Tenant Organizers and CLTs Collaborating to Stop Displacement

Thursday, Oct. 19th
Everyone has access to quality housing that they can afford. Affordability defined as less than 30% of their income.
SYSTEMIC CHANGE GOALS

- Dramatic expansion of housing that is permanently and *truly* affordable, held off the private for-profit market. Publicly owned, or by Community Land Trusts, other non-profits, or cooperatively by the residents themselves.

- Controls on allowable rents for all residential rental housing (plus other basic consumer protections for those that rent).
3 YEAR COLLECTIVE GOALS

Hearts & Minds
- Belief that corporate, Wall Street speculators are culprits in this crisis
- Support for large-scale investment in housing off the private for-profit market
- Support for addressing the housing/wage imbalance

Corporate Campaign
- Reduce profitability for speculators buying-up our residential housing
- Make corporate landlord lobby toxic
- Get several corp LL’s to agree to community standards

Policy
- Rent control, with just cause, for all renters
- State infrastructure to scale-up “social housing”
- X # of homes affordable to people making under $50,000/year
Liberty Community Land Trust:
Corbet/Clemson Tenants Campaign

Zerita Jones, Board Vice Chairperson
CLTs are one of the solutions to decommodifying housing

- Ensures permanent affordability
- Prevents displacement
- Stabilizes neighborhoods
- Protects low income families
- Purchase opportunities
- Preserves a way of life
- Various type of properties

- Community-lead
- Various models
- Remain in the community
- Reclaim space in our homes
- Reinvest in our neighborhoods
- Maintain culture
- Affordable rent / payments
- Housing Justice
- Generations of income can be invested locally
- Job and Business opportunities
Starts with Tenant Organizing and the Creation of Tenant Leaders

Corbet/Clemson Tenants Campaign

Jose Lopez
In Solidarity:
We Facilitate & Host
Meetings, workshops, potlucks, Bar-B-Q’s, calls, emails, texts, town halls, webinars, social media, actions, marches, Press conferences, etc.

Involves
Outreach & Education

- Getting to know your neighbors
- Forming the relationships
- Learning your rights
- Finding the common Issues
- Unify on the issues
- Formulate a strategy
- Common Goals
- Make a plan of action
- Deliver the demands
- Demand Accountability
- Rally support from other organizations
Creation of:
Tenant Associations & Joining Unions

- Your Extended Neighbors
- Social media
- News papers
- News media
- Press Conferences
- Door knocking
- Businesses nearby

Tell Your Story

GREATER LA
Community land trusts turn LA tenants into owners
By Zoie Matthew • Apr. 19, 2023

Corbett and Clemson St. Tenants
@CorbettTenants
Partnering with other organizations in the work!

- Tenant Rights  ○ Acce /LATU/SAJE
- Community Development Corps  ○ VCH/BC/Lil Toyoko/Habatat/Etc.
- LA Community Land Trust Coalition  ○ The Fabulous Five/ More soon
- CA Community Land Trust Network  ○ The Storm
- Community Dev. Financial Inst.  ○ CAFORNIA LIST [www.cdfi.org](http://www.cdfi.org)
  ○ 4 Different types
- And More!

When they say California they mean US!

Join the Community Land Trust Movement

The New York Times

Community Land Trusts in California Work to Create New Homeowners

The state’s 30 or so land trusts sell houses at a discount, helping buyers who would otherwise be priced out.
Evict the Landlord: Tenant and Community Opportunity to Purchase (TOPA/COPA)

Chris Schildt, Urban Habitat
The Problem Today...
Solved with **Tenant Opportunity to Purchase Act**

Right of First Refusal

Tenants Nonprofits

Art by Alfred Twu
How TOPA works

Owner decides to sell the property and notifies tenants

Supportive Partner works with tenants to provide technical assistance and connect to financial support

Property owner accepts offer from tenants, gets refund on transfer tax
  Time to Close: 120 days

Tenants decide together to make an offer
  Statement of interest due: 20 days

Tenants work with a qualified nonprofit to make an offer to the property owner
  Offer due: 60 days

Tenants get stay, neighborhood stays together, and property remains affordable to future tenants
How TOPA works

Owner decides to sell the property and notifies tenants

Supportive Partner works with tenants to provide technical assistance and connect to financial support

Property owner rejects offer from tenants, puts home on the market

Tenants decide together to make an offer

Statement of interest due: 20 days

Tenants work with a qualified nonprofit to make an offer to the property owner

Offer due: 60 days

Landlord presents 3rd party offer to tenants and nonprofit and they match it

Time to accept offer: 30 days

Time to Close: 120 days

Tenants get stay, neighborhood stays together, and property remains affordable to future tenants
TAKE ACTION TO SUPPORT TOPA RIGHT NOW!

➔ If you live in Berkeley:
  ● Go to www.yes2topa.org
  ● Click on Take Action, and send a letter to the city council

➔ If you live outside of Berkeley:
  ● Find @Yes2Topa on Twitter or IG
  ● Follow us, and like and share our post
Small Group Discussion
The End

California Community Land Trust Network

2023 Conference

October 19-20 • Oakland Museum of California