

# California Community Land Trust Network

# 2023 Conference

*October 19-20 • Oakland Museum of California*



---

---

# Welcome and Movement Updates

— James Moore Theater —

---

---



# LAND ACKNOWLEDGEMENT

Photos courtesy of  **SOGOREA TE' LAND TRUST**  
LED BY URBAN INDIGENOUS WOMEN

# Thank you to Our Sponsors!



PARTNERSHIP FOR  
**THE BAY'S  
FUTURE**



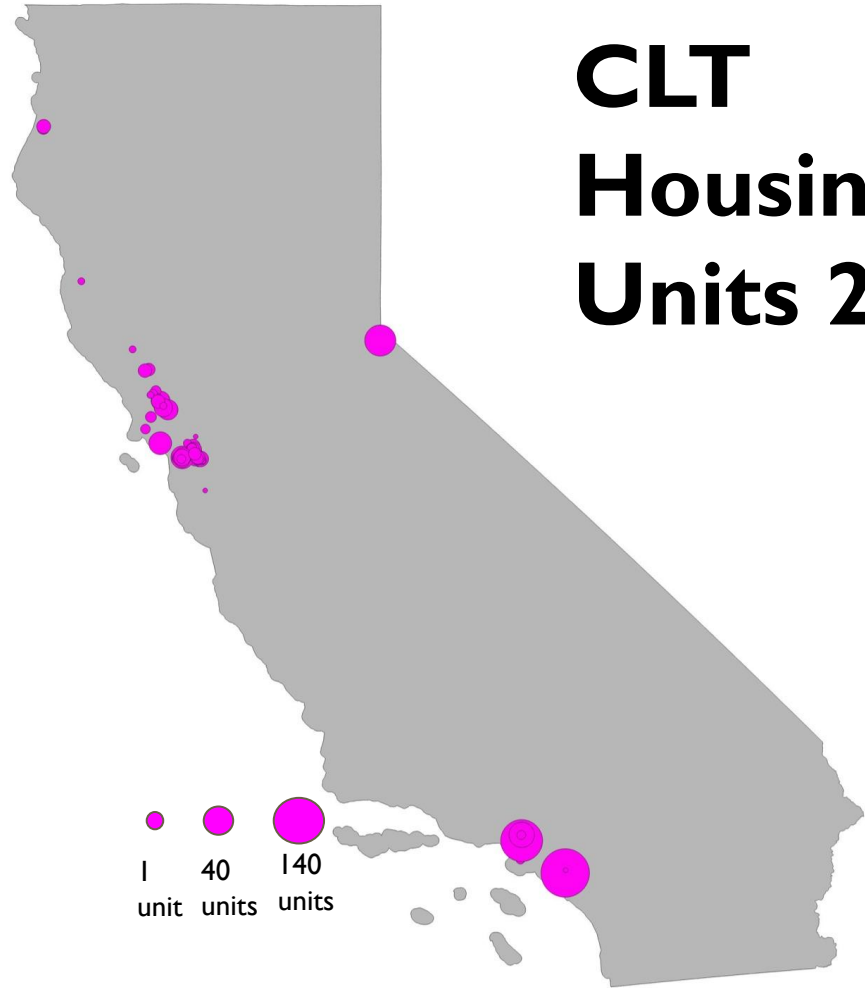




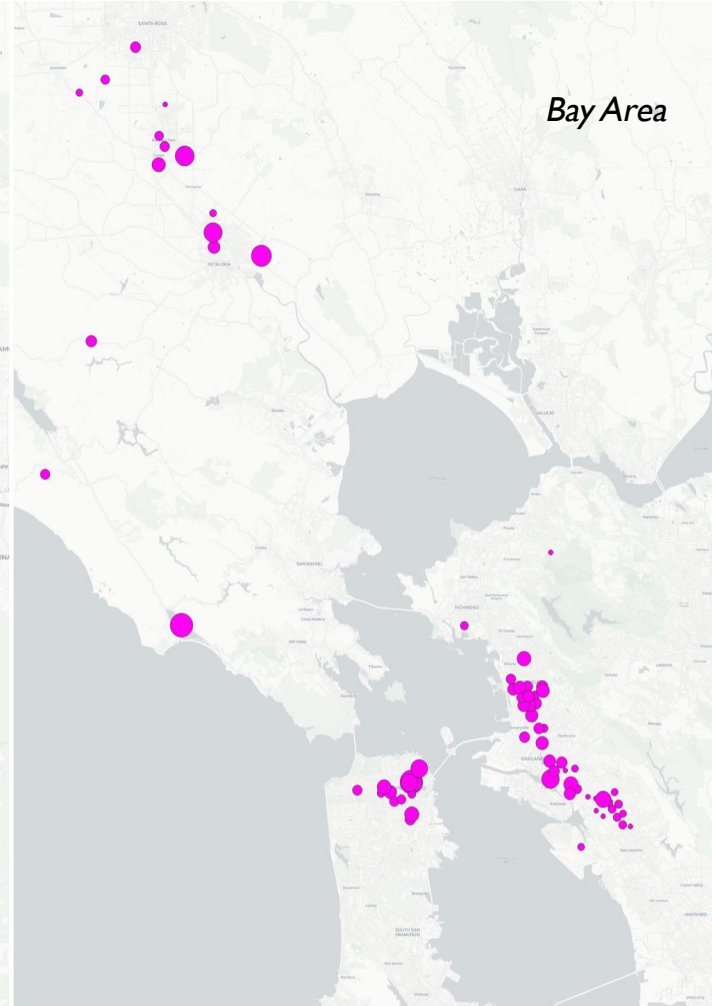
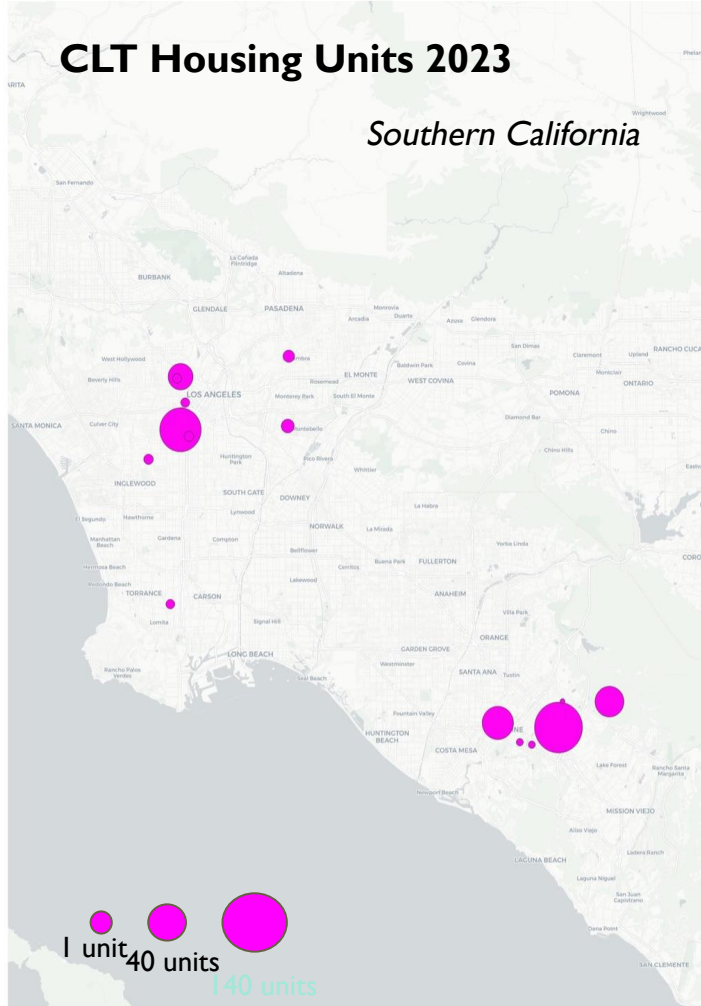
# CLT Movement Updates + Look Ahead

The  
Movement is  
Growing!

# CLT Housing Units 2023






The Movement is Growing!

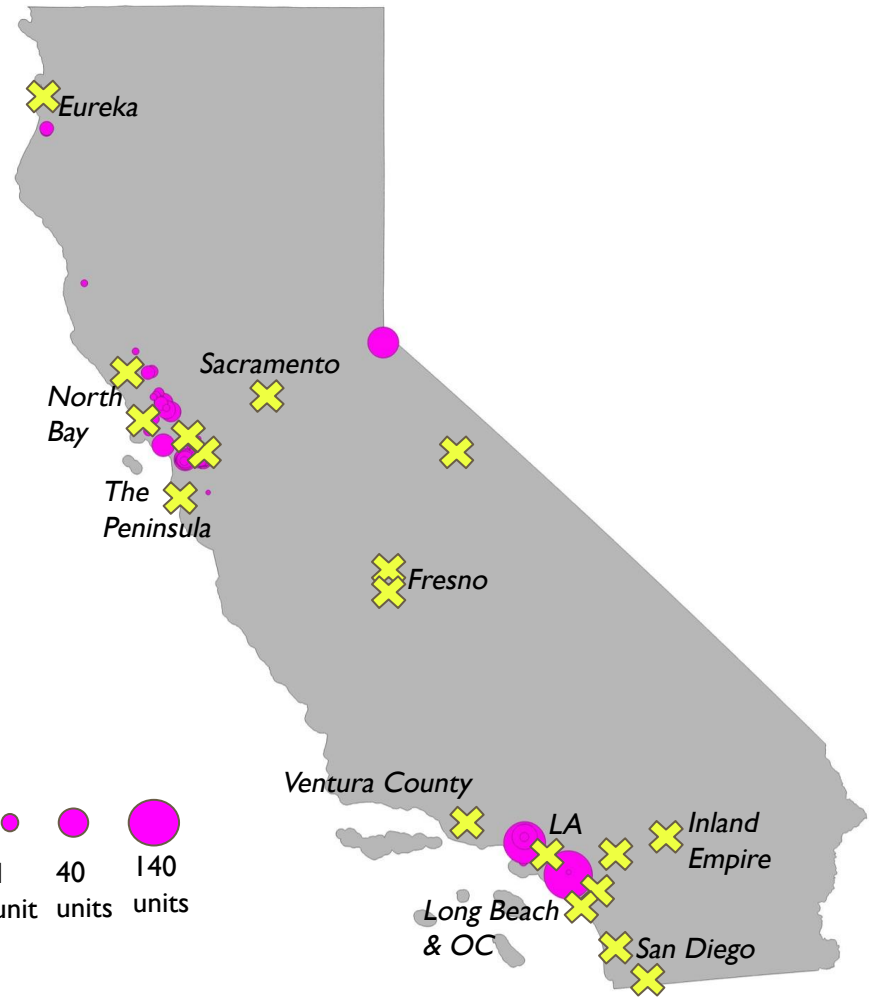


# CLT Housing Units 2023

# The Movement is Growing!

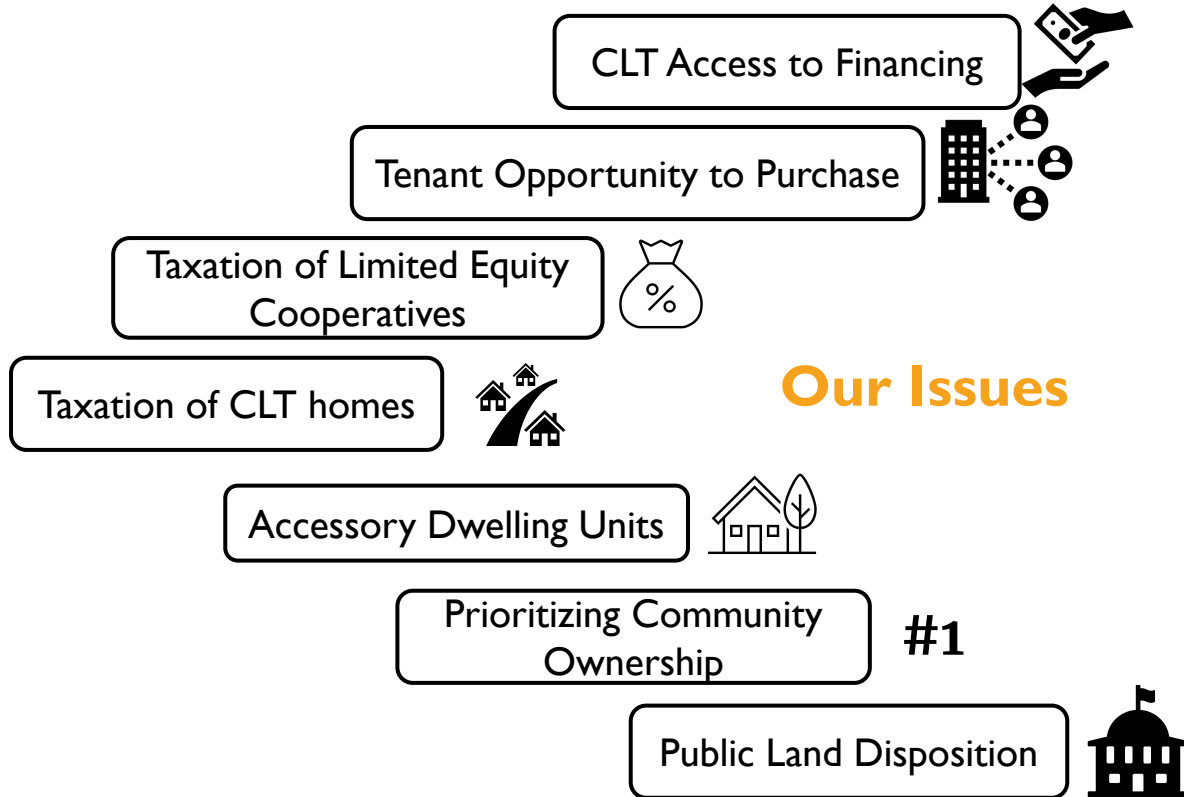
 Emerging CLTs

 1 unit  
 40 units  
 140 units





# Advocacy



## Our Issues

### Advocacy Recap for the Past Year

- Passed AB 671 (CACLTN Sponsored)
- Passed SB 555
- Passed ACA I
- 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 BUSINESS JOURNAL

An edition of the Long Beach Post —



Tess Kazenoff / Business Journal

Members of Housing for All Long Beach Community Land Trust Mayra Garcia, Jared Garcia-Cortez, Antonio Leon, Mayra Garcia-Cortez, Gary Hixson and Gretchen Swanson at 14th Street Park in Long Beach. The group filed its articles of incorporation in July 2022 to begin the process of creating a community land trust in Long Beach as a means of creating affordable housing.

### Long Beach pursues a new approach to affordable housing

By Tess Kazenoff

As affordable housing becomes more and more scarce across the state, a growing movement of community land trusts could be a piece of the solution, and through a new initiative spearheaded by Long Beach Residents Empowered, or LIBRE, a tenants advocacy organization, Long Beach could be seeing its first community land trust in the coming years.

In January 2021, LIBRE established a formation group to

lay the groundwork for a local land trust, and in July 2022, 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 many forms, ranging from green space to commercial development, what Long Beach would likely adapt would be a tenants model, where Housing for All Long Beach Community Land Trust would tentatively 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 its own 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 initiative, as housing and displacement pressures have spread to historically affordable parts of the state, including Long Beach, the Central Valley and the Inland Empire, said Leo Goldberg, co-director of the California Community Land Trust Network.

### Precarious economy



environmental review omitted important factors that should have been publicly disclosed.

The Riverpark Coalition, a group that has been advocating for more park space along the LA River in Long Beach, has filed a suit against the city over its approval of the River Park housing development that is slated to be built on a parcel of land north of Wardlow Road on the east side of the river.

In a suit filed last month, the coalition's lawyers argue that the environmental impact report that is required under the California Environmental Quality Act was incomplete and left out potential

# Launch of CACLTN 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

# Strategic Plan & Values Statement

## Our Core Values:

- Racial And Economic Justice
- Solidarity
- Decommmodification Of Housing And Land
- Collaboration
- Sustainability And Climate Justice





# 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 key considerations for each. There are additional possible structures summarized here but the five structures presented in this memo are implemented by CLTs.

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

- Are residents interested in participating in governing the property? What types of decisions are most important for the residents?
- How important is ownership and equity building to the residents?
- Is it possible to obtain the financing necessary for the property in the form of a limited-equity housing cooperative (Options 1-4) or for some or all residents to obtain their own mortgage to finance the property in a condominium (Option 5)?
- What is the capacity of the CLT to provide hands-on support to the residents through an association or a cooperative board?
- What are the potential upsides and downsides of each structure to the residents?

## Key Findings from the California Community Land Trust Network Survey

## 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 the practices recommended by CLT practitioners and advisors in California. However, this document should not be construed as legal advice and we can make no guarantee 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.

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.



# Welcome Shirley Kawafuchi

CACLTN Program Manager

---

---

# CLT Projects You Should Know About

— Thursday October 19 —

---

---

# Liberty Community Land Trust - Corbet/Clemson Tenants Campaign





# 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.*



[communitylandtrust@wearelibre.org](mailto:communitylandtrust@wearelibre.org)

# 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*

#### POINT REYES LIGHT

NEWS

Emergency housing set to open in Bo

by Ben Stocking  
October 11, 2023

#### POINT REYES LIGHT

NEWS

Bo families call for humane ranch housing

by Ben Stocking  
May 17, 2023

NEWS

County okays RV housing for Bo workers

by Ben Stocking  
May 10, 2023



[info@bolinaslandtrust.org](mailto:info@bolinaslandtrust.org)

# 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



Typical Living Space in Condo Unit



Typical Shared Common Space for Coop Units



# Richmond LAND- North Richmond Eco-village



RichmondLAND  
LOCAL ACTION IN NEIGHBORHOOD DEVELOPMENT

## Project Goals:

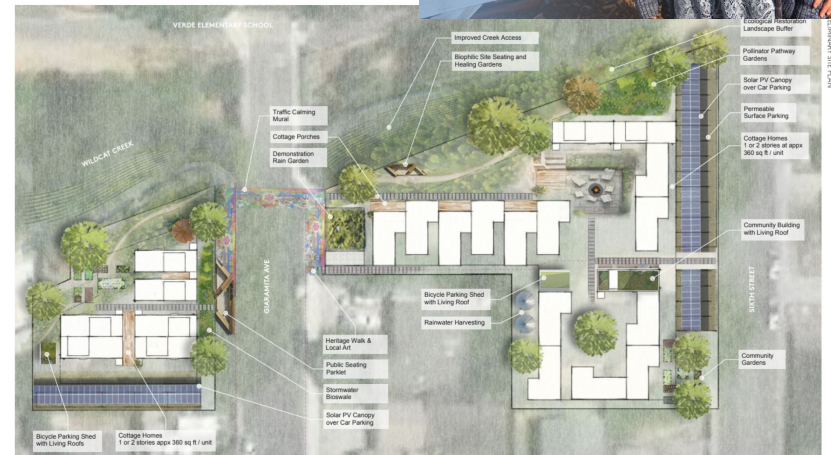
- Build 20-22 high-quality, sustainably-constructed, cottage units
- Serve 1-2 person low income households at 30-60% AMI; with a focus on former public housing residents
- Include ecologically sustainable features
- Sponsor the establishment of a housing cooperative that will collectively own and govern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



ECO-VILLAGE

'IT WOULD ALLOW US TO FOCUS ON PREPARING FOR OUR FIRST CHILD. WE ALREADY LIVE IN A TRAILER, SO LIVING IN A TINY HOME ECO-VILLAGE WOULD BE A DREAM COME TRUE.'

TANIA & LUIS JACOBO  
NORTH RICHMOND FARM, URBAN TILTH

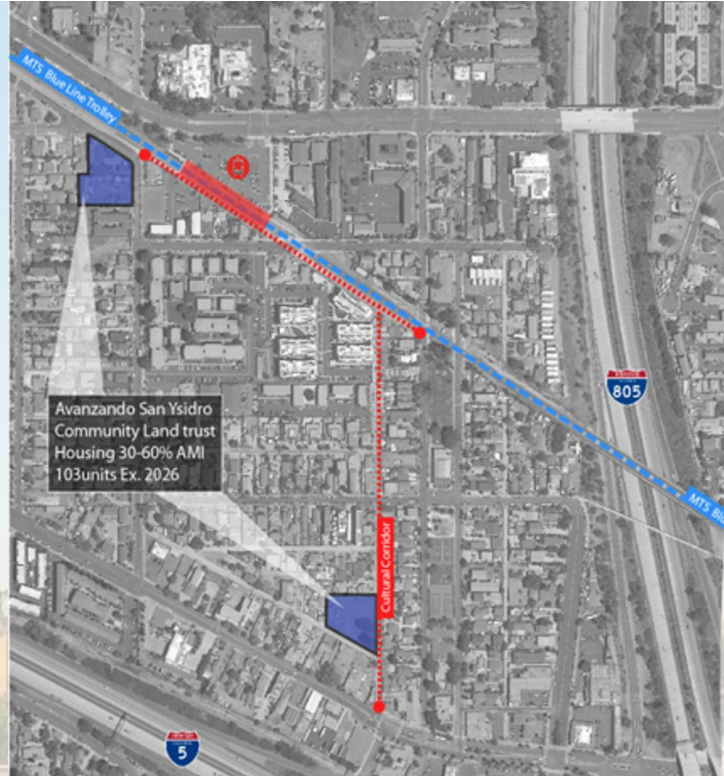




# Avanzando San Ysidro Community Land Trust

## Holistic Development

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



# California Community Land Trust Network

# 2023 Conference

*October 19-20 • Oakland Museum of California*

