

California Community Land Trust Network

2023 Conference

October 19-20 • Oakland Museum of California



Day 2: Welcome from the CA CLT Network Board

— James Moore Theater —



**Brisa Aviles,
Board Member, CACLTN**

**Founder,
Avanzando San Ysidro CLT**



**Hope Williams,
Board Member, CACLTN**

**Co-Director, Radical Real Estate Law School
(Sustainable Economies Law Center)**

CACLTN Board of Directors



Brisa Aviles, P.U.E.B.L.O. CLT

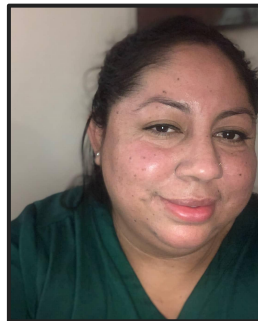


Oscar Monge, T.R.U.S.T. South LA

Maribel
Nunez,
Inland
Equity CLT



Karla
Juarez,
THRIVE
Santa Ana



Jen Collins,
OakCLT



Hope
Williams,
SF CLT



Ian Winters,
NCLT



Join the Board!



California CLT Action



Fair Taxation

CLTs and Limited Equity Cooperatives should be taxed accurately and fairly



ESTABLISHING SOCIAL HOUSING AS LOCAL AND STATE POLICY



5

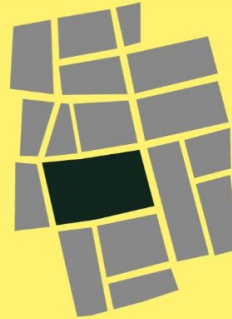
**ACTIVE
TOPA
CAMPAIGNS**



Tenant Opportunity to Purchase Acts will create a new pipeline of resident-controlled housing

**END DISPLACEMENT
BY REAL ESTATE
SPECULATION**

**PRIORITIZING
PUBLIC LAND FOR
COMMUNITY
OWNERSHIP**



Thank you to Our Sponsors!



PARTNERSHIP FOR
**THE BAY'S
FUTURE**





Resources You Should Know About

New Technical Assistance Programming

REAL ESTATE TECHNICAL ASSISTANCE

Supporting CLTs
taking on
transformative
projects



California
Community
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Network
Purpose of Home Affordability, Stewardship, Community Control

CLT BUSINESS PLANNING TA PROGRAM

Plotting Your Roadmap to the Future



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Purpose of Home Affordability, Stewardship, Community Control

CLT LEGAL ASSISTANCE PROGRAM

Supporting CLTs
taking on
transformative
projects

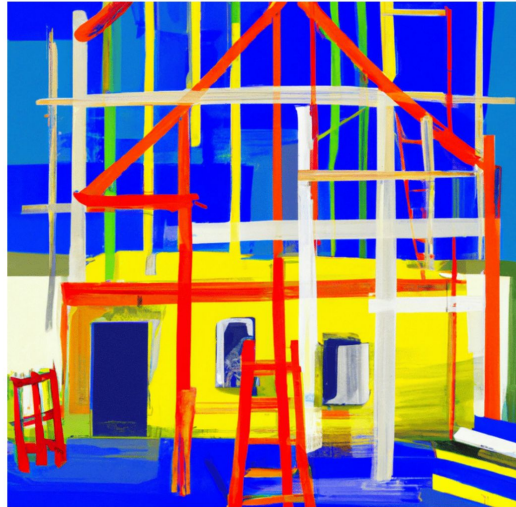


California
Community
Land Trust
Network
Purpose of Home Affordability, Stewardship, Community Control

What Neighborhoods do Community Land Trusts Serve?

Characteristics of CLT Neighborhoods in California

Fall, 2023



- Descriptive analysis of many of the demographic, economic, and housing characteristics of neighborhoods with CLT units
- CLT housing serves often resource-deprived urban neighborhoods
- CLT housing is disproportionately located in areas with substantial displacement risk
- CLTs offer low-income housing in high-cost exclusive areas and rural areas with fewer rental options

Preparing for Preservation Projects

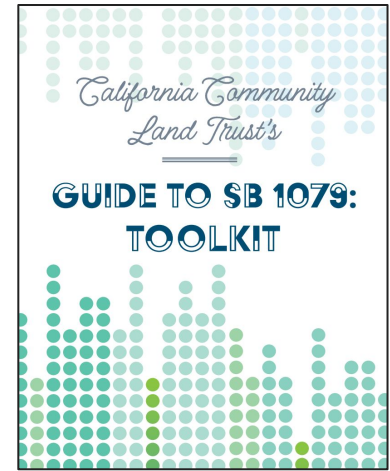
- High level overview of approaches (and some best practices) for getting into Joint Ventures for preservation projects
- Some tools/resources for helping to self-assess and to get started with identifying roles/responsibilities
- Additional resources for deeper dives into JV formation.

Partnerships for Housing Preservation Toolkit



California CLT's Guide to SB 1079

Preparing CLTs To Acquire Properties Before Or During Trustee Sale, Utilizing Senate Bill 1079 + Funding From FIHPP



01

Introduction to SB 1079 (Civil Code § 2924m)

02

Preparing To Purchase Residential Properties in Foreclosure

03

Negotiate With the Owner, If Possible

04

Title Search and Examination

05

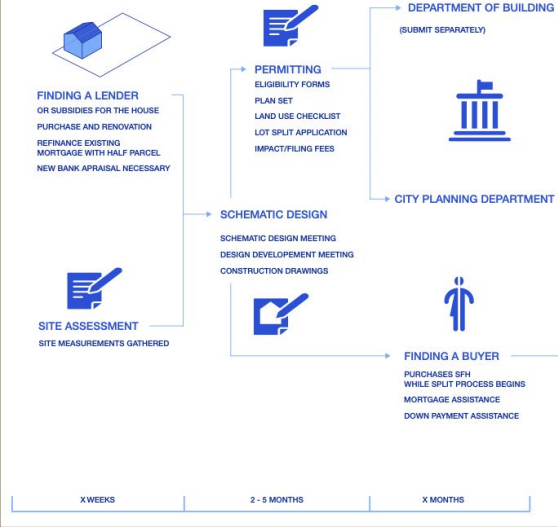
Purchasing at the Trustee Sale under Civil Code § 2924m

06

After the Trustee Sale

SB9 Guide for CLTs

CLT purchases a single-family house that is not subject to the city's Rent Stabilization Ordinance; they decide to split the lot and sell the single family house and use the funds to finance the construction of the 2nd single family house on the remaining lot.



SB 9 vs ADU

There are benefits to using SB9 and/or ADU, depending on the situation, as both carry certain restrictions, benefits, and costs.

	Can Sell Separately?	Applies to Multifamily?
SB 9	YES You can use a lot split to create two parcels that can be sold separately, with or without dwellings on them.	NO SB9 applies only to single-family zoned properties.
ADU	NO ADUs cannot be sold independently of the primary residence.	YES Build up to two ADUs on a multifamily-zoned property.

CLT can sell ADU separately if local laws permit, then a non-profit may sell ADUs separately from the primary property to low-income residents. The property must also be sold as a tenant in common interest.

Tenancy in Common (TIC) is an arrangement in which two or more parties share a real estate property or land parcel. TIC is a practice widely seen in San Francisco and partially used for conversions of a property without performing an Ellis Act Withdrawal.

SB 9

Guidebook for Community Land Trusts in California



SCI-Arc R*search

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