

San Joaquin Valley Workshop Series

Strengthening Organizational Structures

California CLT Network in collaboration
with CNB Consulting

February 13, 2023
1:00 - 3:00 pm
Via Zoom



Welcome

Intro interpreters:

Lluvia Cardenas and Melody Gonzalez

Intro's

Intro CA CLT Network + CNB Consulting

Overview of SJV & landscape scan project

- Landscape scan: project initiated by The Funders Network's SJV Funders Collaborative
- Funders interested in supporting BIPOC-led community ownership
- 2nd of 3 workshops to promote awareness of community ownership models
- The first workshop covered community ownership models, including CLT 101 content
- Projects may include affordable housing + urban farms or other agricultural work, worker coop and nonprofit spaces
- Diverse communities in SJV, each with their unique needs

Today's content

1. Working with Board and Staff
2. Organizing a Community Land Trust (CLT)
3. Community Engagement

Intro Speakers

Richard Harriman

Environmental/Land Use Attorney

STRATEGIES TO INVOLVE AND ENCOURAGE
BOARD AND STAFF MEMBERS TO CONSIDER
ALTERNATIVES AND OPPORTUNITIES
FOR COMMUNITY OWNERSHIP
AND/OR COMMUNITY LAND TRUST

Richard L. Harriman
Environmental/Land Use Attorney

SUMMARY OF STRATEGY TO INCREASE INTEREST AND SUPPORT OF BOARDS AND STAFF TO ADOPT COMMUNITY OWNERSHIP/CLT MODEL

- Essence of Strategy: Increase Options to Create “Community Equity Assets”
- Contact Executive Directors of local community non-profit organizations and partners for meeting to introduce strategy
- Outline benefits of formation of CLT for local Disadvantaged Underserved Community (DUC) and community at large
- Present materials prepared by local Food Bank Executive Director outlining benefits of CLT to community
- Prepare a list of public agency funding sources and non-profit funding sources for each local Food Bank and identify and prioritize the Funding sources
- Identify program to coordinate or integrate the foregoing with the local Food Bank/community efforts with the CCLTN principles in website (John Davis and Leo Goldberg)

IMPLEMENTATION OF STRATEGY

- Request meeting to make presentation to each funding source
- Confirm that the funding source either supports or does not object to this outreach effort
- Present specific benefits of CLT to each organization and explain how strategy supports funding source's goals and objectives
- Provide information/evidence of how other communities have benefit from creation of local CLT
- Provide information/evidence how joint venture and other legal cooperative efforts with local CLT supports adoption and implementation of Food Bank/CLT model

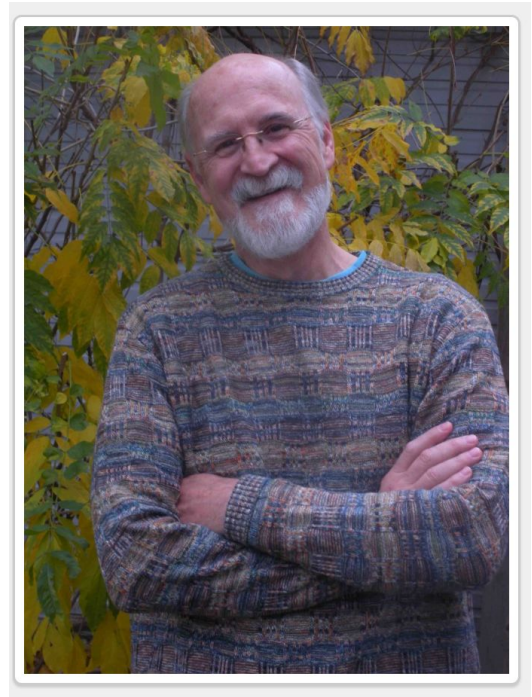
IMPLEMENTATION OF STRATEGY

- Provide information/evidence how joint venture and other legal cooperative efforts with local CLT supports adoption and implementation of Food Bank/CLT model
- Explain “multiplier effect” of local CLT’s formation and acquisition of real property and other economic assets and working with existing public agency entities (Federal, State & Local)
- Encourage local Food Bank to expand its programs to increase food security and local production of nutritious fresh produce by its urban/rural self-help gardening program
- Present facts and evidence regarding how creation of relationship between local non-profit entity (Food Bank) local CLT leads to creation of “Community Equity” which is beneficial to local CLT and local community as a whole.

OPTIONS FOR ORGANIZATIONAL STATUS AND/OR LEGAL ACQUISITION OF LAND OR OTHER ASSETS

- IRC Section 501(c)(3) organizations may hold title to land or other assets, but must be authorized in their Articles of Incorporation and By-Laws to have this power and must comply with IRC & FTB reporting requirements and limitations regarding the transfer of such assets
- A competent Tax Attorney or CPA can advise the Board of a 501(c)(3) Organization how to comply with the above-referenced corporate and tax requirements and duties
- Other non-profit and/or for-profit entities or legal agreements are available for use by the primary entity with other entities, such as: 1) partnerships, 2) joint venture agreements, 3) limited partnerships, 4) mutual benefit associations (income may be taxable); 5) agricultural cooperatives; 6) contracts; 7) leases, 8) lease-purchase agreements, and/or 9) other entities or agreements
- Examples of permissible relationships with for-profit entities

John Davis



Co-Founder of Burlington Associates in Community Development, a national consulting coop

Co-Director, Center for Community Land Trust Innovation

Community Land Trusts

Overview of organizational options

John Emmeus Davis

Center for CLT Innovation

www.cltweb.org

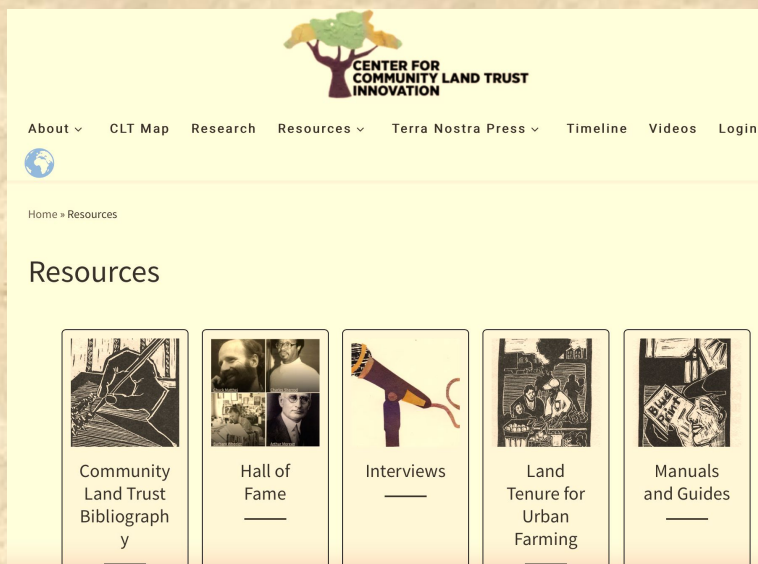


**CENTER FOR
COMMUNITY LAND TRUST
INNOVATION**



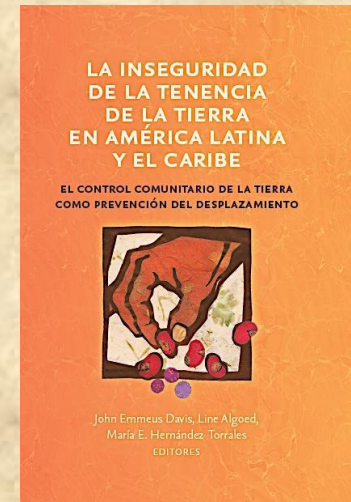
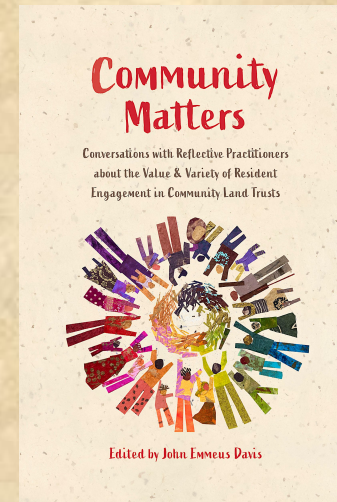
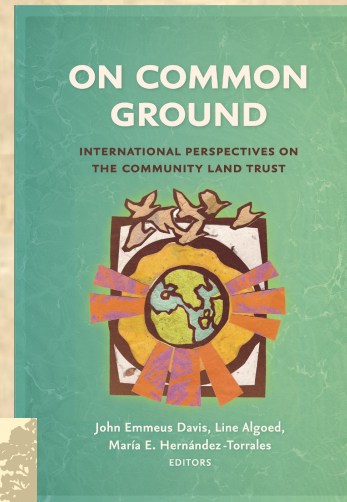
TERRA NOSTRA PRESS™





- A free library of technical and educational materials:
www.cltweb.org

- Books & monographs published by **Terra Nostra Press**



- Webinars, virtual gatherings, and sponsorship of annual **World CLT Day**

www.arcofjusticefilm.com

Arc of Justice

The Rise, Fall and Rebirth
of a Beloved Community



New Communities, Inc.
1969

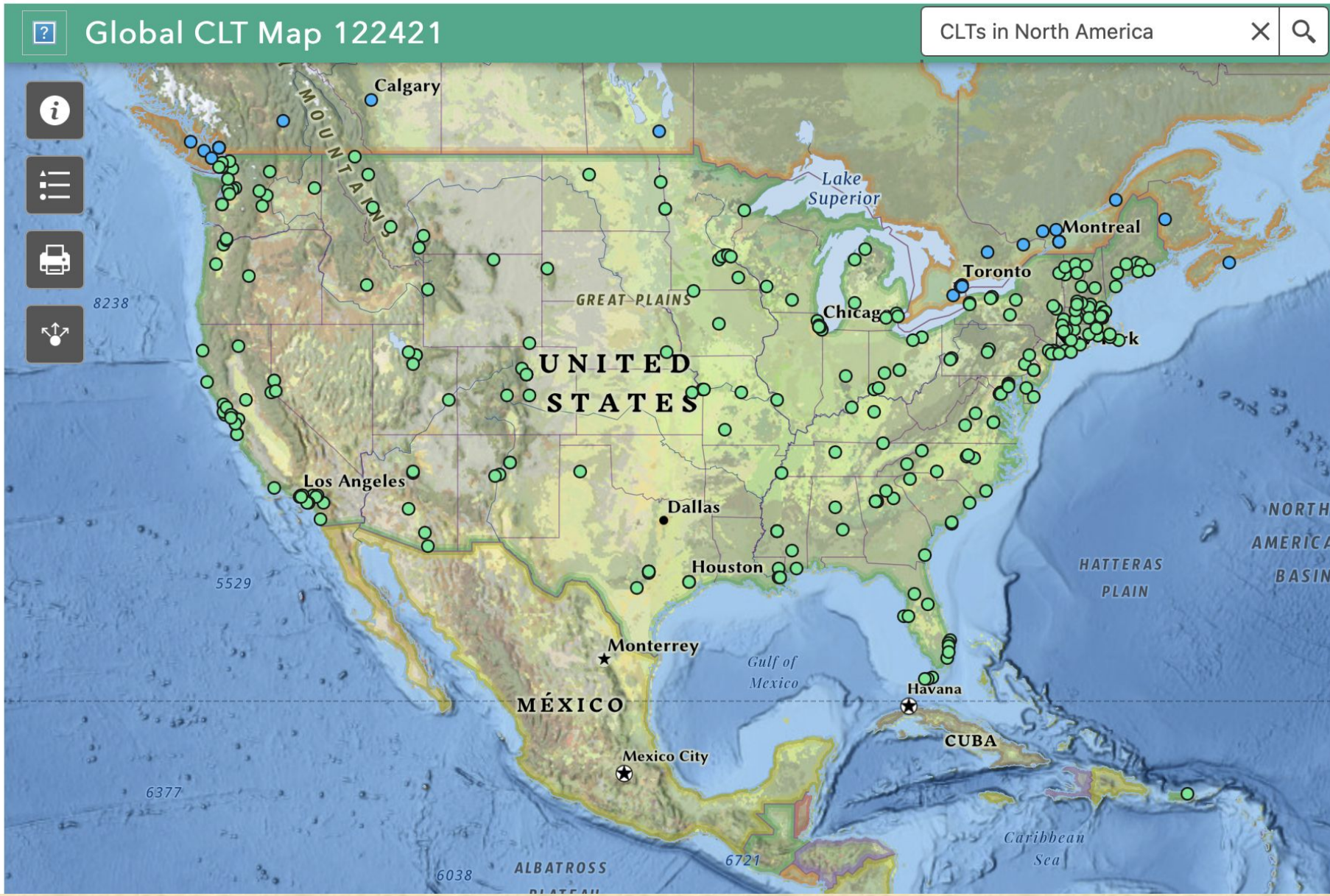
New Communities, Inc., 1969

“A nonprofit organization to hold land in perpetual trust for the permanent use of rural communities.”



Global CLT Map + Directory

 Print  PDF  Email



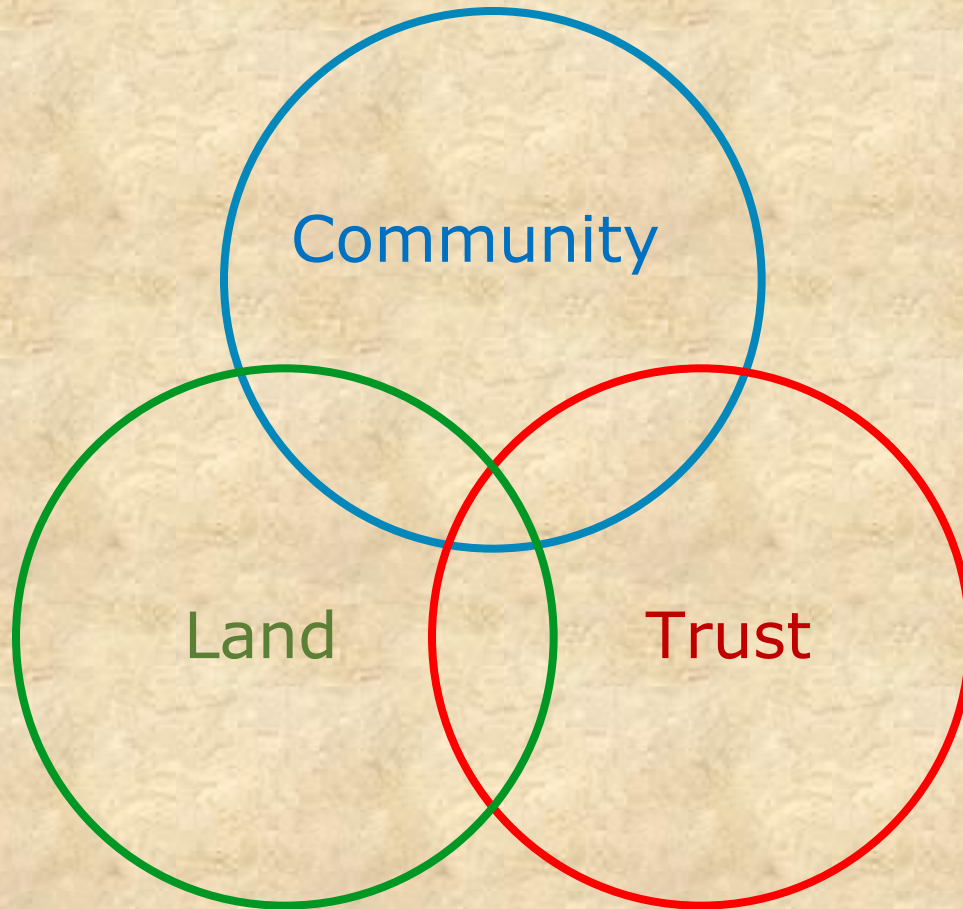
Caño Martín Peña CLT San Juan, Puerto Rico

Fideicomiso de la Tierra
del Caño Martín Peña
GANADOR Premio Mundial
Naciones Unidas

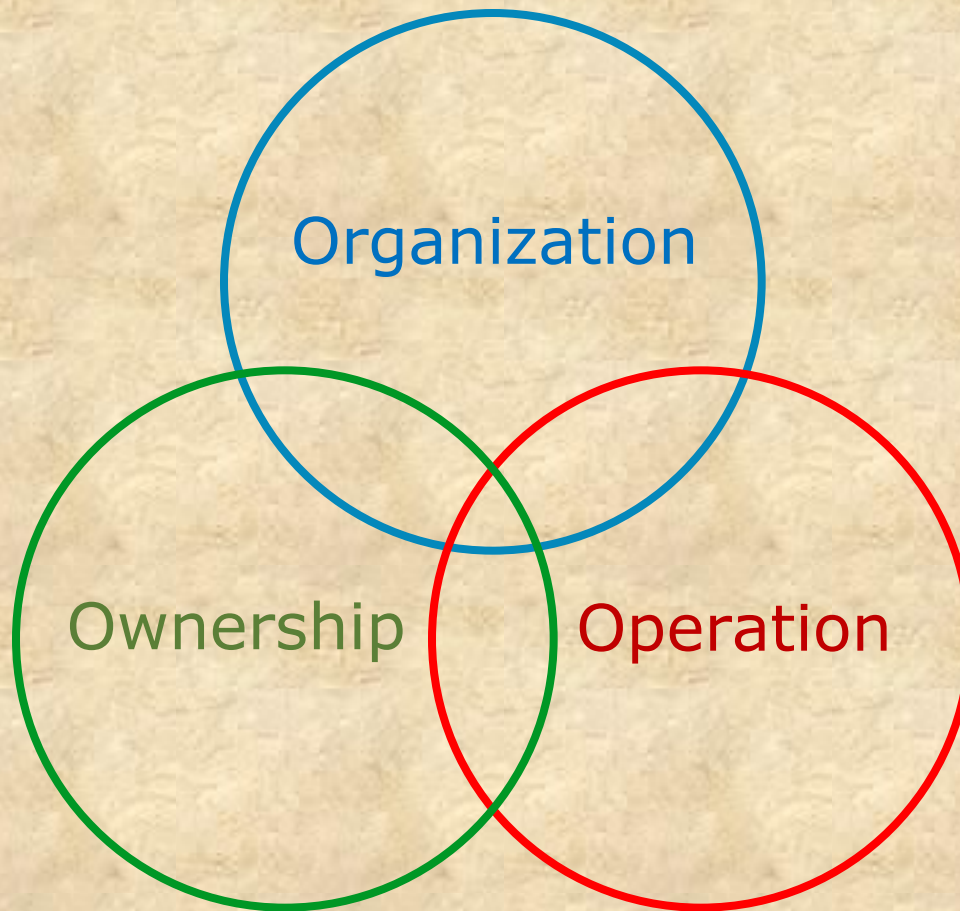
www.cano3punto7.org



Community Land Trust



Community Land Trust



Ownership

Who Owns What?

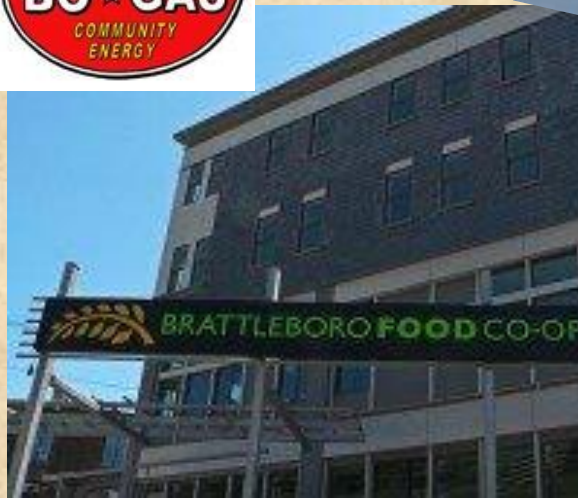
- Nonprofit corporation owns parcels of **land** scattered across the service area
- Homeowners, cooperatives, nonprofit organizations, farmers, or businesses lease the land and own the **buildings**



RESIDENTIAL LAND USES



NON-RESIDENTIAL LAND USES



AGRICULTURAL LAND USES



Athens Land Trust



Lopez Community
Land Trust



600 homes/6000 acres

“Stewardship”

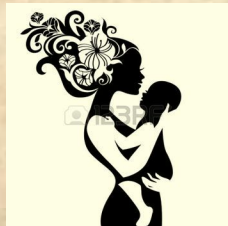
Operation



- **Preserve affordability** – ensure access for people of modest means



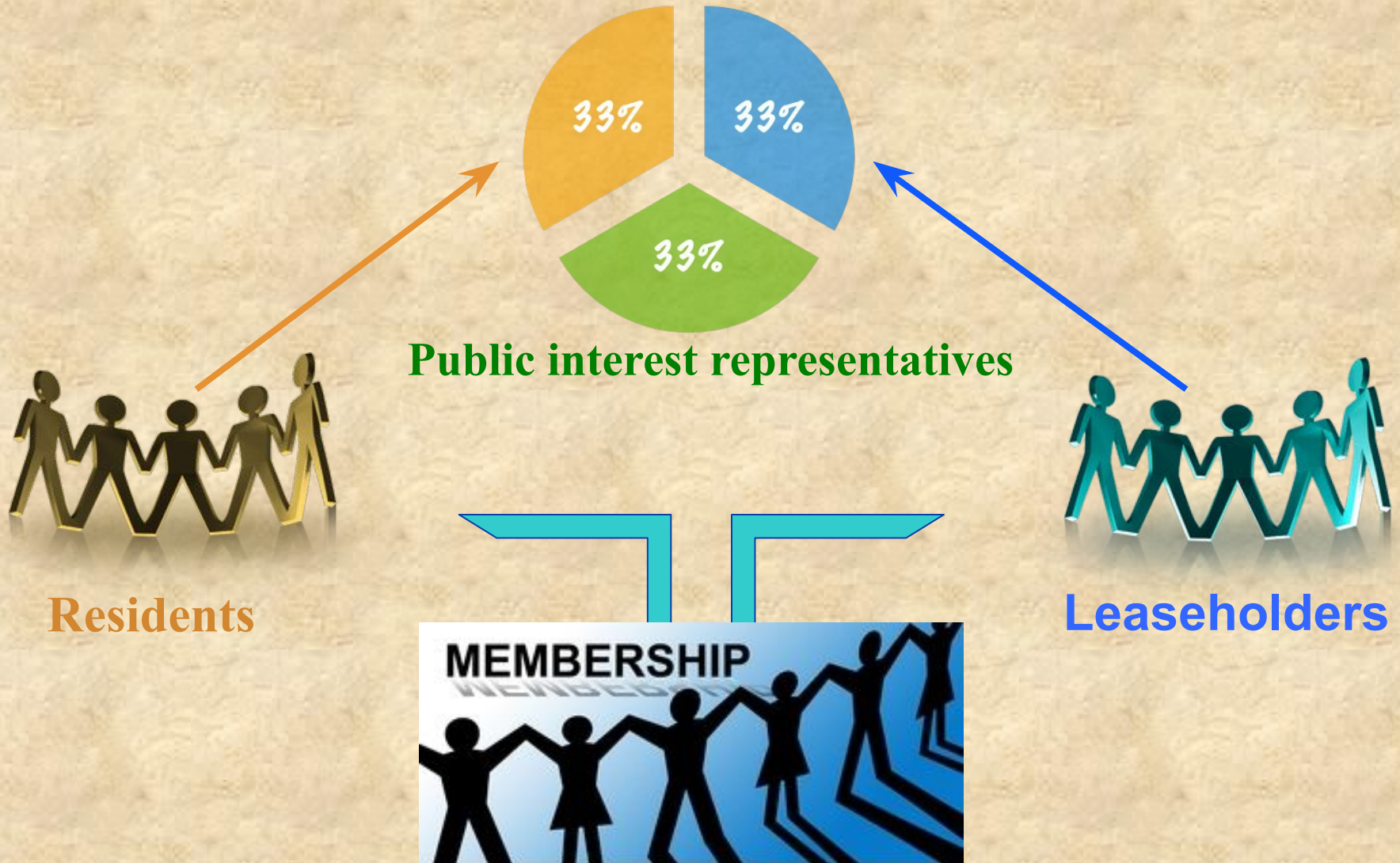
- **Preserve quality** – keep buildings in good repair; promote durability and energy efficiency



- **Protect security** – stand behind users of the land and occupants of any buildings

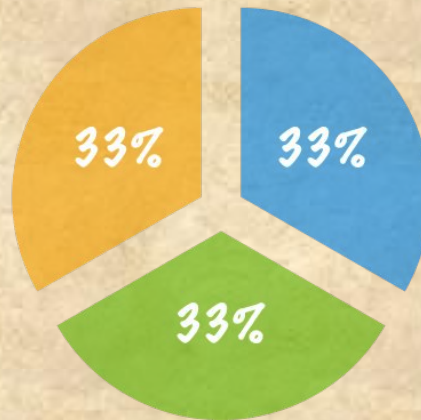
ORGANIZATION

The "C" in CLT



ORGANIZATION

The "C" in CLT



Leaseholders:

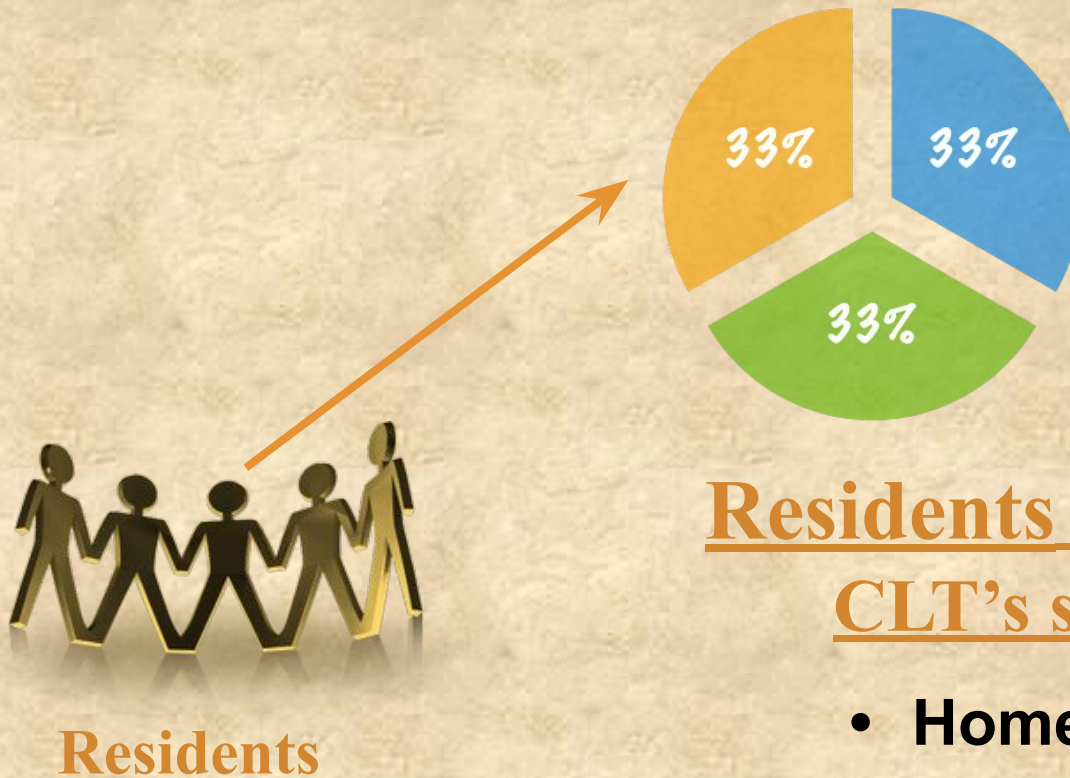
- Homeowners
- Renters
- Farmers & gardeners
- Businesses or nonprofits occupying lands and spaces owned/managed by the CLT



Leaseholders

ORGANIZATION

The "C" in CLT

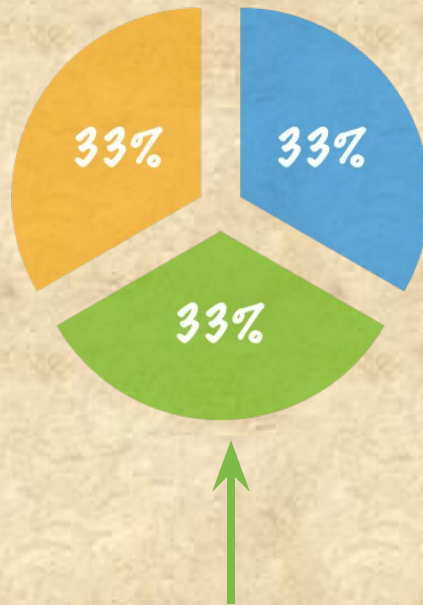


Residents (located within a CLT's service area):

- Homeowners & renters
- Nonprofit organizations
- Religious institutions
- Businesses

ORGANIZATION

The “C” in CLT



Public interest representatives:

- Seat(s) for government reps
- Seat(s) for nonprofit allies
- Seat(s) for professionals with skills or affiliations that will benefit the CLT

Variations

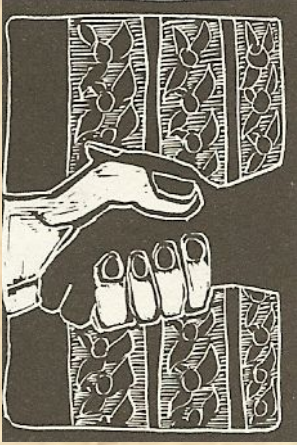
Spin-off

Conversion



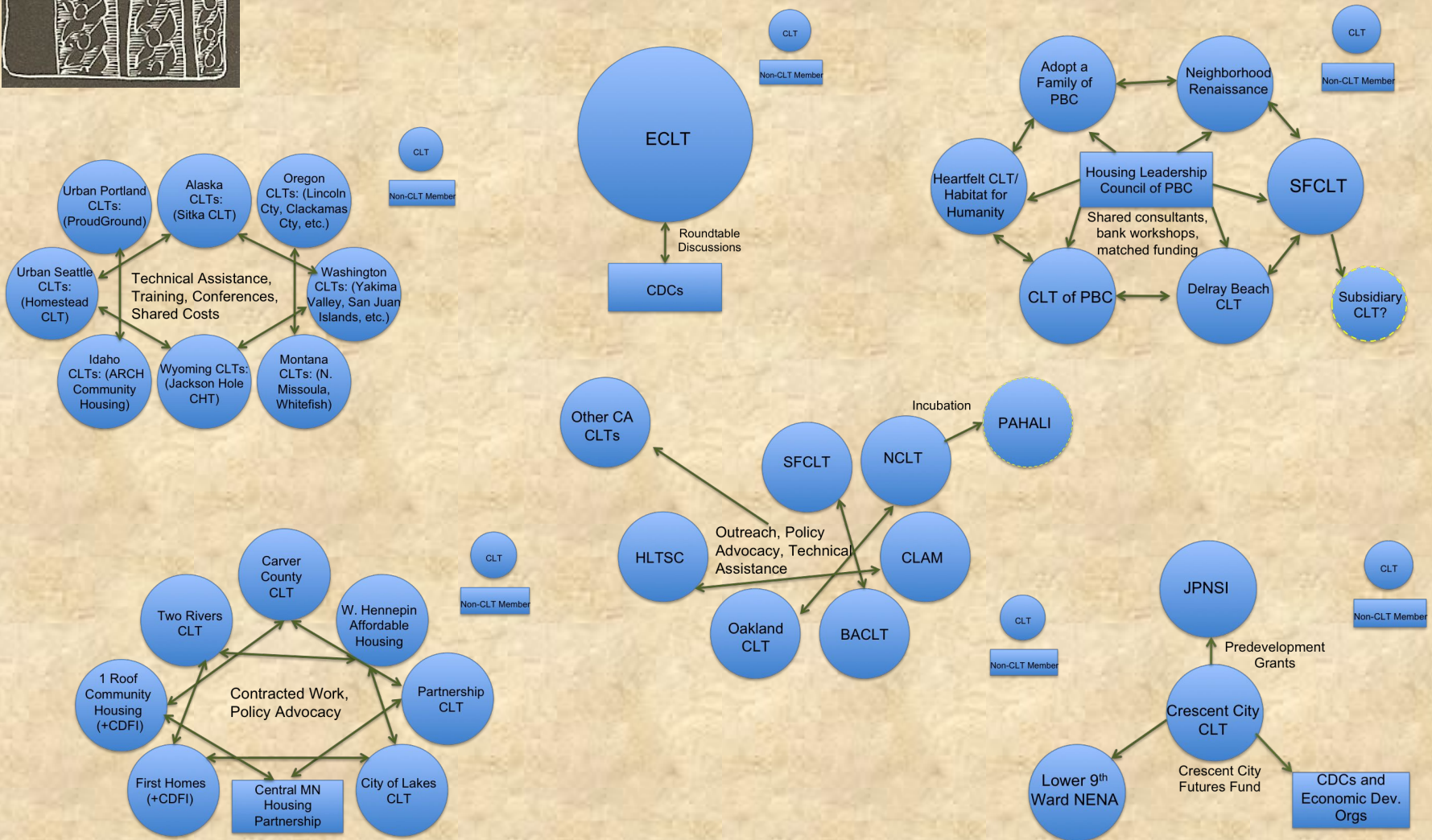
**Corporate subsidiary
or internal program**





CLT Partnerships

(when an area has multiple CLTs)



Community Matters

Conversations with Reflective Practitioners
about the Value & Variety of Resident
Engagement in Community Land Trusts

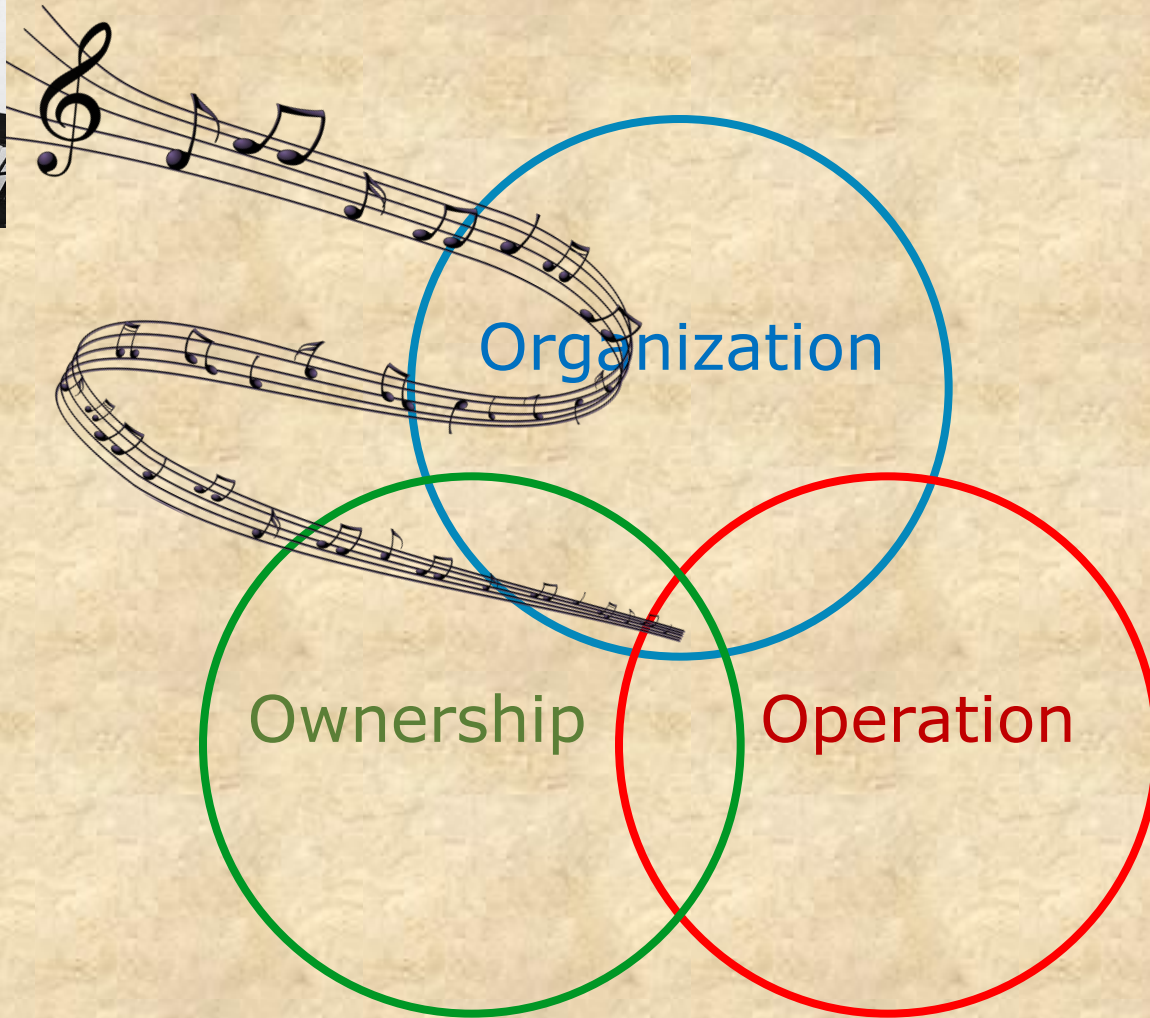


Edited by John Emmeus Davis

Resident Engagement Keeping the “C” in CLT

- **Governing the CLT**
- **Organizing power and solidarity within the CLT’s service area**
- **Building community among people using/occupying the CLT’s lands**
- **Involving next-door neighbors in designing/planning proposed projects**

Community Land Trust



Karla Juarez



**Thrive Santa Ana
Community Land Trust**



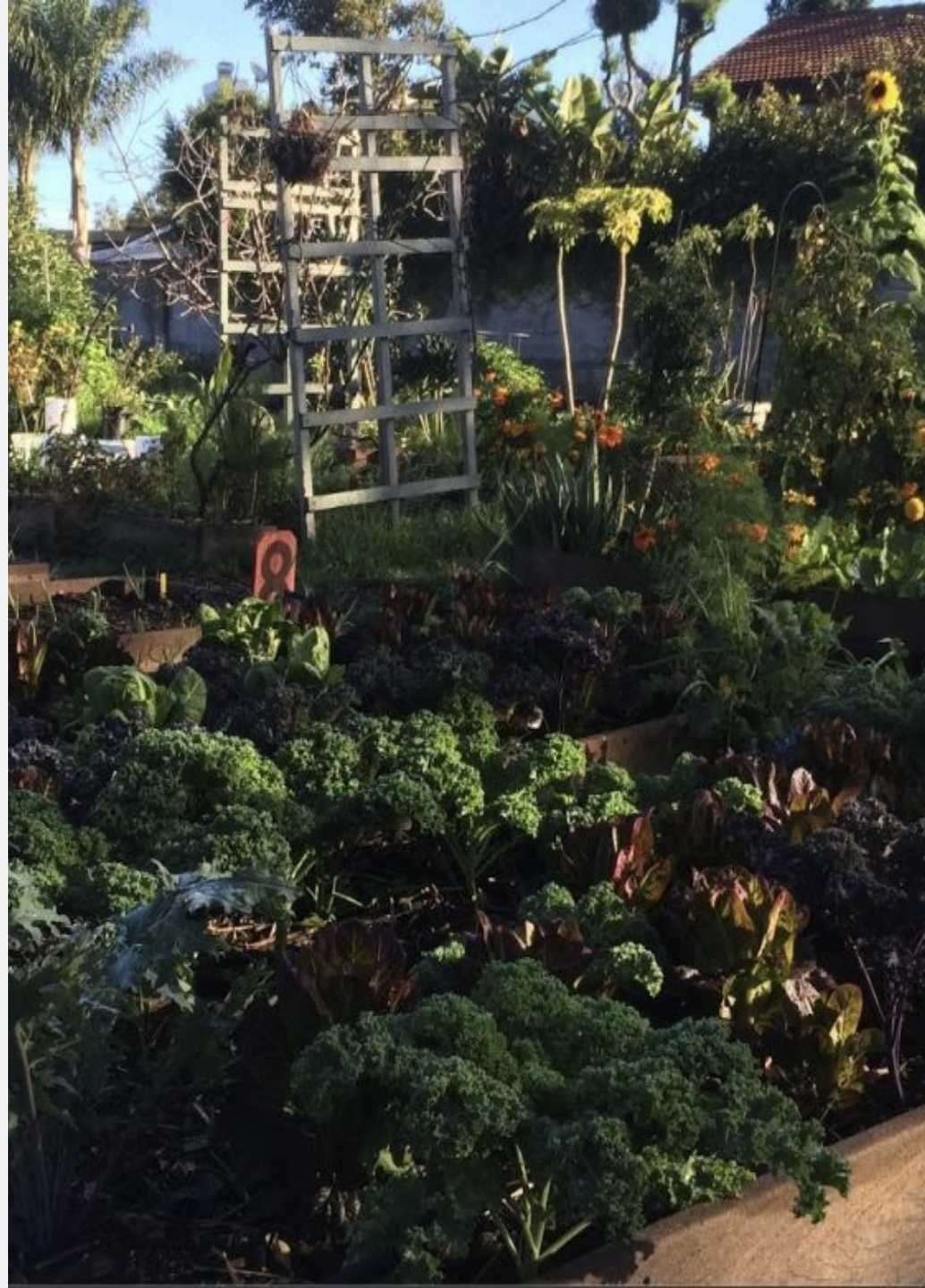
THRIVE Santa Ana

Community Land Trust



**Who is
THRIVE?**

¿Quién es
THRIVE?



REMAIN AND THRIVE
Week of Action 2017 /
Permanecer y Prosperar
Semana de Accion 2017

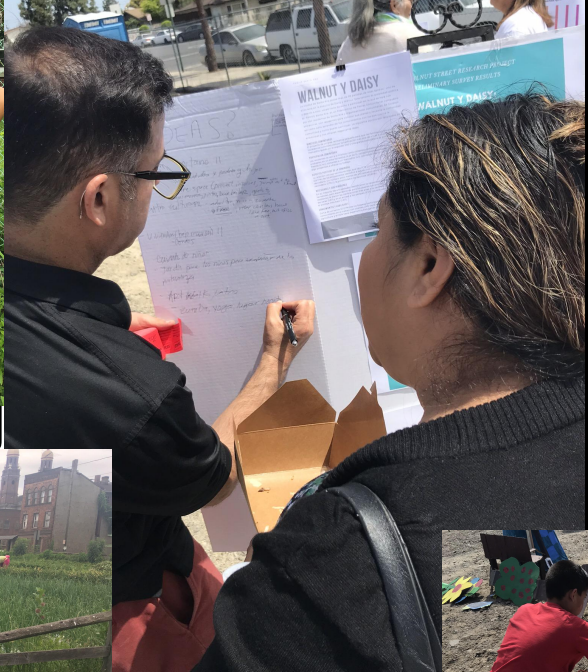
**SANTA ANA
NO SE VENDE
SE
AMA
Y SE DEFIENDE**



THRIVESANTAANA.ORG  



Who IS



Permanecer y Prosperar



Remain & Thrive

COMMUNITY VISIONING AND RESIDENT LEADERSHIP

2010: COMMUNITY BENEFITS IN LACY NEIGHBORHOOD

2012: SANTA ANA SUNSHINE ORDINANCE

2014: FIVE-YEAR STRATEGIC PLAN

2015: WELLNESS DISTRICT RESOLUTION

2016: THRIVE SANTA ANA FOUNDED

2018: WALNUT AND DAISY EXCLUSIVE NEGOTIATION
AGREEMENT; SANTA ANA THRIVE CONFERENCE

2020: DEVELOPMENT AND DISPOSITION AGREEMENT;
99-YEAR LEASE FOR WALNUT AND DAISY

2023: W&D BREAKING GROUND

WALNUT AND DAISY MICRO-FARM





IN IT TOGETHER

CRECE Urban Farms advocates for and supports new and emerging urban farmers and earth workers to co-create food sovereign neighborhoods in and around Santa Ana, California.



Cooperacion Santa Ana offers training, coaching and incubation of worker cooperatives, and organizes a cooperative network and fund governed by Orange County cooperatives.

THANK YOU

- Website:
www.thrivesantaana.org
- Email:
thrivesantaana@gmail.com
- Phone #: 714-987-2009



Q & A



Breakout Rooms

- 1. Affordable Housing**
- 2. Agricultural Focus**
- 3. Food Production, Worker Coops,
Other**

Next Workshop:

**Collaborations with Government & Funding
Sources**

**March 20, 2023
12 noon - 4pm**

Valley Dream Center

End