



# CALIFORNIA COMMUNITY LAND TRUST NETWORK ANNUAL MEETING OF MEMBERS March 22, 2024 3:00 – 5:00pm

**On Zoom**

[Register in advance](#) for this meeting, to access Zoom link

## **START OF MEMBERSHIP MEETING**

**CALL TO ORDER**

**3:00pm**

## **ROLL CALL OF MEMBERS & INTRODUCTIONS**

**15mn**

Roll call of each regular member organization's designated representative and introductions of attending voting member representatives and guests; roll call of supporting members.

## **ADDITIONS AND DELETIONS TO THE AGENDA**

### **MEMBERSHIP MEETING AGENDA:**

- |    |  |             |
|----|--|-------------|
| 1. | <b>BOARD REPORT TO THE MEMBERSHIP</b>              | <b>20mn</b> |
| 2. | <b>FINANCE REPORT (Exhibit 1)</b>                  | <b>10mn</b> |
| 3. | <b>CLT ACHIEVEMENTS HIGHLIGHTS</b>                 | <b>10mn</b> |
| 4. | <b>BYLAWS AMENDMENT (Exhibit 2)</b>                | <b>20mn</b> |
| 5. | <b>QUICK BREAK</b>                                 | <b>5mn</b>  |
| 6. | <b>ELECTION OF BOARD OF DIRECTORS (Exhibit 3)</b>  | <b>15mn</b> |
| 7. | <b>SETTING OF ANNUAL DUES FOR 2025 (Exhibit 4)</b> | <b>5mn</b>  |

8. **UPDATE ON NETWORK PROGRAMS AND OPPORTUNITIES** **10mn**
9. **CALL FOR WORKSHOP PROPOSALS: FALL CONFERENCE (Exhibit 5)** **5mn**
10. **ANNOUNCEMENTS** **5mn**

MEMBERSHIP MEETING ADJOURNS

## #2, EXHIBIT 1: FINANCE REPORT

**California Community Land Trust Network**  
**Comparative Statements of Financial Position**  
**As of December 31, 2023 and December 31, 2022**

	<u>December 31, 2023</u>	<u>December 31 2022</u>
<b>ASSETS</b>		
Cash	\$ 273,580	\$ 378,101
Operating Reserve	223,382	\$ 71,327
Accounts Receivable	15,000	4,988
Pledges Receivable	100,000	-
Interest Receivable	305	-
Prepaid expenses	18,736	2,420
Fixed Assets, Net of Accumulated Depreciation	1,440	1,920
<b>TOTAL ASSETS</b>	<u>\$ 632,443</u>	<u>\$ 458,756</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Liabilities</b>		
Accounts Payable	\$ 4,061	\$ 22,839
Accrued Expenses	27,501	14,681
<b>Total Liabilities</b>	31,562	37,520
<b>Net Assets</b>		
Net Assets with Donor Restrictions	200,336	118,148
Net Assets without Donor Restrictions	400,545	303,088
<b>Total Net Assets</b>	<u>600,881</u>	<u>421,236</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 632,443</u>	<u>\$ 458,756</u>

**California Community Land Trust Network**  
**Comparative Statements of Activities**  
**For the Years Ended December 31, 2023 and 2022**

	ACTUALS		BUDGET COMPARATIVE		PRIOR YEAR COMPARATIVE	
	2023	2023	\$ Variance	2022	\$ Variance	
	Year-to-Date	Year-to-Date	Favorable/ (Unfavorable)	Year-to-Date	Favorable/ (Unfavorable)	
<b>REVENUES</b>						
Grants	\$ 667,000	\$ 610,625	\$ 56,375	\$ 312,990	\$ 354,010	
Contributions	1,634	4,800	(3,166)	3,900	(2,266)	
Fee for Services Contracts	21,750	7,500	14,250	5,000	16,750	
Membership Dues	8,300	5,420	2,880	5,502	2,798	
Fundraising Revenue	-	25,000	(25,000)	-	-	
Sponsorship Revenue	46,931	61,000	(14,069)	-	46,931	
Conference Fees	12,098	-	12,098	11,503	595	
In-kind revenue	16,429	-	16,429	61,071	(44,642)	
Other Revenue	600	-	600	9,725	(9,125)	
<b>TOTAL REVENUES</b>	<b>774,742</b>	<b>714,345</b>	<b>60,397</b>	<b>409,691</b>	<b>365,051</b>	
<b>EXPENSES</b>						
Personnel Expenses	305,304	291,172	(14,132)	229,906	(75,398)	
Professional Services	156,688	245,700	89,012	212,131	55,443	
Program Expenses	132,790	160,500	27,710	133,667	877	
General and Administrative	10,539	12,966	2,427	8,235	(2,304)	
<b>TOTAL EXPENSES</b>	<b>605,321</b>	<b>710,338</b>	<b>105,017</b>	<b>583,939</b>	<b>(21,382)</b>	
<b>NET OPERATING INCOME/(LOSS)</b>	<b>169,421</b>	<b>4,007</b>	<b>165,414</b>	<b>(174,248)</b>	<b>343,669</b>	
<b>Investment Income/(Loss)</b>	<b>10,224</b>	<b>8,000</b>	<b>2,224</b>	<b>736</b>	<b>9,488</b>	
<b>CHANGE IN NET ASSETS</b>	<b>\$ 179,645</b>	<b>\$ 12,007</b>	<b>\$ 167,638</b>	<b>\$ (173,512)</b>	<b>\$ 353,157</b>	
<b>Net Assets, Beginning</b>	<b>\$ 421,236</b>					
<b>Net Assets, Ending</b>	<b>\$ 600,881</b>					

California Community Land Trust Network		
Operating Budget 2024		
<b>Revenue</b>		
Revenue from Grants	\$	617,750
Fundraising Goal for 2024	\$	120,000
Revenue from Fee for Service	\$	16,667
Revenue from Membership Dues	\$	10,000
Sponsorships conference/workshops	\$	75,000
Other Miscellaneous Revenue	\$	22,000
<b>Total Revenue</b>	<b>\$</b>	<b>861,417</b>
<b>Expenditures</b>		
Legal , Professional Services & Outside Services		
Contractors	\$	124,500
Outside Services	\$	181,667
Legal , Professional Services & Outside Services		
Salaries	\$	256,660
Employees Benefits	\$	34,594
Trainings and Professional Dev	\$	9,000
Payroll Taxes and processing fees	\$	20,635
Program Expenses	\$	222,500
Administrative	\$	13,750
<b>Total Expenditures</b>	<b>\$</b>	<b>863,306</b>
<b>Net Operating Revenue</b>	<b>-\$</b>	<b>1,889</b>
Bank Interest	\$	10,000
<b>Net Revenue</b>	<b>\$</b>	<b>8,111</b>
To Reserves	\$	8,111
Revenue after Reserves	\$	0

### **#3: CLT ACHIEVEMENT HIGHLIGHTS**

Included in 2024 Annual Membership Meeting Slides

## **#4, EXHIBIT 2: BYLAWS AMENDMENT**

Why this amendment to the CACLTN bylaws: Our bylaws currently require nonprofit status for Voting Members (called “Regular” members in our bylaws). Some organizations organized as tribal governments are launching CLTs and seeking voting membership in the CA CLT Network. Tribal governments are not nonprofits and thus aren’t eligible for CACLTN voting membership. This bylaws amendment proposed by the CACLTN board would expand eligibility of CACLTN voting membership to include organizations organized as tribal entities while still requiring alignment with the CLT model.

### **ARTICLE II: MEMBERSHIP**

1. **Regular Membership.** Subsequent to the first Annual Meeting, the Regular Members of the Corporation, with full voting rights, shall be Community Land Trusts granted membership by the Corporation.; *Each member shall be one of the following: a) organized in California as non-profit a California Nonprofit Public Benefit Corporation corporations, b) a tribal government which has resolved to hold land in perpetuity for purposes of affordable housing (among other public interest purposes) in perpetuity, or c) a tribally designated housing entity or another nonprofit organization organized pursuant to the laws of a tribal government. and All members shall have paid any membership dues assessed by the Corporation. Each member organization shall appoint one Representative to the Corporation. For the purposes of this section a Community Land Trust shall be a non-profit organization that, as a minimum, has adopted bylaws or other governance documents as well as purposes and activities consistent with the goals and practices of the Community Land Trust movement as determined by the board of directors.*

## **MEMBERSHIP (Current Version)**

### **ARTICLE II: MEMBERSHIP**

1. **Regular Membership.** Subsequent to the first Annual Meeting, the Regular Members of the Corporation, with full voting rights, shall be Community Land Trusts granted membership by the Corporation, shall be organized in California as non-profit corporations, and shall have paid any membership dues assessed by the Corporation. Each member organization shall appoint one Representative to the Corporation. For the purposes of this section a Community Land Trust shall be a non-profit organization that, as a minimum, has adopted bylaws consistent with the goals and practices of the Community Land Trust movement.



## **#6, EXHIBIT 3: BOARD OF DIRECTORS ELECTIONS**

- a) Last call for nominations
- b) Introduction of board nominees and statements by candidates

### Currently up for election

*Appointed to fill vacancies in November 2023*

Sharayah Alexander	Eden CLT
Zerita Jones	JEPWA

### *Current board members up for re-election*

Brisa Aviles	Tierras Indigenas
Oscar Monge	T.R.U.S.T. South LA
Maribel Nunez	Inland Equity CLT
Hope Williams	San Francisco CLT
Ian Winters	Northern California Land Trust

### *First-time nominations for the board*

Nazir Abuyounes	Housing for All Long Beach CLT
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### Current Board members not up for nomination (term ends March 2025)

Jen Collins	Oakland Community Land Trust
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### RECOMMENDED ACTION(S):

Each voting representative is to vote for or against the election of each nominated individual.

### ***Currently up for election (appointed to fill vacancies in November 2023)***

#### **Sharayah Alexander**

**Eden CLT**

**Bio:** Sharayah is a dedicated Community Coordinator at Eden Community Land Trust, serving since 2021. With a deep understanding of the Bay Area, including Hayward, Oakland, San Francisco, Concord, and Vallejo, she has witnessed firsthand the systemic injustices that many encounter. Sharayah’s passion for social justice has fueled her activism from an early age, and she remains committed to effecting positive change. In her free time, she enjoys hiking with her family and exploring her newfound passion for herbalism.

#### **Zerita Jones**

**JEPWA**

#### **Candidate Statement:**

**Bio:** Zerita Jones is a born Angeleno, mother of 5 and grandmother of 7. She attended school, worked, and has lived in the Baldwin Hills/Crenshaw community for over 40 years. Now, a retired Grocery Manager for Boys Markets, Lucky’s Stores and Albertsons, Zerita regularly hosts “Renters Rights” workshops for the Baldwin/Leimert/Crenshaw, local of the Los Angeles Tenants Union, which she co-founded.

As a dynamic voice in housing justice advocacy in the face of widespread gentrification in the affluent, primarily Black and Brown Baldwin Hills community, Zerita is also Board Vice-Chairperson of the Liberty Community Land Trust (Crenshaw Corridor, South Central Los Angeles) and Executive Director of the JEPWA Community Land Trust (Jefferson Exposition Park West Adams).

### **Current board members up for re-election**

#### **Brisa Aviles**

#### **Tierras Indigenas**

**Candidate Statement:** Brisa has been a Board Member with the California Community Land Trust Network since 2022. She has held the secretary position and is now the treasurer for the network. She is excited to continue building internal control policies and procedures to ensure the network remains in good financial standing. She is also a board member of Tierras Indigenas Community Land Trust in San Diego. For the next two years Brisa is excited to grow the network's membership in San Diego and expand the CLT model statewide!

**Bio:** Brisa was born in San Diego and raised between Tijuana, San Ysidro, and Chula Vista. She is a founding board member of Tierras Indigenas Community Land Trust, an organization dedicated to fighting gentrification and displacement by providing stable, dignified housing for families and communal spaces to afford opportunities for economic sovereignty and community building. Brisa became radicalized in the housing movement when her grandmother's house of 30+ years unexpectedly burned down due to a negligent landlord. From this moment forward, Brisa became an organizer through the CLT movement. She has experience working with community-based organizations on projects related to affordable housing, transportation, public health, and environmental justice. She holds a BA in International Development Studies from the University of California Los Angeles (UCLA).

#### **Oscar Monge**

#### **T.R.U.S.T. South LA**

**Candidate Statement:** Oscar Monge is deeply honored to be part of the CA CLT Network and to run for the board, where he can leverage his experience in driving equitable solutions and fostering community-centered initiatives. Oscar is committed to advocating for just and inclusive opportunities, particularly for BIPOC residents, within the realm of community land trusts. He is dedicated to advancing a progressive statewide platform that empowers diverse communities through ownership and sustainable development. Oscar's strategic leadership will be instrumental in shaping the future of the board and championing initiatives that prioritize equity and community well-being.

**Bio:** Oscar Monge is a native Angeleno aspiring to stabilize gentrifying neighborhoods through community building/control. He's worked at T.R.U.S.T. South LA as Environmental Planner, Community Development Manager, and currently as Associate Director of Community Development to support multifamily housing, leadership development, and operations. He brings a wealth of experience working with nonprofits and the public sector, focusing on improving the quality of life of inner-city residents. His passion for social/environmental justice started early on at the LA Conservation Corps, where he envisioned his underserved community beautified with environmental work and youth economic empowerment, inspiring him to work with LA's inner-city youth increasing access to education and job training. Oscar is currently Board Chair

of the California Community Land Trust Network, and collaborates with the Cypress Park Neighborhood Council's Land Use and Housing Committee.

### **Maribel Nunez**

### **Inland Equity CLT**

#### **Candidate Statement:**

**Bio:** Maribel Nunez is the Executive Director of the Inland Equity Community Land Trust. Maribel is the 1st generation daughter of an immigrant family. She was born in Bellflower, CA. She is the 1st member of her family to graduate from highschool and the 1st member of her family to graduate from college. Maribel earned a Master's degree in History from Cal State L.A. While teaching History at Riverside Community College she became the Inland Empire organizer with California Partnership in 2010. She became the executive director of California Partnership in 2016 and has transitioned California Partnership into the Inland Equity Partnership to focus on the Inland Empire. The work has further focused on the two main drivers of poverty in California, housing and healthcare costs. The Inland Equity CLT is an initiative to address the costs of housing and her work for a single payer health care system is to solve the disparities in health care.

### **Hope Williams**

### **San Francisco CLT**

**Candidate Statement:** As a current board member of the California Community Land Trust Network, I am deeply committed to advancing affordable housing solutions and fostering community resilience. I seek re-election to continue advocating for equitable land use policies and empowering marginalized communities through sustainable housing initiatives.

**Bio:** Hope Williams is the Co-Director of the Radical Real Estate Law School and a legal apprentice through the Sustainable Economies Law Center. As a black queer woman in the Bay Area, she is devoted to housing rights and organizing people-power to fight the oppressive white supremacist regime. She spends most of her time making sure that the law is accessible to the people. Hope serves as the Board President for the San Francisco Community Land Trust and Governance Director for East Bay Permanent Real Estate Cooperative. Her background includes managing political campaigns, organizing within the boycott division of UniteHere!, organizing endorsements for Berkeley's Tenant Opportunity to Purchase Act, and coalescing with tenants' rights organizations. In her spare time, she trains people on how to organize coordinated acts of civil disobedience.

### **Ian Winters**

### **Northern California Land Trust**

**Candidate Statement:** It has been wonderful to see and support the growth of the CA CLT Network of the the past 6 years, and hope to continue to pass on that history to the new generations of community leaders.

**Bio:** Ian Winters served for 20 years as the Executive Director of the Northern California Land Trust, and is currently the Director of Incubation helping support the growth of new and emerging CLTs. Professionally he has over 10-years of experience in sustainable construction and architecture as well as community activism and organizational development. He trained as a

photographer/filmmaker and art/architectural historian at Tufts University and the Boston Museum School and graduate architecture/design work at the San Francisco Institute of Architecture. Outside of the CLT world, he maintains an active life as a working artist.

### **Nominations put forth for the Board**

#### **Nazir Abuyounes**

**LBRE**

**Candidate Statement:** As a newer organization, the Housing for All Long Beach CLT has greatly benefited from the abundance of resources that the CA CLT Network provides. I would be grateful for the opportunity to join the Board to support the efforts of the network and to continue to share our experiences as a new CLT.

**Bio:** Nazir Abuyounes is the Director of the Housing for All Long Beach CLT and has called Long Beach home for the past 14 years, working in nonprofit and collective spaces to promote community ownership, collective care, and mutual aid models where they live. Nazir is devoted to community ownership practices that center the leadership of those directly impacted—people organizing to build collective power, prevent displacement and gentrification, stabilize neighborhoods, and take back community control. They bring their extensive experience in organizing, nonprofit management, and community lawyering and economic development to the CLT work in Long Beach.

#### **Roberto Garcia-Ceballos**

**Fideicomiso Comunitario Tierra Libre**

**Candidate Statement:** I am interested in serving on the board because the network is a valuable resource for BIPOC communities throughout the state. It supports building collective power to control land and housing, as seen in East LA and other areas. Fideicomiso Comunitario Tierra Libre (FCLT) has been working towards rejoining the CACLTN board of directors. We have the necessary resources and capacity to do so. As a representative of FCTL, I am excited about the opportunity to work with my colleagues across the state. We can share our approach to organizing and community ownership with other organizations, and we are also eager to learn from them. Our top priority is to help the CACLTN grow in power and capacity building and decommodify housing throughout the state.

**Bio:** Roberto Garcia-Ceballos works as the Tierras Comunitarias Co-director at Fideicomiso Comunitario Tierra Libre and Community Power Collective. He has been involved in housing justice for thirteen years, starting his journey as a community organizer at Springfield No One Leaves, an eviction defense organization in Springfield, Massachusetts. While there, he learned about eviction defense and organized several bank accountability campaigns. In 2015, Roberto joined the East LA Community Corporation (ELACC) as an organizer, where he worked on equitable development campaigns related to demanding 100% affordable housing on vacant Los Angeles Metropolitan Transportation Agency land. In 2018, he co-founded Fideicomiso Comunitario Tierra Libre (FCTL), which focuses on decommodifying land and housing in East LA and Boyle Heights. Roberto's latest initiative is the Community Power Collective (CPC), which he co-founded during the COVID-19 pandemic in 2020. The organization aims to build a mass movement that centers on people directly impacted by racial and economic injustice.

## **#7, EXHIBIT 4: ANNUAL DUES**

Proposed membership dues schedule for 2025, to remain the same as 2024:

### REGULAR MEMBERS

under \$50,000 in revenue	\$70.00
\$50,000 - \$100,000	\$150.00
\$100,000 - \$200,000	\$200.00
\$200,000 - \$500,000	\$400.00
Over \$500,000	\$500.00

### SUPPORTING MEMBERS (non-voting)

Individuals & Emerging and Grassroots Orgs	Sliding scale with min. of \$50.00*
Organizations	Sliding scale with min. of \$250.00*

*\*Up to the stated minimum is considered a membership fee and above that is a donation to CACLTN*

**#8: UPDATE ON NETWORK PROGRAMS AND OPPORTUNITIES**

Included in 2024 Annual Membership Meeting Slides

## **#9, EXHIBIT 5: CALL FOR WORKSHOP PROPOSALS: FALL CACLT CONFERENCE**

# 2024 California CLT Network Conference Proposal Guidelines

**Submission Deadline: Friday, May 3, 2024 (11:59PM PST)**

We are excited to convene for the California Community Land Trust Network's annual conference from Sept 12–13, 2024 at the California Endowment, which will bring together Network [members](#), partners, and allies committed to advancing the community land trust model in California and beyond.

This year, we have moved to a **proposal-based process** for conference workshops. The aim is to feature an agenda of workshops and roundtable discussions put forth by and for our members. The Network's Event Planning Committee, made up of Network members from a variety of lived experiences and regions across California, will review and select workshops. All proposals will be notified of their acceptance status by Monday, June 24, 2024.

Please follow the guidelines below as you develop your proposal.  
Questions? Contact [info@cacltnetwork.org](mailto:info@cacltnetwork.org) or (510) 244-3784.

### General Submission Guidelines:

- We envision two types of workshops: panels and roundtable discussions, each 70 mins
- All workshops must be presented in-person (including all presenters).
- Every workshop needs to have one individual convener who will be responsible for
  - Corresponding with the conference organizers
  - Coordinating with panelists
  - Providing final presentation slides and other materials according to the timeline
- Due to a high volume of submissions and limited workshop space, the CA CLT Network reserves the right to ask convenors to combine proposals with other related submissions, request modifications to the workshop proposal content and/or speakers, and work with convenors to modify the title, track, and description.

### Proposal Criteria:

Workshop proposals must feature the following:

- A clear articulation of the purpose and goals of the workshop as well as its target audience

- All speakers, including the moderator, must be identified; you may indicate if they are confirmed or tentative
- Not solely focused on the work of one organization or entity or a single project

Preference will be given to proposals that incorporate the following:

- Workshops that will provide attendees with a call-to-action or actionable information
- Diverse presenters in terms of geography, race, gender, and LGBTQ+ identification
- Address racial equity considerations
- Audience engagement and/or other innovative models of spurring conversation
- CA CLT Network member convenors or presenters will have priority; partners and allies are encouraged to submit proposals

## Timeline

Fri, Mar 22, 2024: Open for submissions

**Fri, May 3, 2024: Deadline for proposal submissions**

Mon, June 24, 2024: All workshopists notified of submission status

Fri, July 26, 2024: Final workshop descriptions, confirmed speakers, registration, and speaker bios are due

Fri, Aug 30, 2024: Conference presentations are due to the review committee

Thurs Sept 12 – Fri, Sept 13, 2024: CA CLT Network Conference

## Suggested Topics

- How CLTs can partner with community members, nonprofits, and government stakeholders
- Community Ownership Strategies beyond housing
- Homeownership and homeowners on CLTs
- Local and regional policies to support community ownership and decommodification
- How CLTs can collaborate and support each other
- Staff retention, burnout, and creating sustainable organizations
- Project Financing
- Land Back, Indigenas-Led movements, and Tribal Land Trusts
- Fundraising for acquisitions and operations
- Mobile Homes, Manufactured Housing, and Farmworker Housing
- Cultivating and supporting resident leadership in CLTs
- Climate change, sustainability and CLT construction/maintenance
- Organizing and building power
- Stewardship and asset management

*NOTE: These are suggested topics. Feel free to propose other subjects.*



## How to Submit a Proposal

Use this link to submit your proposal. The CA CLT Network Event Planning Committee, which is made up of Network members from a variety of lived experiences and regions across California, will review and select workshops.