



California Community Land Trust Network

Guide to Capital Improvements Policies

Update Fall 2022



MODEL CLT-LIMITED EQUITY HOUSING COOPERATIVE LEASE

Outline of this model lease:

This model lease template was adapted from the 2011 Community Land Trust Technical Manual by the organization then known as the National Community Land Trust Network (now Grounded Solutions). This adaptation was created by the California Community Land Trust Network (CACLTN) to conform to California law and to integrate best practices recommended by CLT practitioners and advisors in California. However, this document should **not** be construed as legal advice and we can make **no warranties** that this lease is suitable to any particular situation as each housing project is unique and local laws may vary. Applicable laws of all kinds can also change. CACLTN encourages its CLT members to use this document as a general educational resource and to seek support from an attorney for each specific situation.

In the ground lease document below, underlining indicates that the phrase was added to or substantially revised from the national model technical manual model lease. Many other edits were made that are not underlined.

In addition to this lease document, please see two associated commentary documents. First, see the section-by-section commentary on the model lease in Chapter 15-B of the 2011 Community Land Trust Technical Manual. The national model lease commentary is very helpful and applicable to this California adaptation. Second, this California adaptation is accompanied by its own California-specific commentary and resources provided to CACLTN members on our network's Resources webpage.

We continued translating our resources into Spanish to make them accessible to our monolingual Network members

California Community Land Trust
Network

Guía para Pólizas de Mejoras
de Bienes Captales



Los Fideicomisos de Tierra Comunitaria como Administradores Responsables de Tierras Públicas

Guía para Gobiernos Locales en California
Francesca Zapeda, Leo Goldberg y Nicole Montijo



GUIA DE RECURSOS

BE LONGING. BERKELEY. EDU

SEPTIEMBRE 2022

Guía de Vivienda Multifamiliar en Fideicomisos de Tierra Comunitaria en California



- Introducción

Esta guía fue escrita para fideicomisos de tierra comunitaria (fideicomisos, por sus siglas en inglés) para dar perspectivas de la administración y posesión de propiedades de unidades múltiples en fideicomisos de tierra comunitaria, ya que las opciones y prácticas varían bastante. Esperamos ayudar a los fideicomisos a navegar sus opciones y comprender las varias implicaciones legales y las consecuencias organizacionales asociadas con cada estructura de propiedad. Esta guía resume cinco estructuras diferentes y algunas consideraciones claves para cada una. Hay posibilidades más allá de las resumidas aquí, pero las cinco estructuras presentadas en esta guía son las más comúnmente implementadas por los fideicomisos.

Las siguientes preguntas podrían ayudar a guiar una conversación sobre qué opción podría ser mejor para una propiedad en particular:

- ¿Están interesados los residentes en participar en administrar la propiedad? Si lo están, ¿en qué tipo de decisiones es más importante que ellos participen?
- ¿Qué tan importante es poseer la propiedad, y crear prosperidad financiera para residentes del edificio?
- ¿Es posible obtener el financiamiento necesario para que los residentes sean propietarios del edificio en forma de cooperativa de vivienda de equidad limitada (Opción 4)? ¿Es posible que algunos o todos los residentes obtengan su propia hipoteca para financiar la compra de su unidad en un condominio (Opción 5)?
- ¿Cuál es la capacidad del fideicomiso para ofrecer apoyo práctico a una asociación de residentes o junta directiva de una cooperativa?
- ¿Cuáles son las ventajas y desventajas probables de cada modelo, tanto para el fideicomiso como para los residentes?

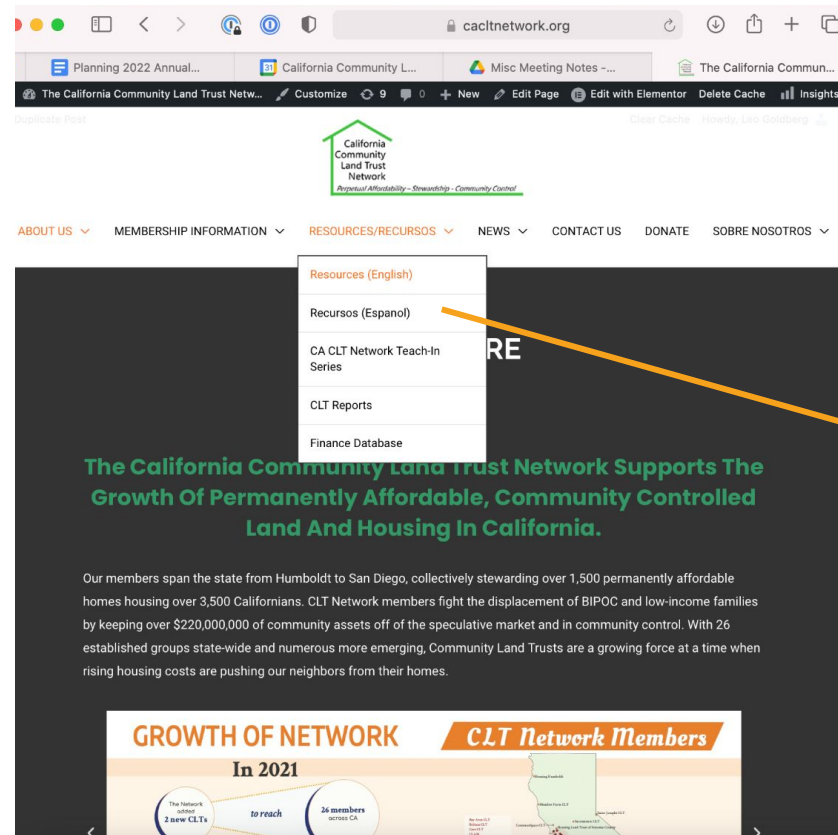
Julio, 2022

Recent translations

- Topa Playbook
- Property Tax Guide

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)

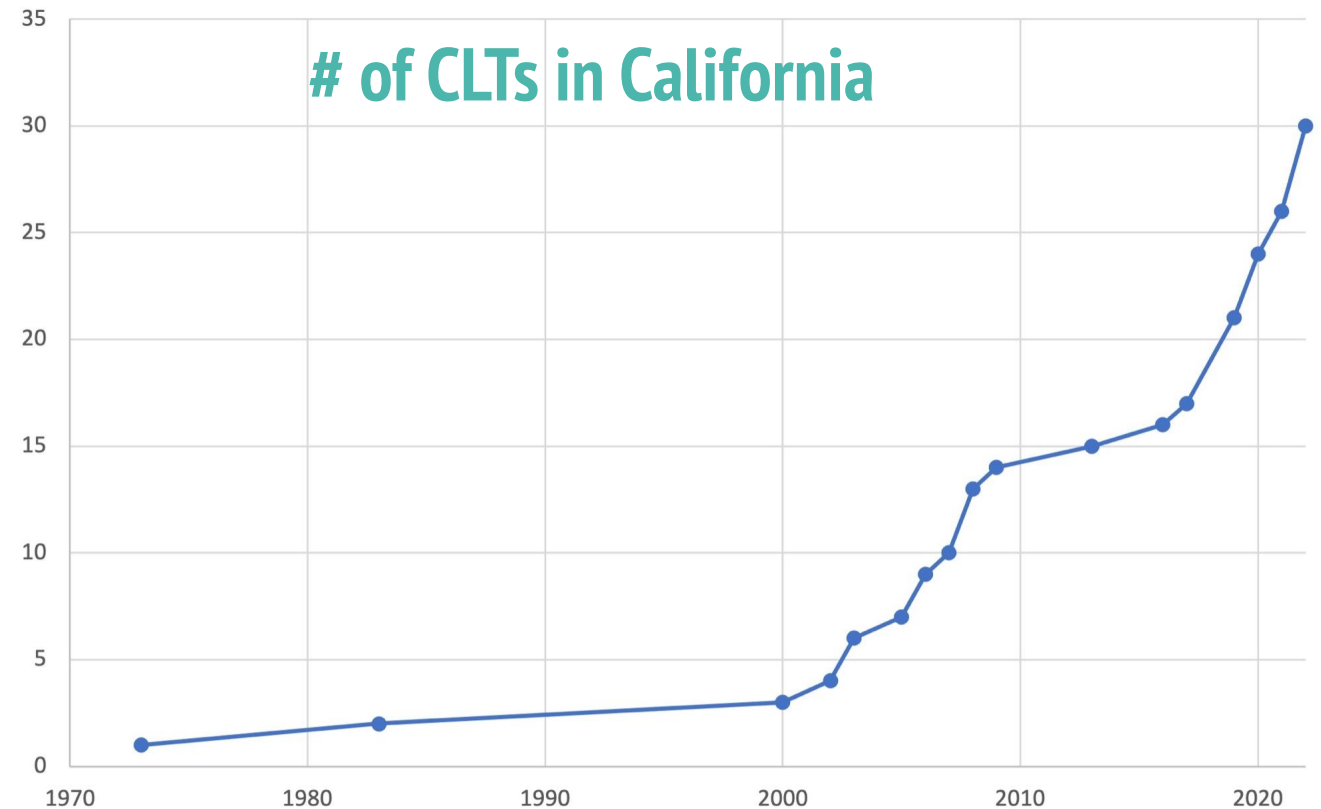
We Shared Results from our Statewide CLT Survey

Key Findings

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

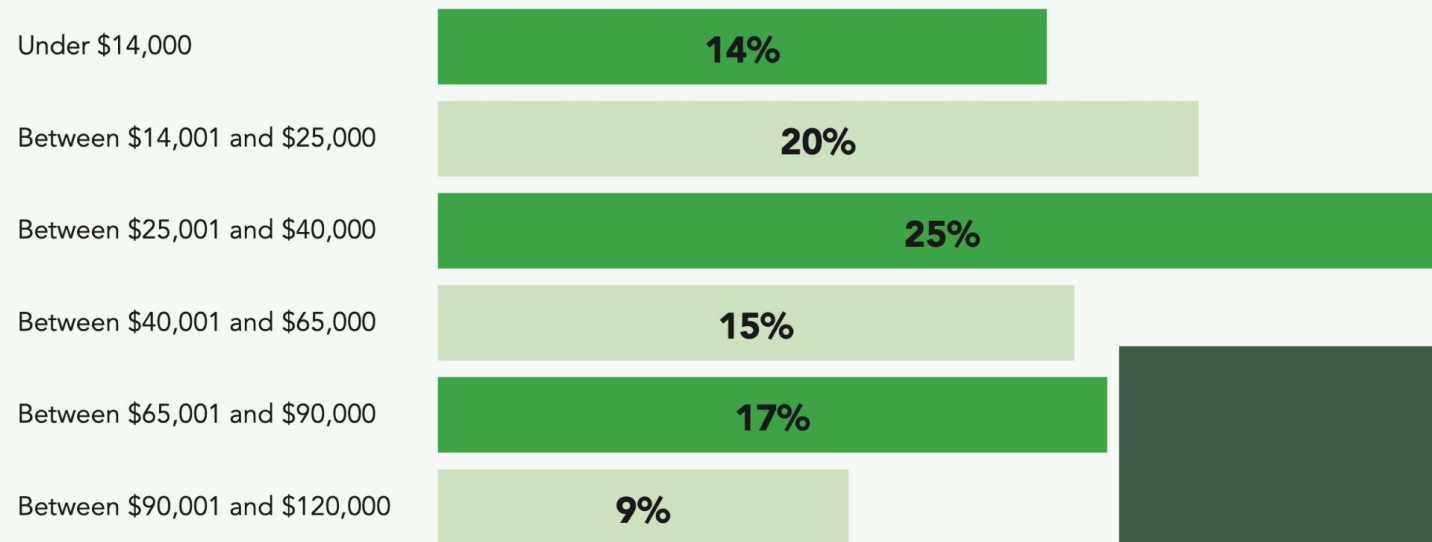
The Survey: CLTs are Expanding Their Footprint

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

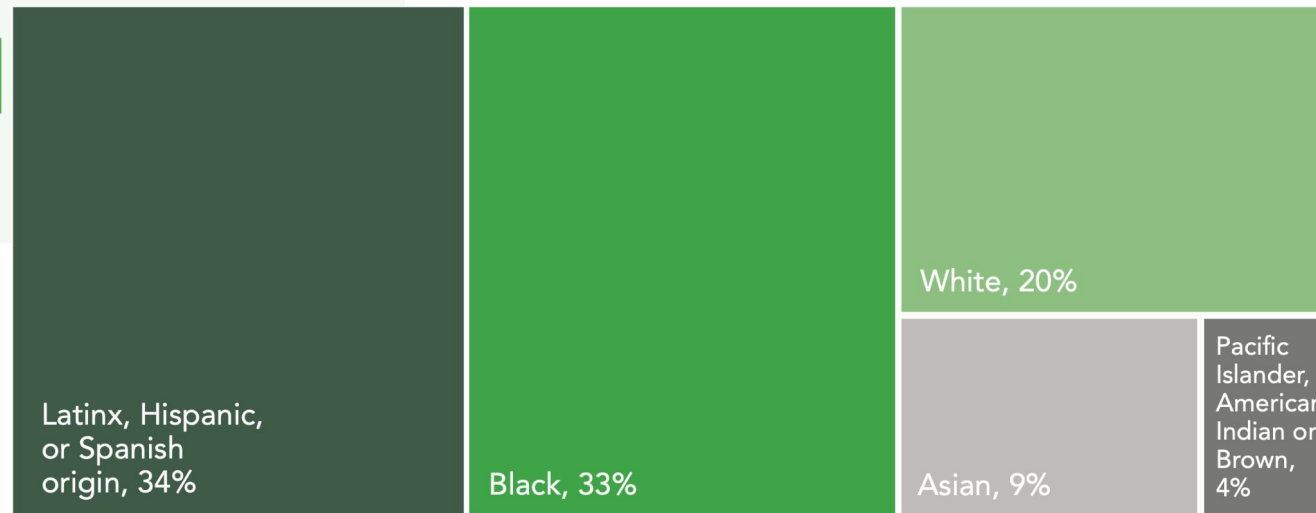


The Survey: CA CLTs Primarily Serve Low-Income and BIPOC Populations

Annual Household Income of CLT Residents

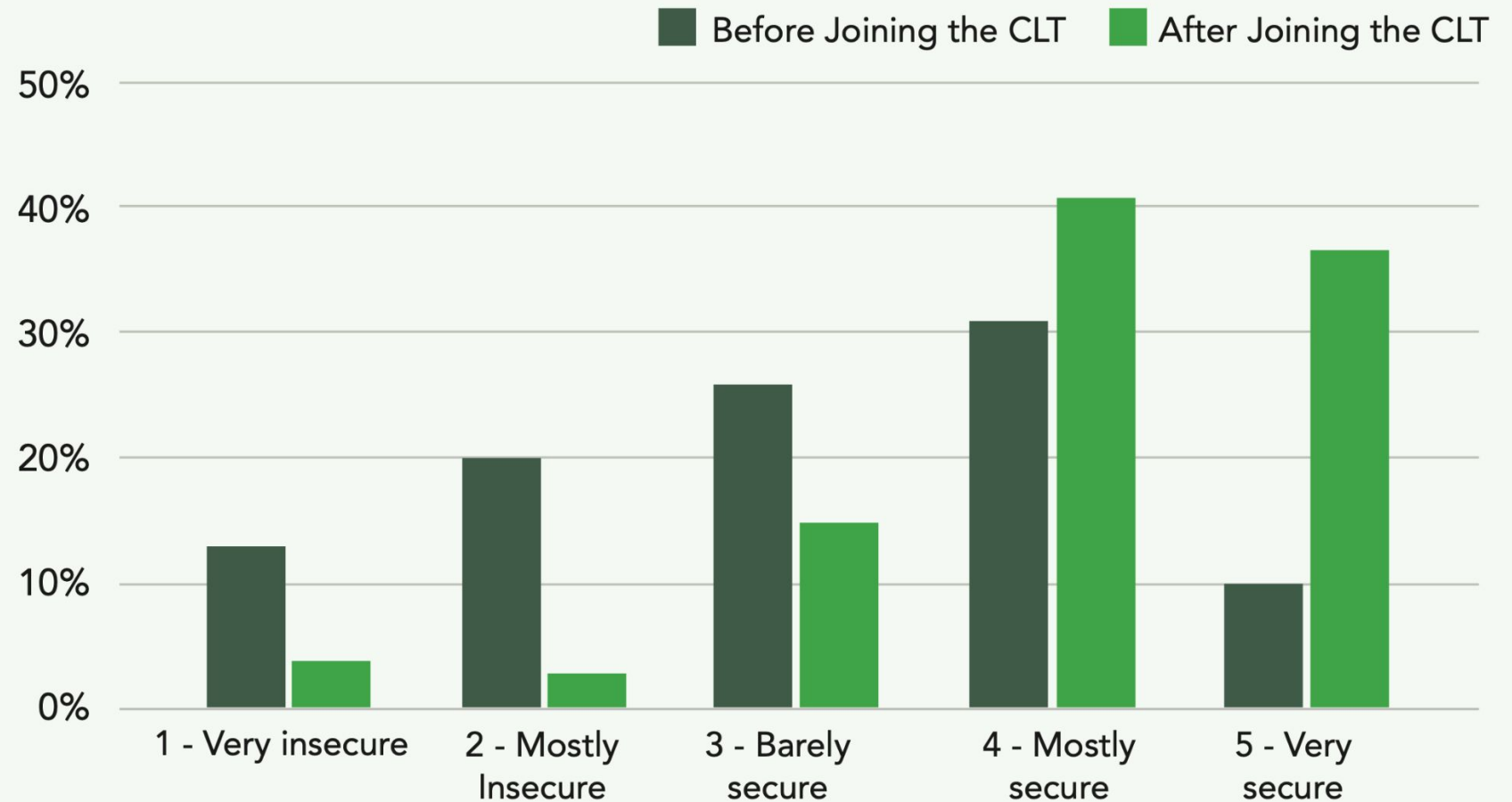


80% of CLT residents are Black, Indigenous, and People of Color



The Survey: CLTs are Providing Residents with Economic Security

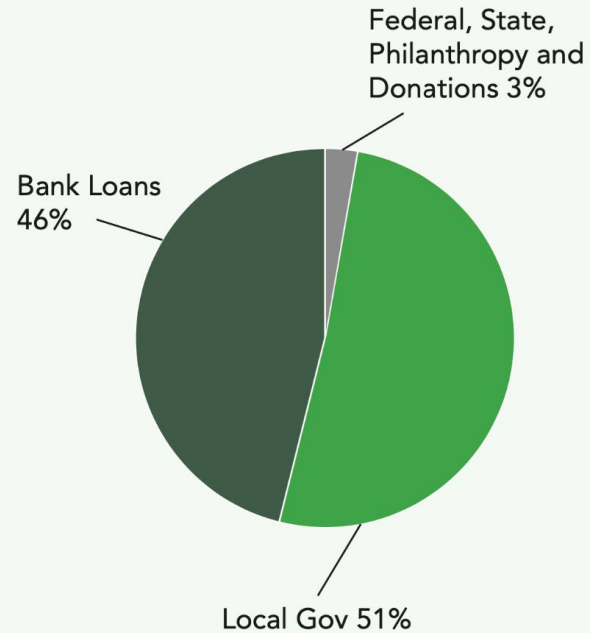
Economic Security



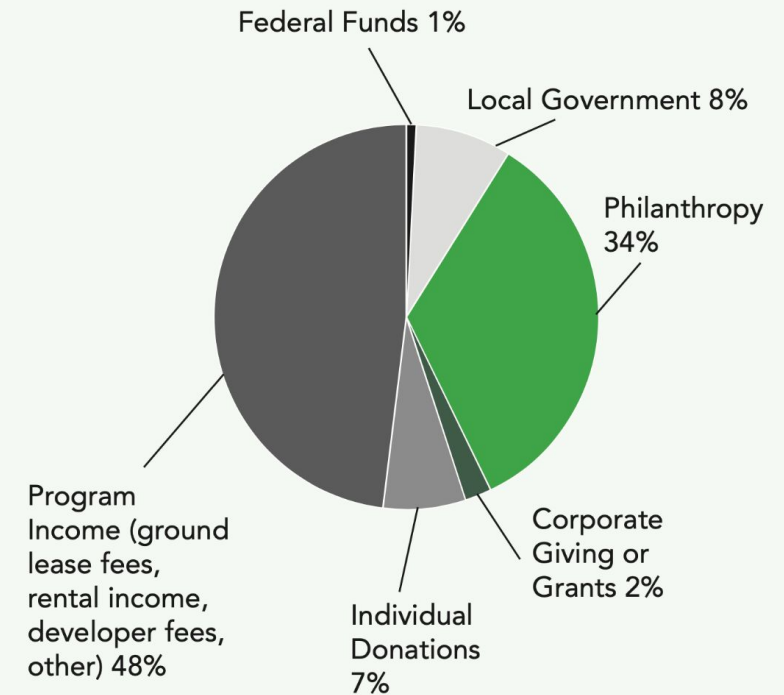
60% Residents reported an increase in their family's economic security after moving to a CLT home

The Survey: CLTs Currently Rely on Program Revenues & Local Government Subsidy

CLT Capital Budget Sources

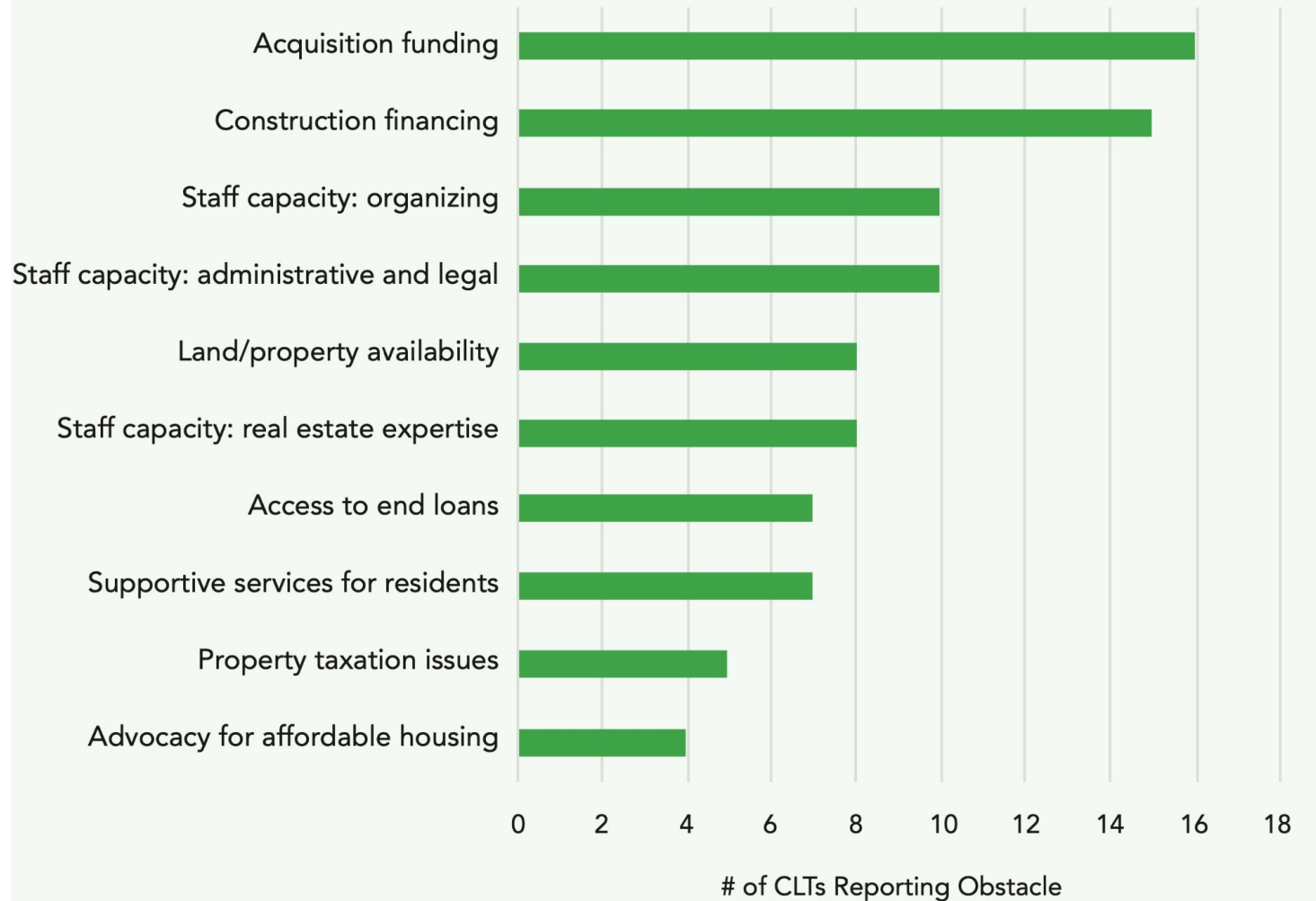


CLT Operating Budget Sources



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

Obstacles that prevent CLTs from accomplishing their goals



Supporting Community Ownership in the San Joaquin Valley

Key Findings

- Orgs have a wealth of diversity, knowledge, and experience
- Some orgs are focused on preserving cultural heritage and indigenous land as a key to preserving housing and addressing climate change
- Orgs struggle with staffing, funding, and access to TA

Recommendations

- Long-term investment coupled with
- An approach tailored to the needs of individual orgs



Updated CACLTN Supporting Member Criteria

Context

- Currently, supporting membership requires no vetting but comes with substantial benefits and access (resources, committee spaces)
- Increasing state and local resources for CLTs are generating more and more interest in the model

CACLTN Board-Adopted New Supporting Membership Criteria and Process

- Supporting members must endorse CACLTN's Values Statement (more on this later!)
- Supporting member applicants may be vetted by CACLTN staff and board

See Item 2 in the agenda for the full policy

Created a Policy for Vetting Capacity Building Proposals

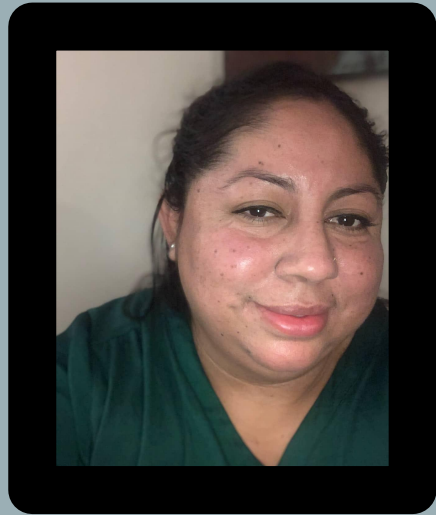
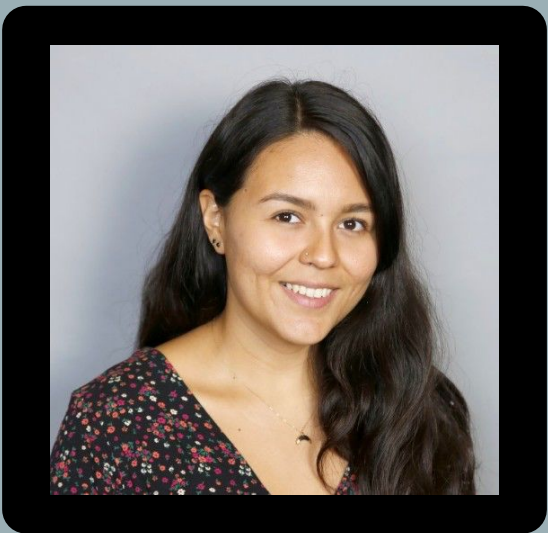
See Item 3 in the agenda for the full policy

Context

- Members are developing great ideas for how CACLTN can support their work
- We want to make sure everyone has equal voice and access to CACLTN resources

New Process

- Proposals that require CACLTN resources are vetted by the Curriculum Committee using the criteria of **timeliness, efficacy, and demand.**
- If the Curriculum Committee recommends the proposal then
 - CACLTN staff will work with the proposers to refine the idea and develop an accurate cost assessment
 - CACLTN staff may greenlight the project for expenses under \$5k while other proposals will be vetted by the CACLTN board



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

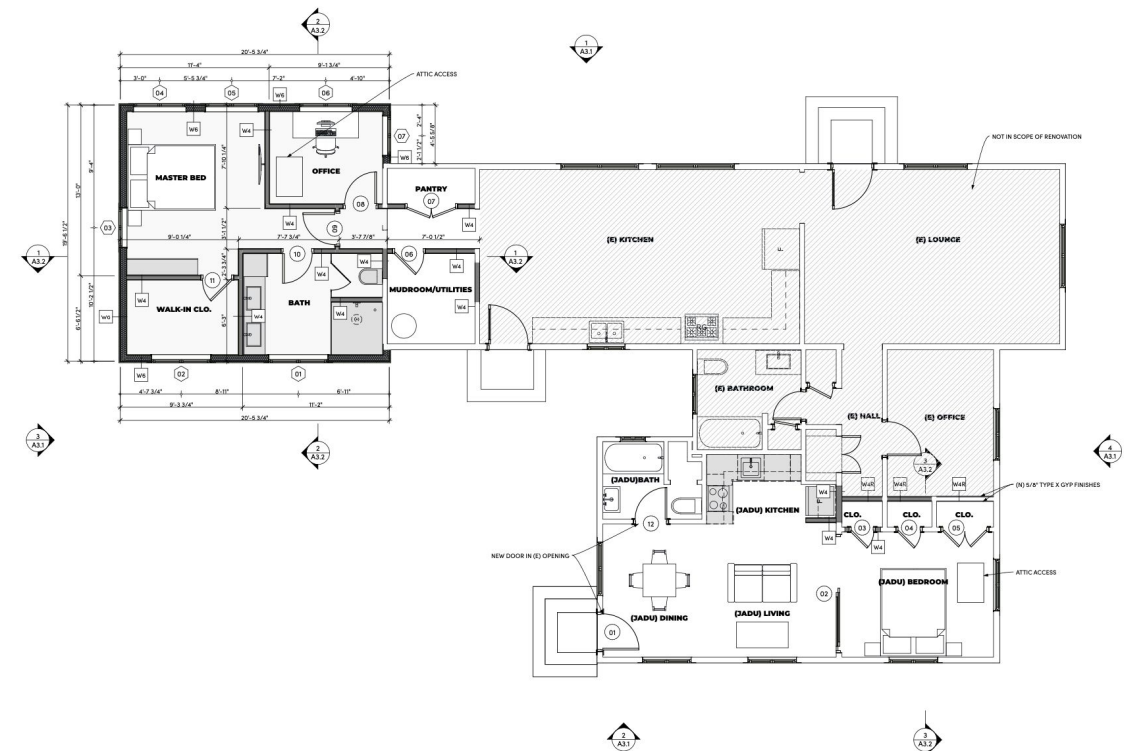


CA CLT NETWORK MEMBER HIGHLIGHTS

OUR MEMBERS KICKED BUTT

CommonSpace CLT

CommonSpace CLT has submitted building plans for its property in Sebastopol. They will be taking single family property, converting the existing house into a duplex, and adding both an ADU and JADU.



OUR MEMBERS KICKED BUTT

CLT Association of West Marin (CLAM)

CLAM acquired 3 new properties in the past year to create 7 units of permanently affordable housing.



OPEN HOUSE TODAY!

Thursday, January 26
4-6pm

35 Third Street,
Point Reyes Station

2 BDRM | 1 BTH HOUSE

\$2800/month plus utilities

Income restrictions apply



Questions? Call the CLAM office at (415) 663-1005.

OUR MEMBERS KICKED BUTT

Bay Area CLT



In 2022, Bay Area CLT completed construction on an 8-unit vacant apartment building in Berkeley, in partnership with Historic McGee Avenue Baptist Church. This is our first vacant building for which we needed to market and lease up with all new residents who expressed interest in forming a Co-op but who have no prior history or relationship with each other. It's an experiment with taking a vacant building through the process of Co-op education and formation, with the goal of forming a non-equity Co-op within 18 months of lease up.

OUR MEMBERS KICKED BUTT

Oakland CLT

In April 2022, residents at 1931 87th Ave, organizers with the Disability Justice Culture Club (DJCC), and OakCLT successfully purchased their home creating a center of operations for DJCC and a new Disability Justice community resilience and organizing hub.



OUR MEMBERS KICKED BUTT

Housing For All Long Beach CLT, An Initiative Of LiBRE

Housing For All Long Beach CLT was named the winning responder to the City of Long Beach's RFP for a CLT partner.

CITY OF
LONG BEACH

PRESS RELEASE

City of Long Beach
Public Information Office
411 W. Ocean Blvd,
Long Beach, CA 90802

12/9/2022

FOR IMMEDIATE RELEASE

Press Release # 120922

Subject: City Seeks Partner to Establish Community Land Trust

Interested Organizations Can Submit Bids for Consideration Now Through January 31, 2023



OUR MEMBERS KICKED BUTT

Saint Joseph CLT

Competing entitlement and commencing phase I of Sugar Pine Village, a 248 unit workforce rental project in South Lake Tahoe.

Completing 3 moderate income ownership homes in South Lake Tahoe.

