

California Community Land Trust Network

2023 Conference

October 19-20 • Oakland Museum of California



Creating a Community Ownership Ecosystem

— Friday October 20 —

Portfolio

- 24 CLT Loans
- 15 Active
- 7 CA Loans



RichmondLAND
LOCAL ACTION IN NEIGHBORHOOD DEVELOPMENT

Institute for Community Economics

- Started in 1979
- NHT Acquired in 2008
- Focused on CLT Lending
- Re-focusing on homeownership

Community Economics

Number 13

Fall 1987

Community Land Trusts— Grassroots and Growing

Our first National Conference of Community Land Trusts was a truly fine event! From across the country, and from a variety of economic and ethnic backgrounds, more than 100 people gathered in Atlanta in September for four days of spirited discussion and activity. Participants included representatives from 24 established and developing community land trusts, and from grassroots groups newly exploring the CLT model; legal and technical assistants; public officials; neighborhood organizers. For all of them, the conference provided an unprecedented opportunity to share experiences and resources, ideas and dreams.

One of the highlights of the conference was a walking tour of South Atlanta, where Craig Taylor, Andrea Word, Barbara Rogers, Scott Jones and others in the South Atlanta Land Trust are making dramatic progress in revitalizing the neighborhood and securing its long-term affordability. This was followed by a dinner for conference participants and community residents, at which Congressman John Lewis warmly welcomed us all, and Secretary Amy Anthony of Massachusetts' Executive Office of Communities and Development delivered the keynote address.

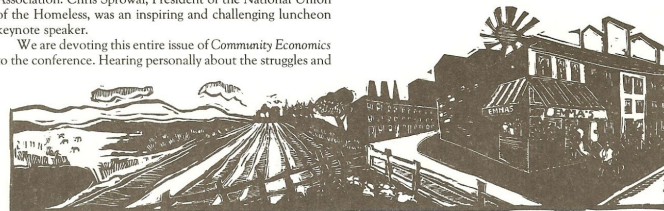
Workshop topics ranged from "Choosing to Develop a CLT" through a number of political, legal, financial and community-organizing issues. For one of the plenary sessions, "Building Bridges with the Broader Housing and Conservation Movements," we were pleased to be joined by Elena Hanggi, President of ACORN; Jean Hocker, Director of the Land Trust Exchange, a network of local land-conservation trusts; and David Freed, Director of the National Mutual Housing Association. Chris Sprowal, President of the National Union of the Homeless, was an inspiring and challenging luncheon keynote speaker.

We are devoting this entire issue of *Community Economics* to the conference. Hearing personally about the struggles and

triumphs of urban groups like RAIN—the determined home-headers and CLT developers on New York's Lower East Side—and the Latino CLT in Trenton, NJ, along with rural efforts like those in the Ozarks and eastern Tennessee and Wisconsin, brings them to life in ways that written reports alone never can. There is certainly no way to reproduce the rendition of "Landlord, Landlord" that brought the crowd to its feet by Edward Eno, live-wire composer-in-residence of the Rose City CLT in Connecticut. But we hope the accounts that follow will revive the memories of those who attended, and convey something of the spirit to those who did not. These talks are presented in the words of the conference speakers and participants themselves, although space limitations made much editing necessary.

By the end, sentiment was strong to make this only the first of many national CLT conferences, to sustain and deepen these new relationships, and to add "techniques for community participation in planning" and "linking CLTs with job creation and cooperative business development" and many other subjects to our agenda. In the meantime, ICE is completing a national survey of CLT activity and conducting four one-day introductory seminars on CLTs in Massachusetts (with over 250 people registered!). We are also participating—along with Boston attorney David Abramowitz, who is coordinating research for our planned legal manual on CLT development—in a new advisory committee to recommend affordable housing strategies for the State of Connecticut.

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Bonnie Acker

Doubling Down



Robert Wood Johnson Foundation



**GROUND
SOLUTIONS
NETWORK**



Challenges

- Interest Rates (both developer and homeowner)
- Subsidy needs/ high per-unit cost

Community Ownership for Community Power Fund Overview



Beverly-Vermont CLT

COMPONENTS OF COCP:

POOLED GRANTMAKING

Make general operating grants & provide capacity building support to community ownership organizations across California

CODESIGN AND LAUNCH AN INTEGRATED CAPITAL FUND

Facilitate a Codesign process to create the structure and governance of a community-controlled Integrated Capital Fund to support acquisitions and stewardship of land and housing

FUNDRAISING AND FUNDER ORGANIZING:

Building funder awareness through funder organizing and mobilizing resources for pooled grantmaking and community governed integrated capital fund.

LEARNING AND EVALUATION:

Facilitate a community-centered L&E process

STRATEGIC COMMUNICATIONS

Engage in transformative storytelling to communicate impact and prove concept for the field

Timeline: 4 years (2022-2026)

Initial resources: \$10 million



COMMUNITY OWNERSHIP PARTNERS



WHO

Organizations that represent diverse places, populations and community ownership models in CA



ROOTED IN MOVEMENTS

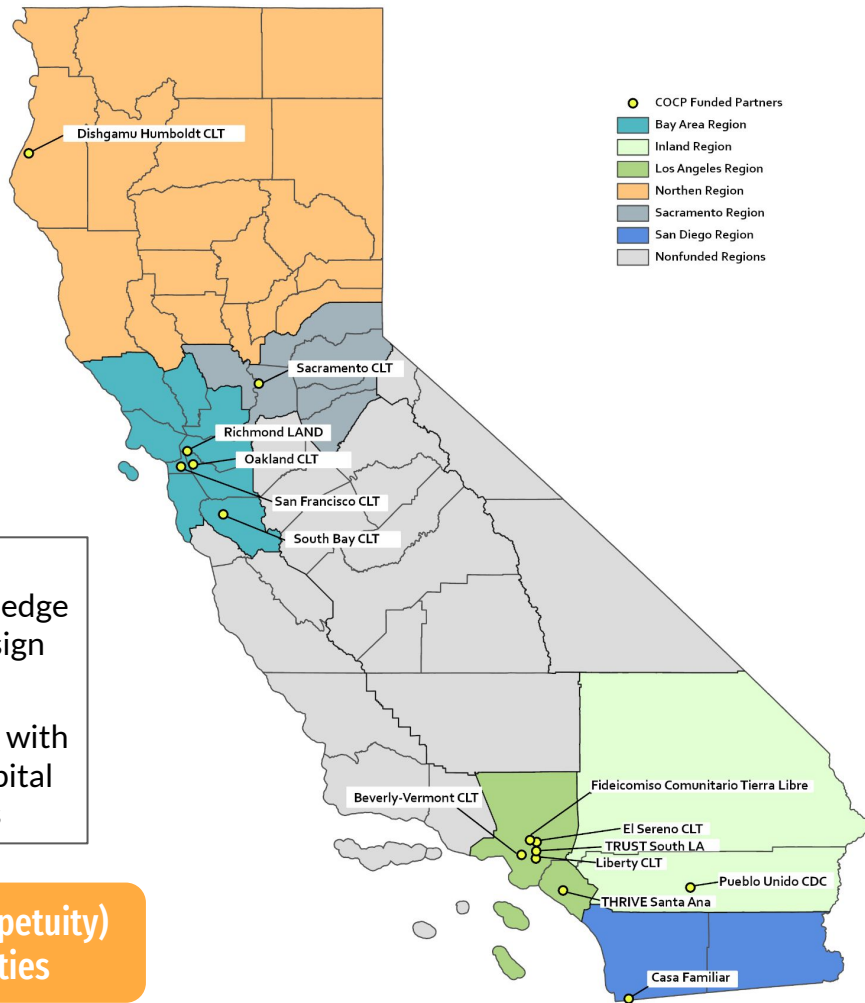
Emerged from or are committed to racial & housing justice movements



EXPERIENCE

Capacity to contribute knowledge capital to codesign process
Some experience with real estate & capital transactions

Utilize strategies that result in real estate affordability (in perpetuity) that benefit low-income and/or BIPOC people & communities



Our partners:



TRUST South LA



BVCLT



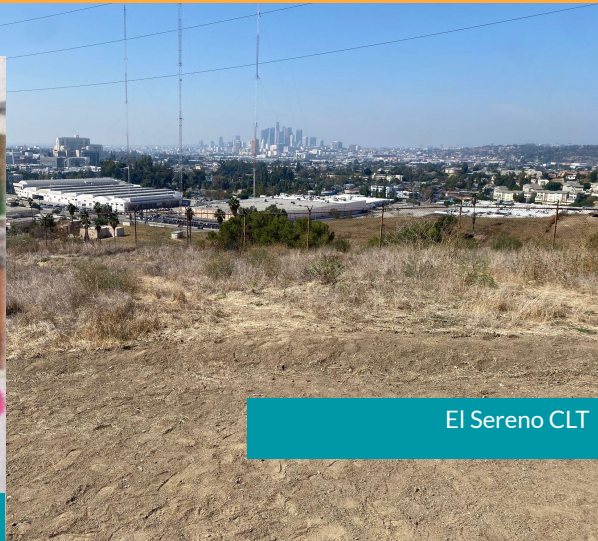
Pueblo Unido CDC



OakCLT



THRIVE Santa Ana



El Sereno CLT

Codesign Process Goals

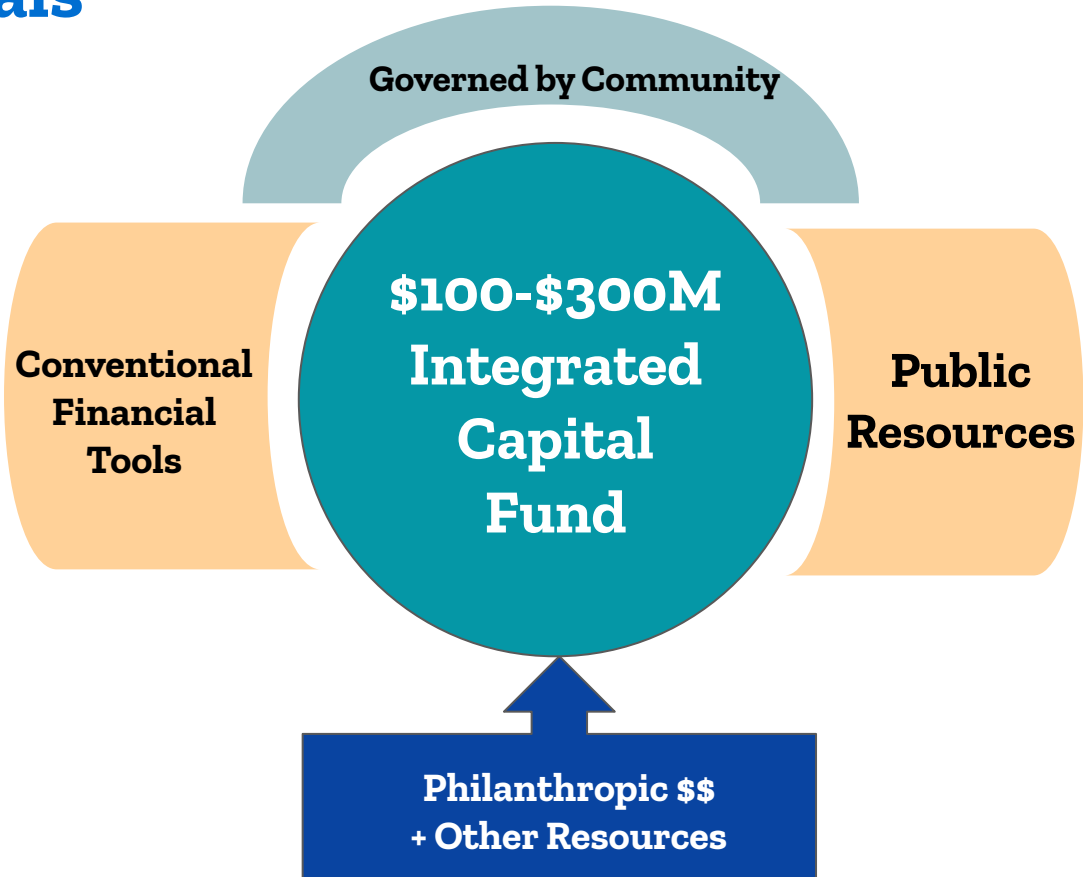
Space for Collective
Planning and
Visioning



Design Structure and
Implementation Plan
for Integrated
Capital Fund



Create a Governance
Model



On the role of philanthropy to accelerate community ownership models

“ We want community ownership models to be more prevalent in terms of a solution to California's housing crisis. By engaging with philanthropy in a new way, we get to sit at the table and design the infrastructure that's needed so tenants could acquire their buildings for permanent tenancy. ”

Roberto García-Ceballos, Co-Director,
Fideicomiso Comunitario Tierra Libre (FCTL)

