

**California Community Land Trust Network**

# **2023 Conference**

*October 19-20 • Oakland Museum of California*



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# CLTs in State Law Today and in the Future

— Friday, Oct. 20th —

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# Christina Oatfield, Attorney & Advocate



# CACLTN State Legislative Victories

## Some highlights from our advocacy since 2015...

- 1) **Defined** a Community Land Trust in State Law
- 2) Assessors must recognize CLT model when assessing CLT properties ( = **lower taxes**)
- 3) Greater **rights** for nonprofits and tenants seeking to buy **properties in foreclosure** (SB 1079 and AB 1837)
- 4) **\$485 mil** for new Foreclosure Intervention Housing Preservation Program (FIHPP)

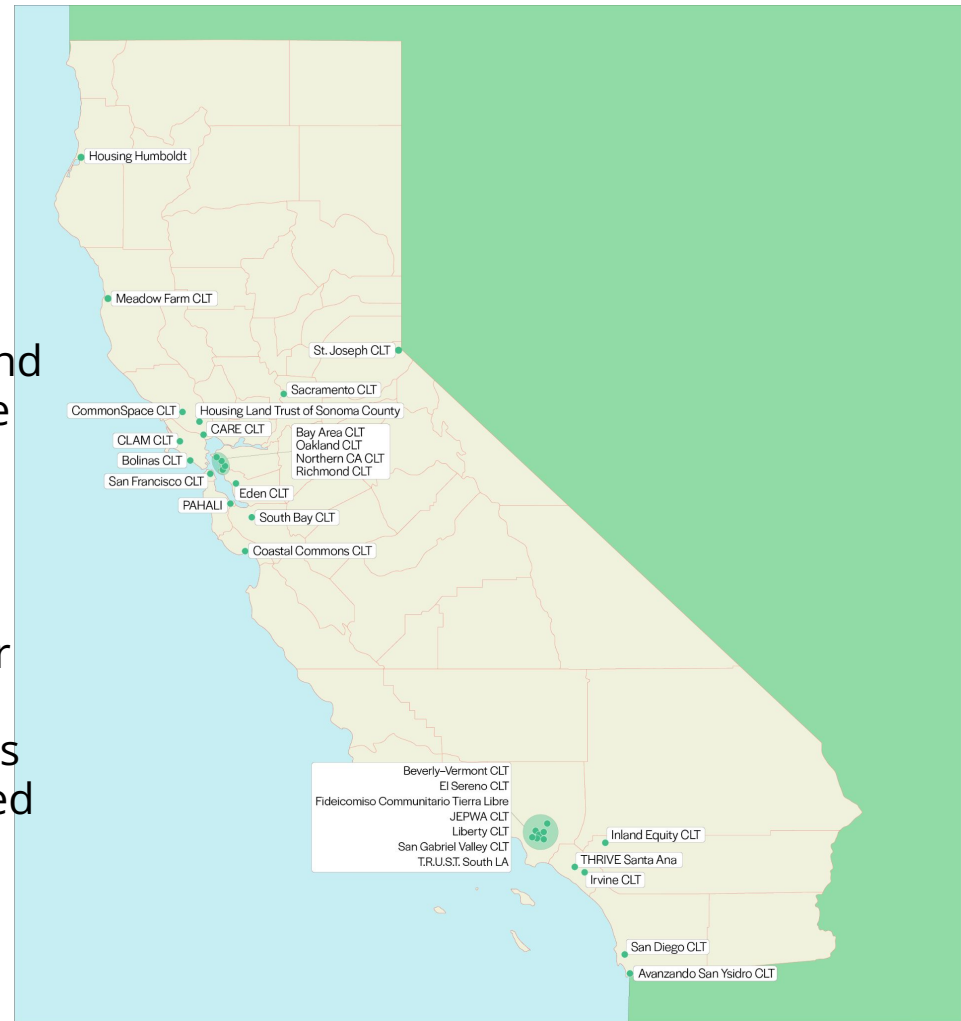
# CACLTN State Legislative Victories Cont'd

## Some highlights from our advocacy since 2015...

- 5) Intervened in **SB 9** (ADUs) to make it more CLT-friendly
- 6) Member of a coalition shaping the future of **social housing** policy in the California Legislature
- 7) Opening pathways for CLTs to access CalHOME Program funds for **ADU development**
- 8) Lots more...

# CLT Definition in California Law

- Is a 501(c)(3) nonprofit
- Its primary purposes are the creation and maintenance of permanently affordable residences.
- All dwellings on CLT land are sold to a qualified owner to be occupied as the qualified owner's primary residence or rented to persons and families of low or moderate income.
- Those dwellings sold to qualified owners are on land owned by the CLT and leased to owner(s) for a renewable term of 99 years.





# CACLTN Policy Committee

- Meets 2x per month
- Lots of subgroups meet on specific topics
- Advises board of CACLTN on taking positions on policy
- Lobby days



# Shanti Singh

Legislative Director, Tenants Together

Board vice president, SF CLT

Chair, SF Housing Stability Fund Oversight Board



# Talking to state decision-makers about CLTs

*“Why is acquisition just as important as production?”*

1. Losing “naturally occurring affordable housing” & non-permanent subsidized housing faster than we can build it
2. Public control of land makes housing more affordable
3. Ownership for working-class community members — not corporate landlords
4. Homelessness prevention
5. Acquisition is cost-effective & scalable
6. Making housing decarbonization stable & equitable

# Types of social housing proposals

## Funding & public investment

**Real estate & anti-speculation taxes** (Prop I, ULA, SB 584 & IE short-term rental tax, etc)

State & local bond measures

**Budget fights for public housing, CLTs, LEHCs, etc**



## Government infrastructure

Creating new agencies / programs (e.g. public developers, **FIHPP / CAPP**)

Strengthening & repurposing existing agencies to build and buy social housing



## Private market regulation

Expanding rent control & just-cause protections

**COPA/TOPA & first right of refusal**

**Keeping public lands in public hands**

## Tenant organizing & community demands

Local coalitions are responding to different local conditions. *How do we coordinate & unify statewide?*

# CLTs in SB 555 (Wahab)

## *Provisions in SB 555:*

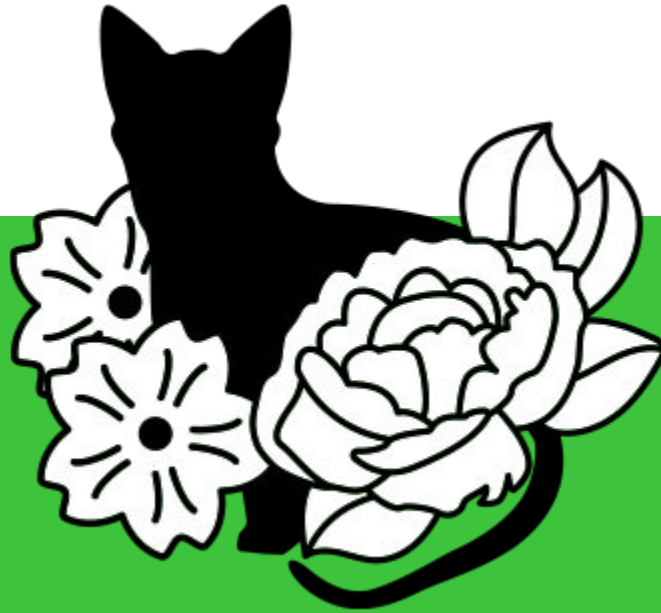
- Explicitly names community land trusts as part of “California’s nascent social housing sector”
- “Social housing development” includes *“housing units **preserved or rehabilitated as social housing**”*
- Housing is *“owned and managed by a public agency, a local authority, a **limited-equity housing cooperative, or a mission-driven nonprofit** entity solely for the benefit of residents and households unable to afford market rent.”*

# Opportunities to add CLTs to social housing proposals

*CLTs are critical to the present & future of social housing.*

- SB 555, SB 584, CAPP, COPA/TOPA all named CLTs!
- Tenant campaigns against slumlords & corporate landlords
- “Public lands in public hands” campaigns – not just housing
- Co-operative housing for specific constituencies (union workers, seniors, people with disabilities, etc.)
- “Transit-oriented development” and affordability
- Building decarbonization, habitability – climate justice & public health

# Amy Hines-Shaikh, Wild Cat Consulting



# If we're not at the table, we're on the menu...

- In 2023 the CACLTN Sponsored bill AB 430 (Bennett) died on the suspense file
- In 2023 we STOPPED massive cuts to the FIHPP and only suffered a \$15 million hit - it could have been much worse
- In 2022 the CACLTN Sponsored bill AB 1837 (Bonta) SURVIVED an attack by a front group because of affiliate engagement (shout out to Richmond LAND!!!)
- In 2021 we WON \$500 million in the FIHPP (shout out to TRUST South LA, NCLT, Fideicomiso Comunitario Tierra Libre, and Oak CLT)



# This takes sustained advocacy over the whole legislative year, not just on lobby day (but also lobby day)...

- Author introduces the bill in the first house (Assembly or Senate)
- Policy committees hold hearings and allow the bill to move forward or not
- Appropriations committee decides to allow the bill to move forward or not
- Floor vote of the entire first house (Assembly or Senate)
- Repeat the steps in the alternate house
- To the Governor's desk for signature!

# A bill or budget ask is an opportunity for educational advancement of lawmakers for our mission

In telling our stories of the Community Land Trust and the residents who reside in Community Land Trust properties, we should consider the best ways to make lawmakers listen to us in a timely way

- “Story of Self” is kind of a one minute of the creation of the CLT and what brought you to this moment
- The Story of Now is kind of where we are at this moment in time
- The Story of Us is kind of like the ask - we have a choice to make, what kind of California do we want moving forward?
- ASK (vote for our bill / appropriate the necessary funds we are requesting)

# Build a relationship with lawmakers outside of the legislative process!! You do great work!! Highlight it!!

- Ask for a meeting with the law maker in their District office on a Friday when they are in the district or when the legislature is not in session. Make the request at least a month in advance or more for the highest likelihood that the Assemblymember or Senator themselves will meet with you
- Invite your lawmakers to tour your properties! They need to see the CLT at work in their communities
- Invite your lawmakers to all CLT events that could interest them - any acquisitions, any start of rehabilitation, or even start of construction (shovel events). Openings are great too (ribbon events)
- Be creative! Show up to their events too! Go to town halls and talk about CLTs!

# Small Group Discussion



# The End

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