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

Transparency

Establishing Social Housing as Local and State Policy

End Displacement by Real Estate Speculation

Prioritizing Public Land for Community Ownership

5 Active TOPA Campaigns
Tenant Opportunity to Purchase Acts will create a new pipeline of resident-controlled housing
Thank you to Our Sponsors!
Resources You Should Know About
New Technical Assistance Programming

REAL ESTATE TECHNICAL ASSISTANCE
Supporting CLTs taking on transformative projects

CLT BUSINESS PLANNING TA PROGRAM
Plotting Your Roadmap to the Future

CLT LEGAL ASSISTANCE PROGRAM
Supporting CLTs taking on transformative projects
What Neighborhoods do Community Land Trusts Serve?

Characteristics of CLT Neighborhoods in California

- 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.
# California CLT’s Guide to SB 1079

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

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<tr>
<td><strong>01</strong></td>
<td><strong>02</strong></td>
<td><strong>03</strong></td>
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<tr>
<td>Introduction to SB 1079 (Civil Code § 2924m)</td>
<td>Preparing To Purchase Residential Properties in Foreclosure</td>
<td>Negotiate With the Owner, If Possible</td>
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<td><strong>04</strong></td>
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<td>Title Search and Examination</td>
<td>Purchasing at the Trustee Sale under Civil Code § 2924m</td>
<td>After the Trustee Sale</td>
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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.

<table>
<thead>
<tr>
<th>Can Sell Separately?</th>
<th>Applies to Multifamily?</th>
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<tbody>
<tr>
<td><strong>SB 9</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td>YES</td>
<td><strong>NO</strong></td>
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<tr>
<td>You can use a lot split to create two parcels that can be sold separately, with or without dwellings on them.</td>
<td>SB9 applies only to single-family zoned properties.</td>
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<tr>
<td><strong>ADU</strong></td>
<td><strong>YES</strong></td>
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<tr>
<td>NO</td>
<td><strong>YES</strong></td>
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<tr>
<td>ADUs cannot be sold independently of the primary residence.</td>
<td>Build up to two ADUs on a multifamily zoned property.</td>
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SB 9 Guide for Community Land Trusts in California

Guidebook for Community Land Trusts in California

SCI-Arc R*search
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