

Community Land Trusts for the Just Transition

Sept 13, 2024

Venue

California CLT Network Conference
September 13, 2024, 1:10 - 2:20pm
Los Angeles, CA

Co-Facilitators

Joanne Cheung, New Economy Workshop
Rich Kruger Delgado, International Center for CLTs
Suzanne Kim, Northern California Land Trust

Introductions



**INTERNATIONAL CENTER FOR
COMMUNITY LAND TRUSTS**

Richard Kruger Delgado
(he/him)
Education and Outreach
Manager

Geographer, researcher,
teacher, y boricua...pa' que lo
sepas!

Our mission is to nurture the international CLT
movement and related forms of community-led
development on community-owned land.

Online Resource Library

Timeline International CLT Bibliography Global CLT Map + Directory

cltweb.org

International Center for Community Land Trusts 2024

Educational Programming

Pathways to Tenant and Community Control: Financing Strategies for Community Land Trusts

Propiedad/Tenencia colectiva en América Latina

De impact van het CLT-model – leren van internationale successen

Workshop and Jahresfeier Stadtbodenstiftung Berlin

La grande fête du CLTB

International Center for Community Land Trusts 2024

CELEBRATING, PROMOTING, AND AMPLIFYING the global Community Land Trust movement

WORLD CLT DAY

2024 PARTICIPATION

110 16 30 7

worldcltday.org

International Center for Community Land Trusts 2024

Global South CLT Initiative

Webinar: *Visión de la tierra en América Latina y el Caribe: ¿para qué y para quién?*

CLT LATAM 2024

16-17-18 AGT 16-17-18 AGT

Live: *Preparado da Terra em América Latina e Caribe: ¿para qué y para quién?*

CLT LATAM 2024

16-17-18 AGT 16-17-18 AGT

International Center for Community Land Trusts 2024

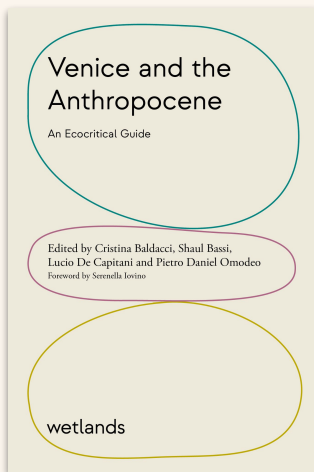
Introductions



Joanne Cheung 张涓
(she/her)

Artist, designer, researcher.

An immigrant and
Indigenous-led art, design,
and research collective
advancing collective care,
solidarity, and liberation.



Introductions



**Northern
California
Land Trust**

Celebrating 50 Years of Permanently Affordable Housing

Our mission is to incubate, provide, and support permanently affordable housing on community-owned and governed land throughout the San Francisco Bay Area.

Our Four Core Values



Racial Justice

We prioritize BIPOC communities, reject non-inclusive work, and cultivate an equitable, inclusive organizational culture.



Community-driven

We respond to the needs of community - partners, residents, and ourselves - by ensuring decisions are rooted with people.



Housing Justice

We advocate for equitable futures, grounded in the need to repair the harms embedded in historical financial and land use practices.



Self-determination

We trust and value residents as co-stewards, through shared leadership and democratic practice within our organization and communities.

Suzanne Kim, CFA

Director of Real Estate Development

- **Project 2030:** Electrification, Energy Efficiency, Solar
- Occupied Rehabilitation
- Ground Up Development



Woolsey Gardens



Advocate

NCLT advocates for change to critical policy impacting permanently affordable housing



Provide Housing

NCLT develops, acquires, rehabilitates, and manages permanently affordable housing



Consult & Train

NCLT assists and trains housing groups to strengthen and increase permanently affordable housing




Incubate

NCLT helps incubate new Community Land Trusts supporting permanently affordable housing

Our Four Core Competencies

Agenda

- 1 Welcome & Introductions
- 2 Just Transition & the CLT 2030 Initiative
- 3 Creative Tensions
- 4 Roses, Thorns, & Buds 
- 5 Synthesis & Discussion
- 6 Looking Forward

Why this and why now?

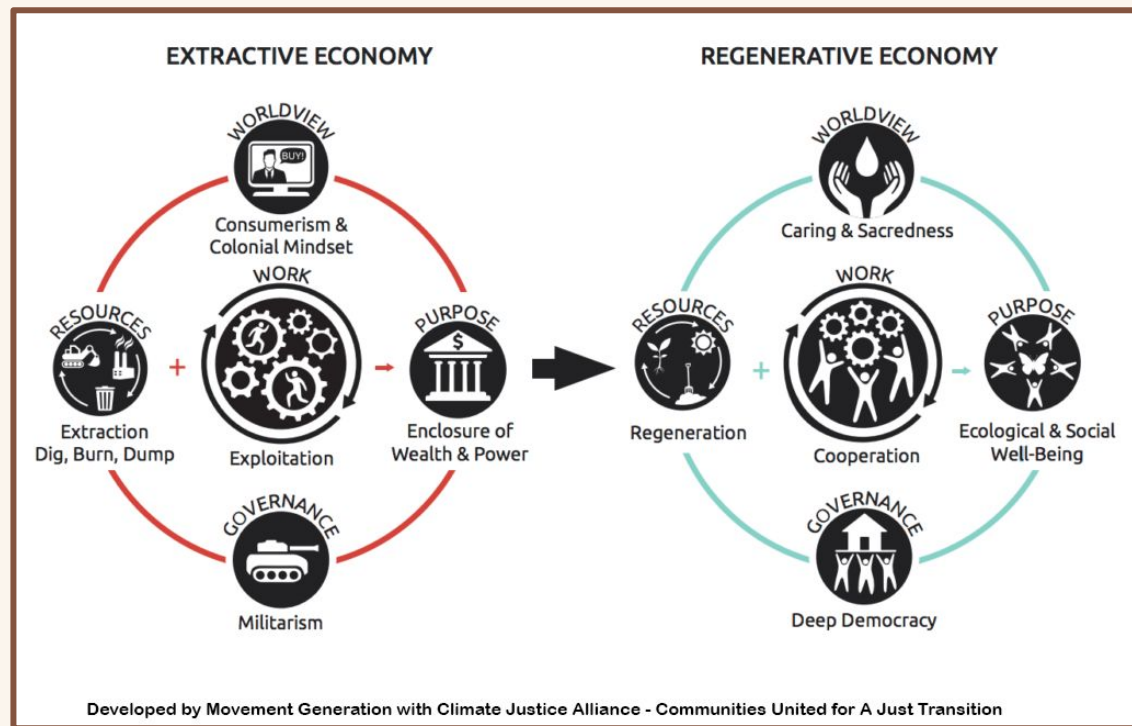


“Transition is inevitable, justice is not.”

— Climate Justice Alliance

What is “Just Transition”?

“Just Transition is a principle, a process, and a practice.”
– Just Transition Alliance



CLIMATE

UN weather agency issues 'red alert' on climate change after record heat, ice-melt increases in 2023

MONEYWATCH >

Nearly half of U.S. homes face severe threat from climate change, study finds

MONEY
WATCH

By Alsin Sherter
Edited By Anne Marie Lee
March 13, 2024 / 4:18 PM EDT / CBS News



World / Climate

Global ocean heat has hit a new record every single day for the last year

By Laura Paddison, CNN

🕒 3 minute read · Updated 12:59 PM EDT, Mon March 18, 2024

World / Climate

The world just marked a year above a critical climate limit scientists have warned about

By Angela Dewan, CNN

🕒 2 minute read · Updated 8:37 AM EST, Thu February 8, 2024

Environment ► **Climate crisis** Wildlife Energy Pollution Green light

Climate crisis

UK plans to adapt to climate crisis 'fall far short' of what is required

Government has no credible plan for effects of extreme weather, says Committee on Climate Change

Climate crisis

Europe unprepared for rapidly growing climate risks, report finds

Dangers of wildfires, extreme weather and other factors outgrowing preparedness, European Environment Agency says

A Florida neighborhood says an old factory made them sick. Now developers want to kick up toxic soil

Residents already hit with disease are fighting the multibillion-dollar corporation DR Horton, America's largest homebuilder



Soil and groundwater tests indicated the presence of cadmium, barium, lead, chromium and arsenic. Photograph: Radius Images/Alamy

Migration and development

Supported by



About this content

Aishwarya Mahanty in
Udakyani, Odisha

Mon 11 Mar 2024 03:44 GMT

< Share

No crops, no brides: how rising seas are killing India's coastal villages



Budheswar Kandi tills and sows seeds on his land. The farmers of Udakyani are trying to revive their fields, he says, but with little success.

As the sea inundates Odisha's coastline, livelihoods have withered with the harvest and weddings are a rarity as young women refuse to move to areas where they see no future

Most viewed

OCTOBER 17, 2023 | 3 MIN READ

'Climate Gentrification' Will Displace One Million People in Miami Alone

More than half of Miami-Dade County residents will face pressure to move as rising seas push residents inland to reach higher ground, a new study finds

BY MINHO KIM & E&E NEWS



BUSINESS INSIDER

SUSTAINABILITY

Prioritizing equity is needed to combat green-city gentrification and 'irresponsible environmental policies,' urban geographer says

Lily Katzman Oct 21, 2021, 10:01 AM EDT

Share Save



BUSINESS OF GOVERNMENT ENERGY AND ENVIRONMENT

Locals Worry Wind and Solar Will Gobble Up Forests and Farms

BY: ALEX BROWN - APRIL 30, 2021 12:00 AM



nature communications

Explore content ▾ About the journal ▾ Publish with us ▾

[nature](#) > [nature communications](#) > [articles](#) > [article](#)

Article | [Open access](#) | [Published: 02 July 2022](#)

Green gentrification in European and North American cities

[Isabelle Anguelovski](#) , [James J. T. Connolly](#), [Helen Cole](#), [Melissa Garcia-Lamarca](#), [Margarita Triguero-Mas](#), [Francesc Baró](#), [Nicholas Martin](#), [David Conesa](#), [Galia Shokry](#), [Carmen Pérez del Pulgar](#), [Lucia Argüelles Ramos](#), [Austin Matheney](#), [Elsa Gallez](#), [Emilia Oscilowicz](#), [Jésua López Máñez](#), [Blanca Sarzo](#), [Miguel Angel Beltrán](#) & [Joaquin Martinez Minaya](#)

[Nature Communications](#) **13**, Article number: 3816 (2022) | [Cite this article](#)

28k Accesses | **77** Citations | **481** Altmetric | [Metrics](#)

Just Transition & the CLT 2030 Initiative

Framing Narrative

CLTs provide a model and strategy for ensuring just and equitable outcomes in the transition to a decarbonized economy

Gaps in the Just Transition landscape

- Lack of community control of land
- Lack of long-term stewardship strategies
- Risk of top-down approaches to transition
- Lack of community representation and participation

Enablers of the Just Transition

CLTs enable:

- Participatory Governance
- Community Control of Land
- Long-term stewardship
- Permanent Affordability and Secure Tenure

CLIMATE

Community Land Trusts Build Climate-Resilient Affordable Housing



Puerto Rico's most vulnerable communities work together to survive, post-Maria

Eight barrios have worked together over the past 16 years to save their homes. A devastating hurricane put those efforts to the test.

E.A. CRUNDEN  MAY 23, 2018, 12:00 PM



Lopez Community Land Trust

[Home](#) [About](#) [Affordable Housing](#) [SARD](#) [Internship](#) [Videos](#) [Contact](#) [Donate](#) [Payments](#)



Land, Legacy, and Food Security on a Small Island: Barn Owl Bakery & Lopez Community Land Trust

In 2023, Sage Dilts and Nathan Hodges of Barn Owl Bakery approached LCLT to see if we could work together to make their farm and bakery more stable by thinking creatively about land ownership models and community partnerships. LCLT's founding purposes, of

[Home](#) / [Urbanist News](#) / [Economic Justice](#) / [The Role of Community Land Trusts After Hurricane Maria](#)

The Role of Community Land Trusts After Hurricane Maria

For emergency relief and beyond.

 ZOE SULLIVAN [JUNE 1, 2018](#)



How Hurricane Harvey Led To One Of America's Biggest Land Trusts

The Houston Community Land Trust was created with \$52 million of public funds and helps move residents into disaster-resilient housing

PODCAST | MAY 31, 2023



Hawaii fires

First came the Maui wildfires. Now come the land grabs: 'Who owns the land is key to Lahaina's future'

Nina Lakhani in
West Maui

Fri 15 Mar 2024 10:00
EDT

 Share



Core Principles of CLTs: Practice, People, and Property

1. Practice: CLT governance and stewardship

- Comprehensive community organizing and democratic participation.
- Long-term stewardship for community-owned assets.

2. People: Multi-generational representation

- Centering underrepresented communities.
- Holistic focus on health and well-being of people.

3. Property: Redistribution of land ownership

- Separation of land value from housing for permanent affordability.
- Supporting sustainable uses of land like agriculture and economic development.

How might CLTs leverage available resources to benefit their communities?

- New funding streams
 - New relationships and partners
 - New capabilities and technical expertise
 - Protect members in a more holistic way - environmental mitigation/climate justice
 - Proactive protection from displacement
-
- **Work in a holistic way,** integrate and learn, upfront planning and preparation to reduce cost later on
 - **Collective advocacy:** CLTs/regional networks can influence public policy to make capital available for climate mitigation / energy retrofits
 - **Incubate new CLTs** (in response to climate disasters), more effective use of public investments

2007 was when we really said we're making a commitment to it. It became crystal clear that climate change is going to come our way and it would be devastating. In those beginning years, I had no idea how we would really fund it. You're trying to do affordable housing, and then you're layering, maybe another 20% of upfront costs to that. People can't afford to pay another 20%. So how do you balance all that out? On a fluke, I wrote to a family foundation on the East Coast, and told them what we wanted to do. Later on, I ended up meeting him at a conference in Chicago. And I said, that was amazing to get that response from you because it was a time everybody who wanted to install PV ended up paying \$9 per installed watt, as opposed to \$1.50 that it is today. He said, 'I've always been a proponent of affordable housing, and you were one of the only applicants that was combining affordable housing and decarbonisation.' He said, 'I couldn't figure out why no one else asks for it.' **So in the beginning, what we found was people were willing to invest in us because we were combining the two.**

— Sandy Bishop, Lopez CLT

Creative Tensions

How to play



Vote with your feet.

It's a spectrum, not a binary.

You can always change your mind.

Creative Tensions



I'm a ...

Early bird ————— Night owl



When I think about climate change, I'm...

Worried ————— Optimistic

The most urgent question we need to answer is...

What to do ————— Who will
do it

Creative Tensions



The mission critical thing we need is to shift is...

Culture ————— Capital

Creative Tensions



The people we need are ...

Already at
the table



Yet to be
engaged

Breakout Group Activity

Group Activity

Pick up a sharpie and a stack of sticky notes.

Reflect on how climate change relates to your work in CLTs.

Consider these questions:

Group Activity

Roses



What excites you?

What's something that's working well?

Thorns



What blocks progress?

What makes the work hard?

What's something that keeps you up at night?

Buds



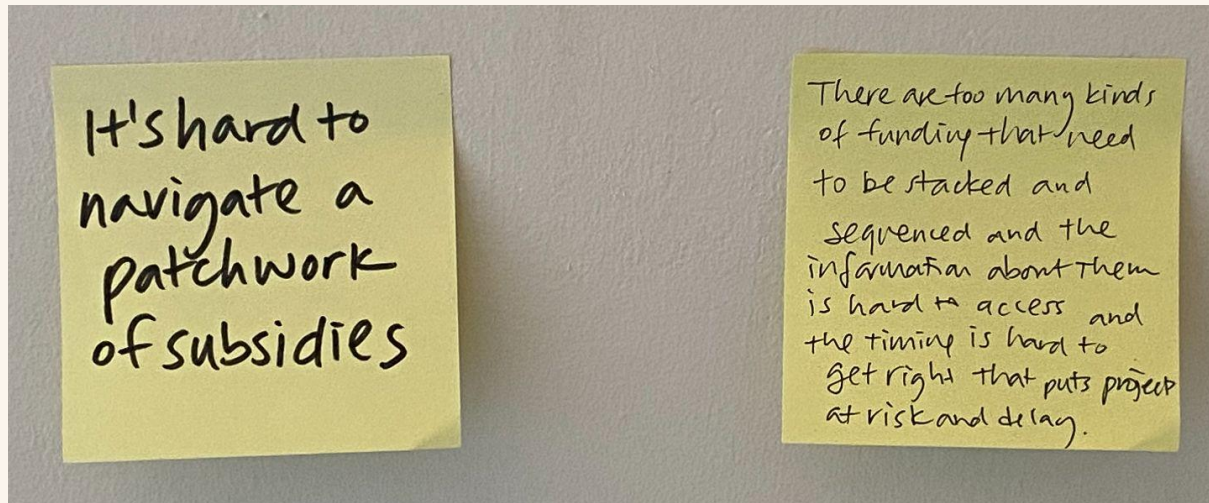
What inspires you?

What's something you want to try?

Group Activity

A good sticky note

Not a good sticky note



Looking Forward



The CLT2030 Initiative for a Just Transition

- Connect the global CLT movement to relationships and resources that can help them implement policies and programs related to energy decarbonization, social and ecological resilience, land conservation, and food security
- Equip policymakers with actionable frameworks to advance CLT mission and just transition policies in tandem
- Bridge the global CLT movement with Just Transition movements

What We Want To Do

Showcase

Best Practices

- CLT practice connected to energy justice, food justice, regenerative environmental practices

Share

Resources

- Collect and curate latest research, best practices, stories and policy tool through our Just Transition Resource Library

Strengthen


Networks





- Online knowledge exchanges connecting CLTs to frontline climate justice organizing

Online Webinars and Exchanges

The CLT Center and the Upcycling Trust Partnership present
**USING CLTS TO DELIVER ENERGY RENOVATION AND
PERMANENT AFFORDABILITY TO EXISTING HOUSING**

25 SEPTEMBER
5:00 – 6:15 PM CET
11 AM – 12:15 PM EST
with live English and French interpretation



Future topics and themes:

- Indigenous-led CLTs and Land Back
- Building Youth Power and Leadership
- CLTs and Conservation Trusts: Exploring Connections
- CLTs and Food Sovereignty
- Comprehensive Planning for Climate Change: CLTs and Participatory Planning Models

CLT Climate Transition Resources Toolkit

CLT2030 Climate Resources

Resources for taking action on climate change.

CLT2030 Initiative Overview

Note: The following statement was inspired and based on the “About” section of the Initiative for Energy

The CLT2030 Just Transition Initiative emerges from a collaboration between the International Center for Community Land Trusts (ICCLT) and Community Land Trust Brussels (CLTB). Inspired by the work of CLTs like CLTB as well as the hundreds of CLTs worldwide, the initiative has taken the lead in embedding justice and equity into their efforts towards ecological sustainability, climate change mitigation/adaptation, and guided by a core organizational mission to showcase innovative CLT practices that are taking the lead in showcasing how CLTs are bringing the core principles of Just Transition to life. CLTs do so by embedding justice into how they approach:

1. Practice – CLT practice is founded on core principles that enable community members to be represented and participate in CLT

LIBRARY ^ Q

ACADEMIA
CASE STUDIES
EDUCATION & LEARNING
EXPLAINERS
FUNDING
NONPROFITS
PUBLIC SECTOR
REPORTS
RESEARCH

How Did the Utilities End up Like This? What Are We Going to Do About It?

This is my workbook about the past, present, and future of the energy utility system.

[write your name here]

Just Transition Platform Working Groups

Action 1: Knowledge Exchange Guide

November 2023



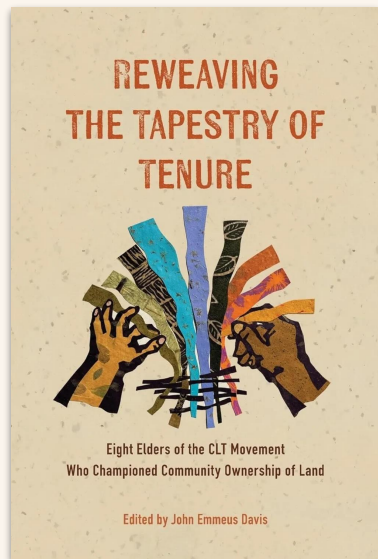
The Energy Justice Workbook



GUIDANCE ROOTED IN ENERGY JUSTICE.

We designed this Workbook to address the question that frequently arises in the context of equity and energy policy: **What is energy justice?**

Terra Nostra Press Book Project



- A book focused on CLTs and climate change to be published by Terra Nostra Press
- Stories told relationally through interviews
- International perspectives woven together into a collective narrative around climate and resilience
- Connect with allied movements in land, food, environmental justice



Northern California Land Trust

Woolsey Gardens

September 2024

NCLT & Climate Resiliency: Just Transition

- ❑ NCLT incubates community-led, housing-focused community land trust

Incubated



PAHALI

Preserving Affordable Housing Assets Longterm, Inc. is an East Palo Alto CLT that seeks to preserve affordable housing and prevent economic displacement.



SHCLA

The Supportive Housing Community Land Alliance (SHCLA) creates environmentally & socially sustainable housing in high opportunity neighborhoods for people with serious mental health challenges in Alameda County.



POCSHN

The POC Sustainable Housing Network is committed to creating an entire ecosystem of POC-centered co-housing, cooperative housing, and intentional communities that are ecologically, emotionally, spiritually and culturally regenerative spaces.

Under Incubation



AST

The Artist Space Trust builds upon the community land trust movement to secure permanently affordable spaces for artists to work and live, ensuring the health and vitality of our communities for generations to come.



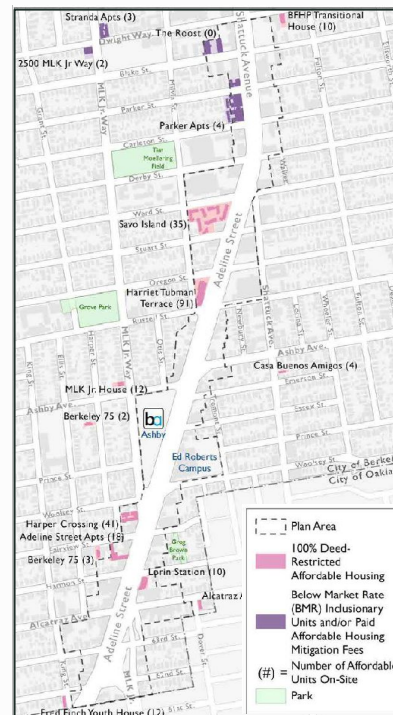
Vallejo CLT

The Vallejo CLT initiative empowers Vallejo's community to establish and oversee permanently affordable housing through a Community Land Trust (CLT).

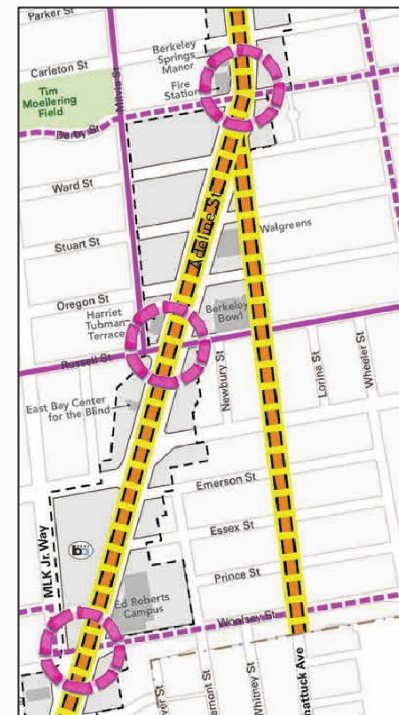
South Berkeley: Historical Significance

□ Significance of South Berkeley

- For 120 years, South Berkeley has been one of the City of Berkeley's most culturally and economically diverse neighborhoods
 - South Berkeley has played an important role in the history of the City's Black/African-American & Japanese American communities.
 - Woolsey Gardens is adjacent to where the Black Panthers was once headquartered.
 - The City recognizes gentrification's impact on the area & resulting need for affordable housing.
- Note in the maps to the right:
 - The lack of affordable housing
 - The project's proximity to critical transit corridors
- As discussed earlier, the area is rich in amenities & critical services



Few Existing Affordable Housing Units



Proximity to transit Priorities



Woolsey Gardens: ^{INNOVATIVE} Replicable, Sustainable, + Affordable

100%
Permanently
Affordable

100%
Ownership Units

Community
Centered Spaces

Replicability

Sustainability /
Zero Net Energy

- ❑ Woolsey Gardens is a **replicable, sustainable, and financeable** model for future mixed-use/multifamily projects, and features the following:
 - 100% Permanently Affordable Units, for low- to moderate-income ("LMI") households, but targeting primarily those households at 80% AMI ("low income");
 - 100% Ownership Units, offering up to 65 limited equity cooperative housing units and condominiums, thereby providing households who have been displaced an opportunity to return, to remain, and to build long-term generational equity;
 - Community Centered Spaces, including rentable micro workshop spaces for local entrepreneurs and office spaces for current long-term nonprofit tenants who have been providing valuable services to the community for decades;
 - Replicability, providing an alternative, nimble solution (small lot, infill development, which are abundant) to meeting the affordable housing demand; and
 - Sustainable / Zero Net Energy, featuring solar microgrid, enhanced passive house architecture, thermal storage + waste heat recovery, comprehensive demand reduction, mass timber construction, and other sustainable features.

- ❑ **We expect Woolsey Gardens will be a first of its kind housing project in the United States**



Goal 5 | Forefront of Green Technology

GREEN FEATURES

100%
Permanently
Affordable

100%
Ownership Units

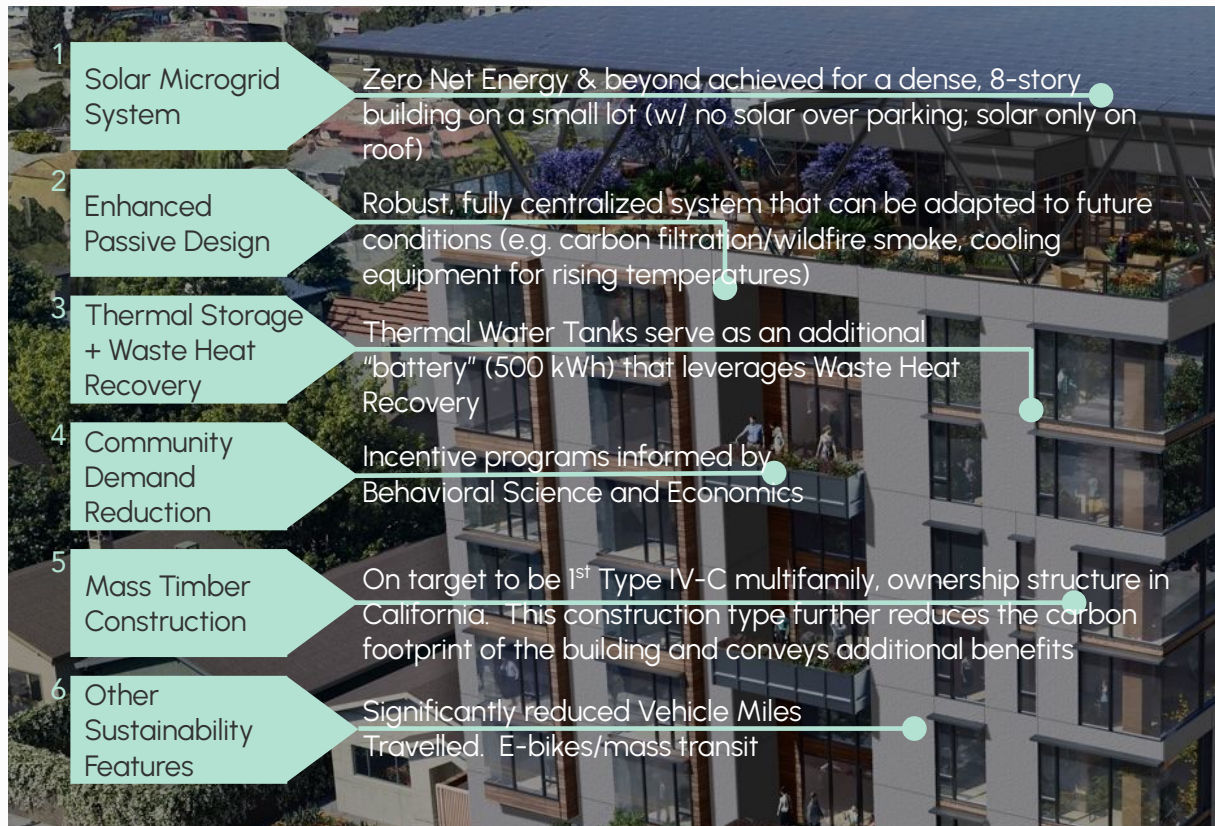
Community
Centered Spaces

Replicability

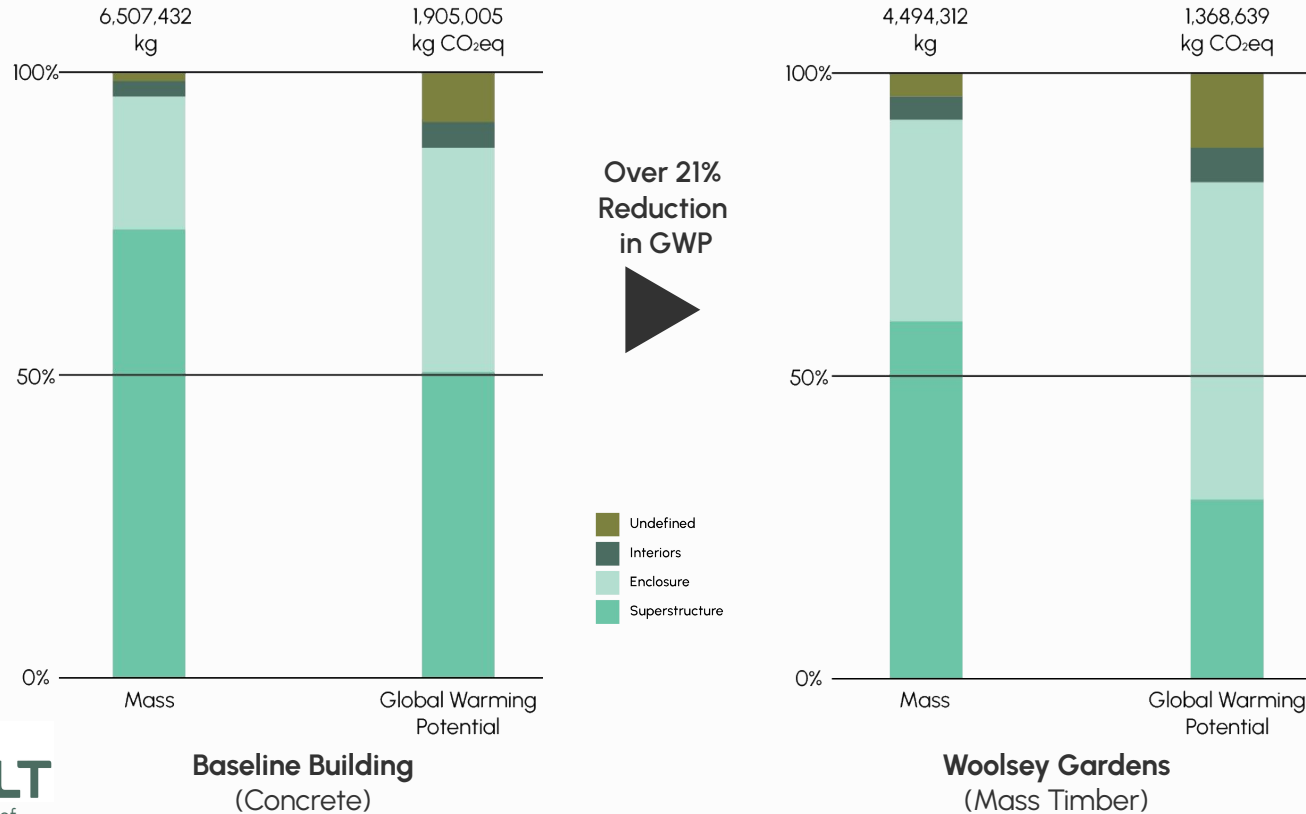
Sustainability /
Zero Net Energy



Celebrating 50 years of
permanently affordable
housing



Whole Building Life Cycle Analysis





Typical Shared Common Space for Coop Units

Woolsey Gardens: Discretionary Consumption

1 Solar Microgrid System

2 Enhanced Passive Design

3 Domestic Hot Water + Thermal Storage

4 Community Demand Reduction

5 Mass Timber Construction

6 Other Sustainability Features

ENERGY USE INTENSITY (EUI) in KBtu/sf/yr [Before PV Offset]

	T-24 Baseline Bldg	Proposed Design	% Improvement
Residential Plug Loads	7.1	6.1	+ 14%
Space Cooling/Heating (+ Vent. Fans)	5.6	3.4	+ 39%
Domestic Hot Water	2.6	1.5	+ 42%
Interior Lights	3.1	1.9	+ 39%
Other Plug Loads	1.4	1.4	0%
Laundry Equipment	0.6	0.6	0%
Elevators	0.3	0.3	0%
Exterior Lights	0.2	0.2	0%
EUI (kBtu/sf/yr)	20.80	15.45	+ 26%
EUI (kWh/sf/yr)	6.09	4.53	
Annual Energy Use (MWh/yr)	347.0	257.7	



4 | Community Demand Reduction Program

GREEN FEATURES

- 1 Solar Microgrid System
- 2 Enhanced Passive Design
- 3 Domestic Hot Water + Thermal Storage
- 4 Community Demand Reduction
- 5 Mass Timber Construction
- 6 Other Sustainability Features



Community Demand Reduction Program

- The Community Demand Reduction Program begins from the premise that **our residents are the experts in how to best reduce and implement transformations in their energy use & peer to peer support, training and hands-on assistance can yield gains with social rather than technical innovation.**
- The task is not to 'lecture' but to facilitate the hands-on work needed to permanently reduce energy demand through implementation of proven energy demand reduction strategies and behavior change.
- NCLT & its project team has determined that in a multifamily building that just meets today's building code, **the top four expected sources of energy consumption comprise about 88% of a building's total load & that solar was necessary but insufficient to achieve Zero Net Energy ("ZNE").**
- To meet ZNE goals a comprehensive demand reduction program **changing user behavior is essential and also results in lower recurring utility bills, improved health outcomes, and climate resiliency.**



Celebrating 50 years of
permanently affordable
housing

4 | Community Demand Reduction Program

GREEN FEATURES

1 Solar Microgrid System

2 Enhanced Passive Design

3 Domestic Hot Water + Thermal Storage

4 Community Demand Reduction

5 Mass Timber Construction

6 Other Sustainability Features



Celebrating 50 years of
permanently affordable
housing

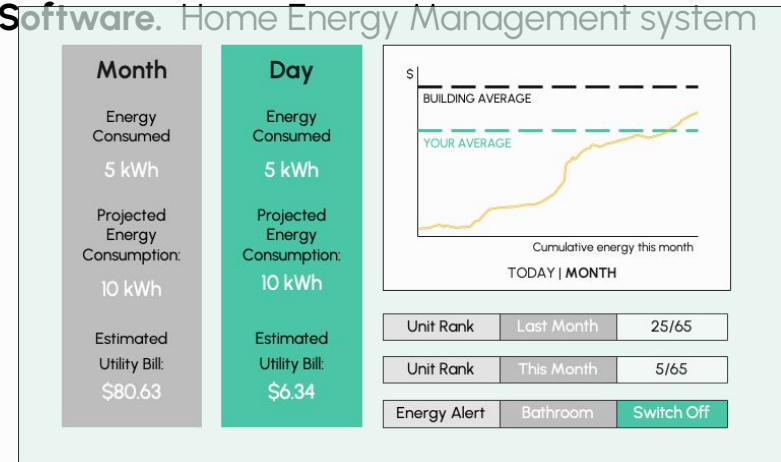
- ❑ Four Components of the Community Demand Reduction Program
- Most other programs rely primarily on regularly offered workshops and software + hardware packages to help residents understand the relationship between reduced kWh consumption and \$ savings; however, ours does much more.

1. **Regular Workshops.** One of NCLT's four core activities is designing and implementing resident engagement programs.

2. **Hardware Supported by Custom Software.** Home Energy Management system provides real-time feedback on consumption vs \$/kWh

3. **Financial + Other Dis/Incentives Program.** Strategy is to reward moderated consumption and discourage excessive consumption. Accommodates current CPUC policy surrounding its definition of a "utility".

4. **Robust, Ongoing Econometric Analysis.** See next slide.



4 | Community Demand Reduction Program

GREEN FEATURES

1 Solar Microgrid System

2 Enhanced Passive Design

3 Domestic Hot Water + Thermal Storage

4 Community Demand Reduction

5 Mass Timber Construction

6 Other Sustainability Features



Motivating Behavior of Residents to Benefit the Whole Community

- Dr. Dmitry Taubinsky, tenured professor of economics at UC Berkeley and world leader in the field of behavioral public economic economics.
- His research focuses on **Behavioral Economics** to design incentives, or "nudges", and other policy levers to increase societal well-being and reduce inequality. His research derives insights by combining economic theory and econometric methods with field experiments, surveys, and natural experiments.
- For this project, his research is critical to design, monitor/evaluate, and update an energy conservation program that is
 1. Persistent in the long run;
 2. Reduces residents' financial burdens; and
 3. Is fair and empowering (e.g. promotes knowledge but does not generate negative social pressures)



Celebrating 50 years of
permanently affordable
housing

Thank you!

Joanne Cheung

joanne@neweconomyworkshop.com

Rich Kruger Delgado

rich@communitylandtrust.net

Suzanne Kim

suzanne.kim@nclt.org

For More Information

Aboubacar "Asn" Ndiaye

Executive Director

asn.ndiaye@nclt.org

(510) 548-7878 x 333

Suzanne Kim, CFA

Director for Real Estate Development

suzanne.kim@nclt.org

(510) 548-7878 x 370