

# California Community Land Trust Network

# 2023 Conference

*October 19-20 • Oakland Museum of California*



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# Multifamily Strategies on Community-Owned Land

— Friday Oct. 20 —

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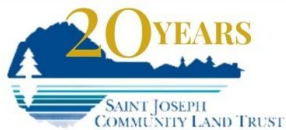


California CLT Network  
Multifamily Housing Strategies  
October 20, 2023

Jean Diaz, Executive Director

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*Saint Joseph  
Community  
Land Trust...  
Affordable  
Housing and  
more*





*SJCLT & Related Company selected to develop 248-unit Sugar Pine Village under Governor's Executive Order to use excess State Land for affordable housing*



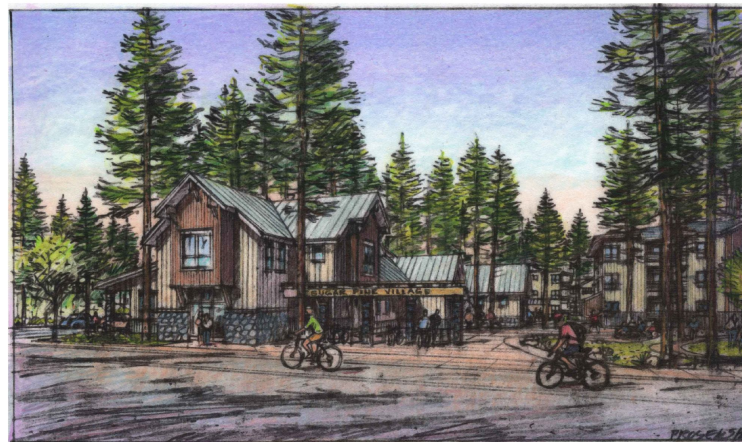
**SUGAR PINE VILLAGE**



# With Substantial Community Outreach & Support Entitlement Process Completed in 6 Months



RESIDENTIAL BUILDING



COMMUNITY BUILDING FROM LAKE TAHOE BLVD

248 studio, 1-, 2- & 3-bedroom workforce rental units for households earning less than 60% of AMI

Community Hub building: community-focused social services using Hub Navigator Model & childcare facility



# Sugar Pine Village Phase 1 Going Vertical/ Phase 2 Under Construction



Modular Units Waiting @ Factory  
OS



69 Modular Units Delivered to  
Site



Interior of Modular

\$53.3MM Phase 1 Financing includes Citibank loan, State PLHA grant, RDA grant, City of SLT coverage loan, State LGMG grant & tax credit equity

# Successful Public/Private/Nonprofit Partnership



## RELATED



*Admin. GP:* lead developer w/ large scale project capacity & experience

*Managing GP:* charitable purpose oversight/ ltd financial exposure/  
share of Developer Fee & Asset Management Fee



Provided excess land under 99-year ground lease/ streamlined approvals under SB 35



Grant co-applicant/ coverage loan/ streamlined approvals



Development commodities, e.g. bonus units, etc./ streamlined approvals





## Thank You

Congratulations to California CLT and its member CLTs for continuing to expand and preserve affordable rental and ownership housing for the State's low- and moderate-income households



# BEVERLY-VERMONT COMMUNITY LAND TRUST



Rent to Owner  
Conversions in  
Los Angeles, CA

# Woolsey Gardens - The Northern California Land Trust



Permanent  
affordability is  
affordable.

*A \$25,000 community investment  
in a single-family unit in 1995 in  
Berkeley now provides a subsidy  
worth over \$1 million without  
additional subsidy.*



## Woolsey Gardens

A Proposed **Permanently Affordable**, Zero Net Energy  
Community in Berkeley, CA

October 2023

# WOOLSEY GARDENS: OVERVIEW

## WOOLSEY GARDENS: PROPOSED LOCATION



- ❑ To be located at existing NCLT offices (3120-3130 Shattuck Avenue in Berkeley, CA)
- ❑ Up to 65 Affordable Dwelling Units for Sale, primarily targeting low-income (80% AMI) households
- ❑ ~5,700 sf of Commercial Space (for existing nonprofit tenants and micro entrepreneur spaces)
- ❑ 8 Stories including Roof and Podium level Outdoor Gardens
- ❑ Target Construction Timeline:
  - Fall/Winter 2024: Commence Construction
  - Fall 2026: Complete Construction

# WOOLSEY GARDENS: SUSTAINABLE AFFORDABLE HOUSING

100%  
Permanently  
Affordable

- ❑ Woolsey Gardens will be a replicable, sustainable, and financeable model for future mixed-use developments featuring the following:

100%  
Ownership Units

- **100% Permanently Affordable Units**, for low- to moderate-income (“LMI”) households, but targeting primarily those households at or below 80% AMI (“low income”);
- **100% Ownership Units**, offering up to 65 limited equity cooperative housing units and condominiums, thereby providing households who have been displaced an opportunity to return, to remain, and to build long-term generational equity;
- **Sustainable / Zero Net Energy**, featuring 100% solar energy generation, zero net energy targets, mass timber construction, extended grid outage resilience, other innovative sustainability amenities, and LEED Platinum certification;
- **Community Centered Spaces**, including rentable micro workshop spaces for local entrepreneurs and office spaces for current long-term nonprofit tenants who have been providing valuable services to the community for decades; and
- **Replicability**, providing an alternative solution (small lot, infill development, which are abundant) to urban renewal projects that have damaged neighborhoods.

Sustainability /  
Zero Net Energy

Community  
Centered Spaces

Replicability

- ❑ We expect Woolsey Gardens will be a **first of its kind housing project in the United States** (ZNE + mass timber/CLT + LEED Platinum + 100% affordable ownership housing)

# WOOLSEY GARDENS: INTERIOR PERSPECTIVES, I



*Typical Living Space in Condo Unit*

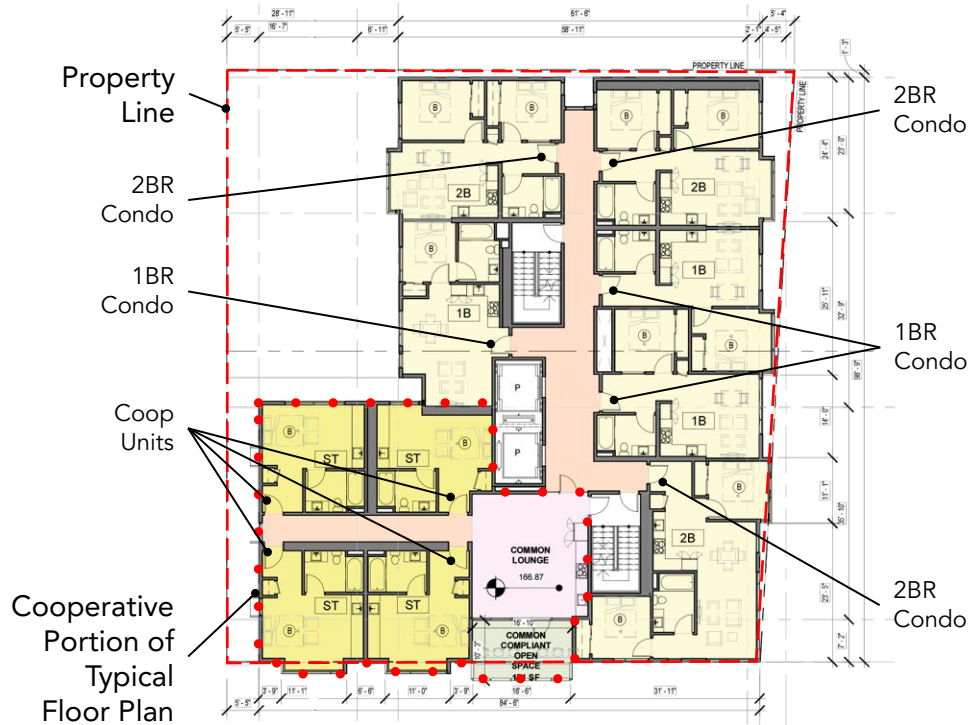
# WOOLSEY GARDENS: INTERIOR PERSPECTIVES, II



*Typical Shared Common Space for Coop Units*

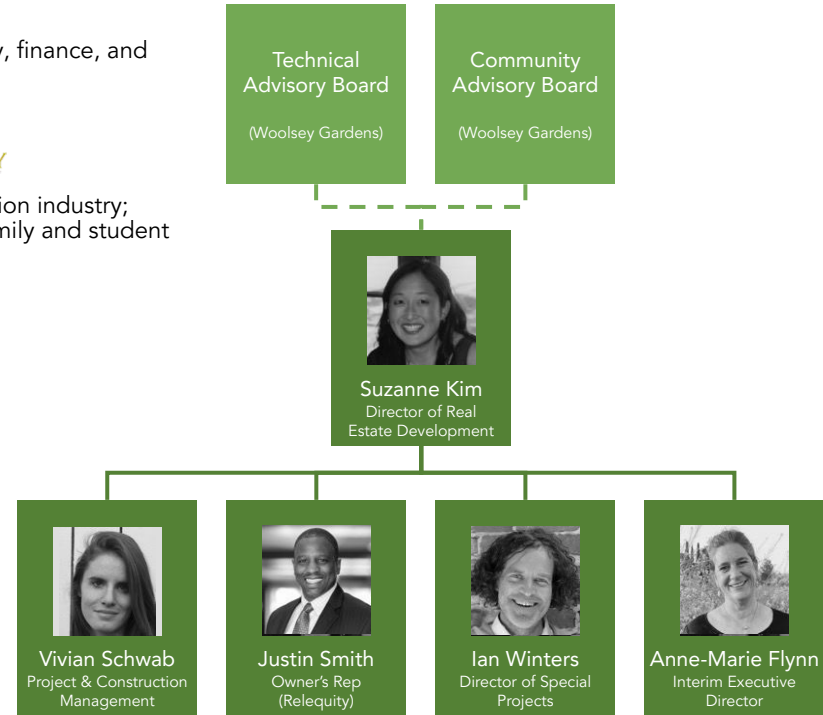


# WOOLSEY GARDENS: RESIDENTIAL FLOOR PLANS



# THE PROJECT TEAM: INTERNAL

- ❑ **Suzanne Kim, CFA** (NCLT Director of Real Estate Development)
  - Over two decades of professional experience in architecture, sustainability, finance, and policy
  - M.P.P./U.P + M.Arch (Harvard University); A.B. (Dartmouth College)
- ❑ **Justin Smith** (Owner's Representative, Woolsey Gardens) 
  - More than 20 years of experience in project management in the construction industry; Project & development construction leader for over 1,500 units of multifamily and student housing construction, including projects at UC Berkeley.
  - M.B.A. (Ohio State); B.S. (Cal State San Luis Obispo)
- ❑ **Vivian Schwab, AIA** (NCLT Project & Construction Manager)
  - Focused on non-profit development; affordable housing
  - M.Arch (Rice University); B.A. (Wesleyan University)
- ❑ **Ian Winters** (NCLT Director of Special Projects)
  - Former NCLT Executive Director (2002 – 2023)
  - B.F.A. (Tufts University)
- ❑ **Anne-Marie Flynn** (Interim NCLT Executive Director)
  - Previously at Housing California & Mutual Housing California
  - M.S. (UC Davis); A.B. (UCLA)



# THE PROJECT TEAM: EXTERNAL

## Architect:

### Solomon Cordwell Buenz (SCB)

- Established in 1931, SCB has completed over 600 projects, including several midrise, multifamily projects in Berkeley, California (see below).
- Will complete the first all-electric, mixed-use development (250,000 sf/330 condos) in the US in 2025.

## Other Key Consultants

Preconstruction	Swinerton Builders/Timberlab
Structural	Tipping Structural Engineers
Sustainability/MEP	PAE Engineers
Solar Microgrid	Clean Coalition
Planning	Rhoades Planning Group
Civil	BKF Engineers
Legal	Holland & Knight
Landscape	Groundworks Office



1951 Shattuck



Blackwell Hall/UC Berkeley



Upper Hearst/UC Berkeley



# WOOLSEY GARDENS: **TIMELINE**

- ❑ Entitlements. Secured August 2023
- ❑ Tentative Parcel Map
  - Condo Application. Submitted Feb 2023
- ❑ Design Phase
  - Concept Design. Completed Dec 2022
  - Schematic Design. Completed Mar 2023
  - Design Development. Completed Sep 2023
  - Construction Documents. Target Completion date of Mar 2024
  - Building Permit. Target Submission date of April 2024
- ❑ Construction Funding/Financing
  - Secure commitments for initial tranche of financing by September 2023; complete financing + grant funding by Summer/Fall 2024

For Further Information, visit [www.WoolseyGardens.org](http://www.WoolseyGardens.org)

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