California Community Land Trust Network

2023 Conference

October 19-20 • Oakland Museum of California
Social Housing and Community Ownership: Synergetic Strategies

Friday, October 20
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?*
<table>
<thead>
<tr>
<th></th>
<th>AB 309 (Lee)</th>
<th>SB 555 (Wahab)</th>
<th>SB 584 (Limón)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ownership</td>
<td>Owned by a public state-level entity</td>
<td>Owned &amp; managed by a public entity or nonprofit</td>
<td>Owned &amp; managed by a public entity or nonprofit</td>
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<tr>
<td>Income levels</td>
<td>Unspecified mix of all income ranges</td>
<td>Mix of cost-burdened income ranges</td>
<td>Mix of cost-burdened income ranges</td>
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<tr>
<td>Tenant protections</td>
<td>Residents have same tenant protections as private market</td>
<td>Residents have stronger tenant protections than private market baseline</td>
<td>Residents have stronger tenant protections than private market, including rent control</td>
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<tr>
<td>Decommodification</td>
<td>Cannot be sold to for-profit entity</td>
<td>Cannot be sold to for-profit entity</td>
<td>Cannot be sold to for-profit entity</td>
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<tr>
<td>Self-determination</td>
<td>Residents have right to participate in decision-making</td>
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Emerging CLT Landscape in the Central Valley

Peacock Apartment Community, Fresno

Teena & Janelle

Saint Mary Peregrine Lutheran Church, Stockton

Affordable Housing Trust Fund
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)

Growing Social Housing Movement that includes Labor

Measure ULA
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