

California Community Land Trust Network

2023 Conference

October 19-20 • Oakland Museum of California



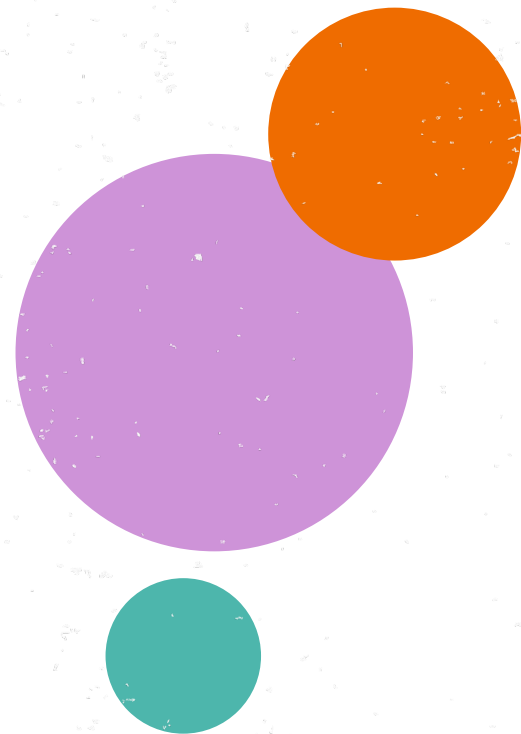
Tenant Organizers and CLTs Collaborating to Stop Displacement

— Thursday, Oct. 19th —

DESTINATION

Everyone has access to quality housing that they can afford.
Affordability defined as less than 30% of their income.

HOUSING AS A HUMAN RIGHT



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
- 501(c)(3) / Non-profit organization
- Preserves a way of life
- Equitable development
- 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



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



**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.

Creation of: Tenant Associations & Joining Unions

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

GREATER LA

Community land trusts turn LA tenants into owners

By Zoie Matthew · Apr. 19, 2023

HOUSING & DEVELOPMENT

Tell Your Story



Corbett and Clemson St. Tenants
@CorbettTenants

Partnering with other organizations in the work!

- Tenant Rights
 - Acce /LATU/SAJE
- Community Development Corps
 - VCH/BC/LII Toyoko/Habatat/Etc.
- LA Commuti Land Trust Coalition
 - The Fabulous Five/ More soon
- CA Community Land Trust Network
 - The Storm
- Community Dev. Financial Inst.
 - CAFORNIA LIST 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

CALIFORNIA TODAY

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...



Art by Alfred Twu

Solved with **T**enant **O**ppportunity to **P**urchase **A**ct

Alfred
March
2021



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 get stay, neighborhood stays together, and property remains affordable to future tenants



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



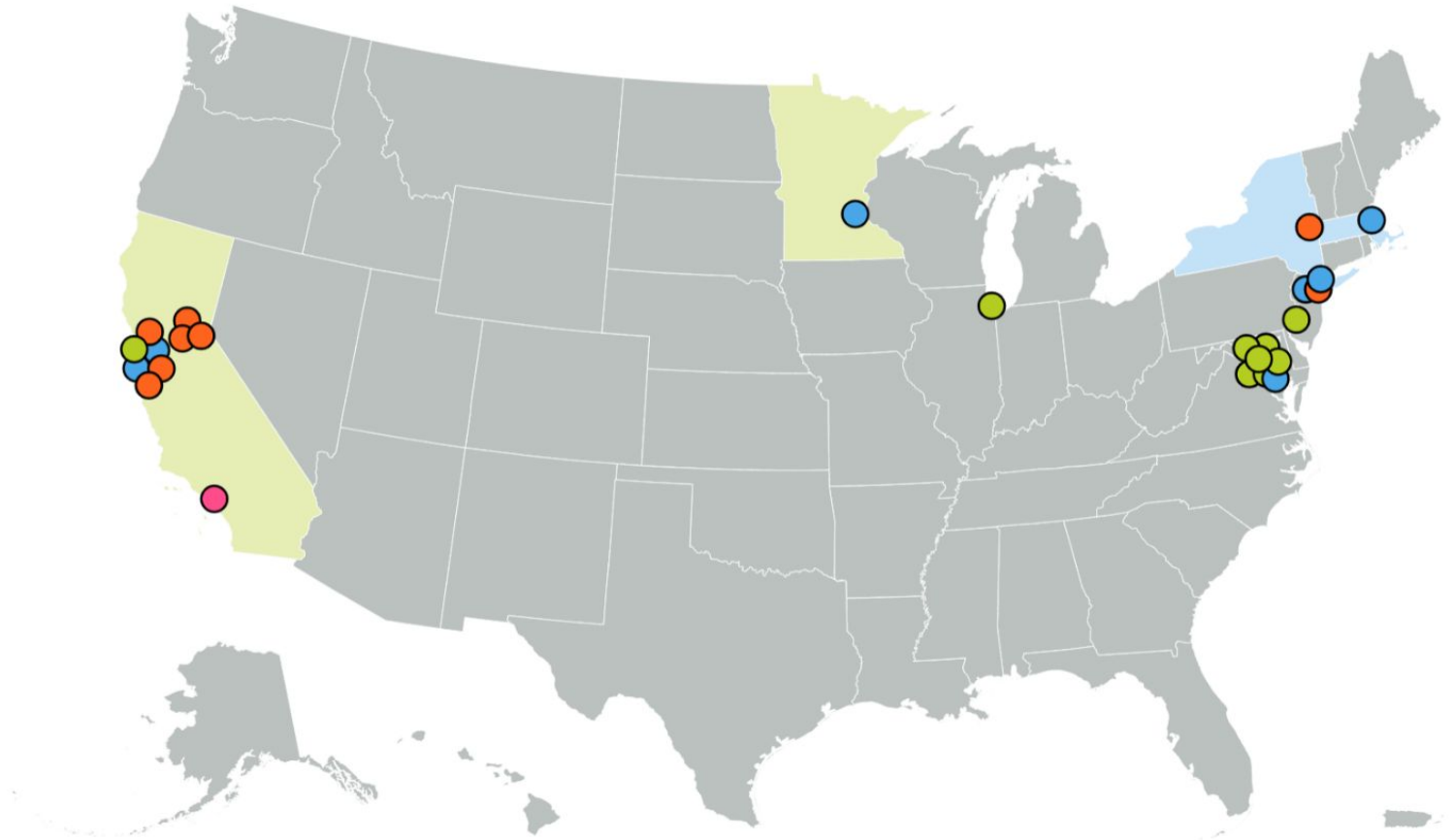
Landlord presents 3rd party offer to tenants and nonprofit and they match it
Time to accept offer: 30 days
Time to Close: 120 days



Tenant and Community Opportunity to Purchase Policies are Gaining Traction

Status of state and local TOPA/COPA policies and campaigns, August 2022

Implemented Under consideration Active policy campaign Previously considered



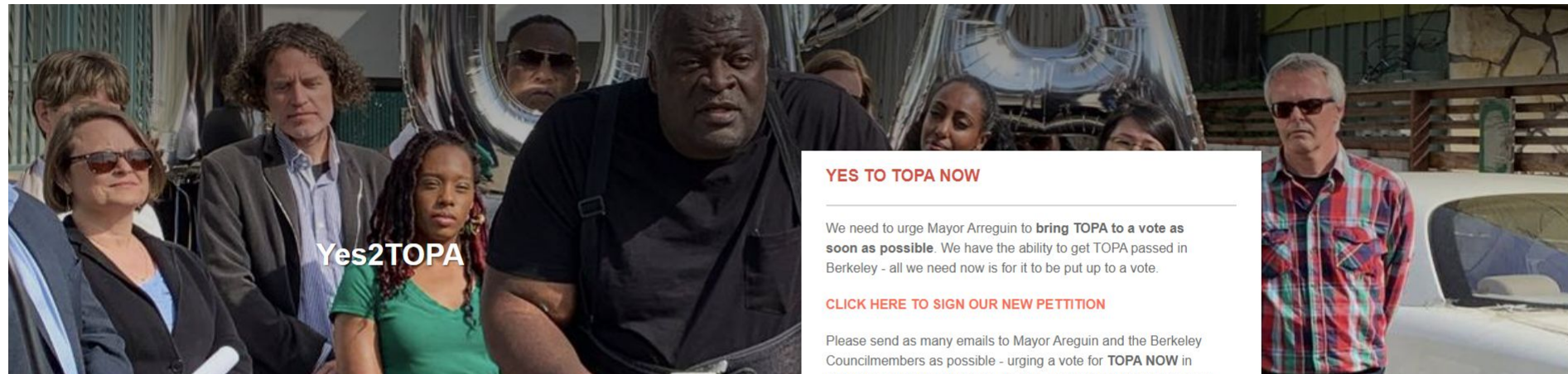
TAKE ACTION TO SUPPORT TOPA RIGHT NOW!

→ 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

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