

**California Community Land Trust Network**

# **2023 Conference**

*October 19-20 • Oakland Museum of California*



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# **Social Housing and Community Ownership: Synergetic Strategies**

— Friday, October 20 —

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# Tenant organizing, CLTs, and state / local social housing initiatives (past and present!)

# Defining social housing

## The core tenets of social housing...

- 1) Permanent affordability
- 2) Permanent decommodification
- 3) Physical & environmental accessibility and sustainability
- 4) Tenant / resident empowerment & self-determination

**... are already core demands of tenant organizing and CLTs!**

# 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 \$ for existing 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 programs

Keeping public lands in public hands

## Tenant organizing & community demands

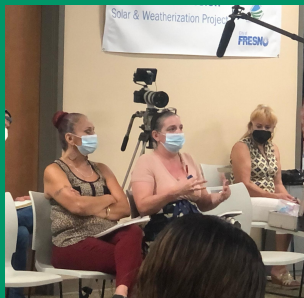
There is no one “correct” path – local coalitions must respond to different local conditions. ***How do we unify and support one another’s strategies?***

	<b>AB 309 (Lee)</b>	<b>SB 555 (Wahab)</b>	<b>SB 584 (Limón)</b>
<b>Ownership</b>	Owned by a public state-level entity	Owned & managed by a public entity or nonprofit	Owned & managed by a public entity or nonprofit
<b>Income levels</b>	Unspecified mix of <b>all income ranges</b>	Mix of <b>cost-burdened</b> income ranges	Mix of <b>cost-burdened</b> income ranges
<b>Tenant protections</b>	Residents have <b>same tenant protections</b> as private market	Residents have <b>stronger tenant protections</b> than private market baseline	Residents have stronger tenant protections than private market, <b>including rent control</b>
<b>Decommodification</b>	Cannot be sold to for-profit entity	Cannot be sold to for-profit entity	Cannot be sold to for-profit entity
<b>Self-determination</b>	Residents have right to participate in decision-making	Residents have right to participate in decision-making	Residents have right to participate in decision-making

# Emerging CLT Landscape in the Central Valley



Peacock Apartment Community,  
Fresno



Teena & Janelle



Saint Mary Peregrine Lutheran  
Church, Stockton

**What do you want Fresno Housing to prioritize over the next 5-years?**

**Come out to the showcase and have your voice included in Fresno Housing's 5-Year Strategic Plan!**

**Let's imagine what's possible and work together to make it happen!**

# Measure ULA and Social Housing in LA

**Imposes a new special transfer tax (the ULA Tax) on residential and commercial real estate valued at more than \$5 million. When applicable, the ULA Tax is payable in addition to the Los Angeles City and County documentary transfer tax**

## **2 CORE Components:**

### **70% for Affordable Housing**

- 70% of the funding goes to the preservation of existing affordable housing and the creation of new supportive and affordable housing

### **30% for Renters**

- 30% goes to supportive services for at-risk low-income renters (seniors, veterans, people with disabilities, etc.) so that they maintain stability and stay in their homes



# 70% Affordable Housing Program

## 22.5% - 25%

**Supportive and Affordable Housing** for income-qualified populations in conjunction with other federal, state, and local affordable housing funding sources e.g. Federal & State Low Income Housing Tax Credits

## 10%

**Preservation Fund** to acquire, preserve, rehabilitate, lease, or operate existing multifamily rental housing property, including properties of two or more units, rent-controlled properties, Residential Hotels, ADU's, and Junior Dwelling Units, that either do not have covenants requiring affordability in place or have covenants requiring affordability that expire within 10 years of project onset.

## 5%

**Stabilization Fund** for periodic revenue shortfalls for programs that need a consistent revenue stream to function

## 22.5% - 25%

**Alternative Models for Permanent Affordable Housing** including construction, acquisition, rehabilitation, lease, preservation and operation of rental or mixed rental/homeowner projects

## 10%

**Single Family and Cooperative Homeownership Opportunities**, including but not limited to Limited Equity Housing Cooperatives, shared equity homeownership, down-payment assistance, predevelopment funding, and capacity-building programs

## ADDITIONALLY:

**Strong Labor and Local Hire Provisions** worked out between affordable housers and the Building & Construction Trades to ensure local jobs that lift people out of poverty wages so they can afford LA too

# CLTs and Social Housing In Los Angeles



## LA County Pilot CLT Program



700 Simmons Ave, 11-units, 1930,  
Unincorporated East LA



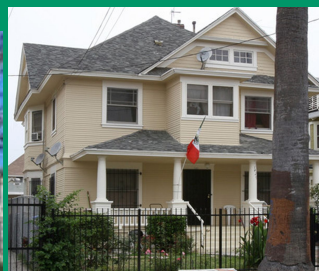
111 N. Atlantic, 8 units, 1949,  
Alhambra



224th St., 4 units, 1948, Torrance  
(Harbor/Gateway)



108 S. Kenmore, 4 units, 1923,  
Little Bangladesh, Central LA



1427 S Bonnie Brae, 4 units,  
Los Angeles (Pico Union)



1441 W 23rd St, 2 units,  
Los Angeles (University Park)

## Measure ULA



## Growing Social Housing Movement

that includes  
Labor



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