California Community Land Trust Network

2023 Conference

October 19-20 • Oakland Museum of California
Multifamily Strategies on Community-Owned Land

Friday Oct. 20
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
With Substantial Community Outreach & Support
Entitlement Process Completed in 6 Months

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

$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

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: OVERVIEW

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

- **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.

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
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

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<th>Category</th>
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<tr>
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An equal opportunity housing provider
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

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