California Community Land Trust Network
2023 Conference
October 19-20 • Oakland Museum of California
Welcome and Movement Updates

James Moore Theater
LAND
ACKNOWLEDGEMENT

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CLT Movement Updates + Look Ahead
The Movement is Growing!

CLT Housing Units 2023
The Movement is Growing!
The Movement is Growing!
Advocacy Recap for the Past Year

- Passed AB 671 (CACLTN Sponsored)
- Passed SB 555
- Passed ACA 1
- Passed & began implementation on Measure ULA
- Preserved funding for FIHPP
- Educated lawmakers and the public
- Setback on AB 430 (CACLTN Sponsored)
Local Governments Getting with the Program

Long Beach pursues a new approach to affordable housing

By Tony Razouf

An affordable housing movement and more space across the state, a growing movement of community land trusts could be a piece of the solution, and through new initiatives facilitated by state programs like the Long Beach Community Land Trust, or LBCLT, a number of local organizations, Long Beach could be seeing its first community land trust in the coming years.

In January 2021, LBCLT established a tenure group to lay the groundwork for a local land trust. And in July 2021, this effort, now known as the Housing for All Long Beach Community Land Trust, filed its articles of incorporation. While community land trusts can take on many forms, ranging from green space to commercial development, what Long Beach is setting up is what the state calls a “sustainable model,” where Housing for All Long Beach Community Land Trust would certainly purchase an existing apartment or mixed-use building, and lease out its units, while maintaining ownership of the land itself.

As a flexible model that functions as an arm of nonprofit community land trusts are intended to ensure affordability and stability for lower-income and marginalized communities. In recent years, community land trusts have become an increasingly popular tool for preserving and improving affordable housing in historically affordable parts of the state, including Long Beach, the Central Valley, and the Inland Empire, said Lee Goldberg, co-director of the California Communities Land Trust Network.
Launch of CACLTN Technical Assistance Program

REAL ESTATE TECHNICAL ASSISTANCE PROGRAM

Supporting CLTs taking on transformative projects
Strategic Plan & Values Statement

Our Core Values:

➔ Racial And Economic Justice
➔ Solidarity
➔ Decommodification Of Housing And Land
➔ Collaboration
➔ Sustainability And Climate Justice
We Developed New Resources and Learned from our Peers

Key Findings from the California Community Land Trust Network Survey

California Community Land Trust Network

Guide to Capital Improvements Policies

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 property developments. The choices and practices vary widely. We hope to help CLTs navigate this by understanding the varying legal considerations, and organization structure that is best suited to each ownership structure. This memo summarizes five different ownership structures in the California Community Land Trust Network (CACLTN) and it is possible to obtain the financing necessary for the development of a new CLT. This is the form of development that is the most common for the development of a new CLT. This is the form of development that is the most common for the development of a new CLT. This is the form of development that is the most common for the development of a new CLT. This is the form of development that is the most common for the development of a new CLT.

The following questions could help guide a discussion on what type of ownership and management structure is best suited to each particular property:

1. Are residents interested in participating in governing the property and willing to take on the responsibility of voting, deciding on what types of decisions are most important for the resident to have input on?
2. Is there an existing cooperative housing association or a cooperative board?
3. What is the capacity of the CLT to provide hands-on support, such as setting up a cooperative association or a cooperative board?
4. Where are the potential upsides and downsides of each structure to the residents?

Update Fall 2022

MODEL CLT-LIMITED EQUITY HOUSING COOPERATIVE 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 it practices recommended by CLT practitioners and advisors in California. However, this document should not be construed as legal advice and we can make no guarantees 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 urges its CLT members to use this document as a general educational resource to seek support from an attorney for each specific situation.

The ground lease document below, underlining indicates that the phrase was added to substantially revised from the national model technical manual model lease. Many or 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.
Welcome Shirley Kawafuchi

CACLTN Program Manager
CLT Projects You Should Know About

Thursday October 19
Housing For All Long Beach CLT - City RFP

A series of events | Una serie de eventos

1) **Pre-Pandemic**: Housing Element and City Budget Suggestions. **Prepandemia**: elemento de vivienda y sugerencias para el presupuesto de la ciudad.

2) **June 2022**: Submitted Articles of Corporation. **Junio 2022**: Artículos corporativos presentados.

3) **2022**: Contract Opportunity with the City of Long Beach. **2022**: Oportunidad de contrato con la ciudad de Long Beach

4) **March 2023**: Won City Contract w/ goal of land acquisition in 2 years. **Marzo 2023**: Contrato municipal ganado con objetivo de adquisición de terrenos en 2 años.
Bolinas CLT

Tacherra Ranch Project

Our 4 Phase Plan:
1) Temporary Emergency Housing
2) Construct Permanent Housing
3) Create Agricultural Cooperative
4) Restore Wetland Habitat

Nuestro plan en 4 fases:
1) Viviendas temporales de emergencia
2) Construir viviendas permanentes
3) Crear una cooperativa agrícola
4) Restaurar el hábitat de los humedales
Northern California Land Trust
Woolsey Gardens

First CLT Mass-Timber ZNE project
1) 65 unit coop / condo units & NCLT and community offices
2) Passive house / Zero Net Energy
3) Right of return to Berkeley
4) DD / Entitlements complete
Richmond LAND- North Richmond Eco-village

Project Goals:

- Build 20-22 high-quality, sustainably-constructed, cottage units
- Serve 1-2 person low income households at 30-60% AMI; with a focus on former public housing residents
- Include ecologically sustainable features
- Sponsor the establishment of a housing cooperative that will collectively own and govern The Village
Avanzando San Ysidro Community Land Trust

Holistic Development

- Generational Wellness (rent to own)
- Supportive Services
- Community Advocacy
- Social & Environmental Justice
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