

2024 Conference



California
community
land trust
network

Los Angeles
Sept 12–13, 2024

Land Acknowledgement





From the Tongva Taraxat Paxaavxa Conservancy

For thousands of years, the Gabrieleno/Tongva people have walked on this land, tended this land and survived on this land. Tongva peoples' relationship with the land is at the center of their lives and spirituality. We all have a responsibility to help take care of the land, so that it can take care of us in return.

- @tongva.taraxat
- <https://tongva.land>

Who's in the Room?



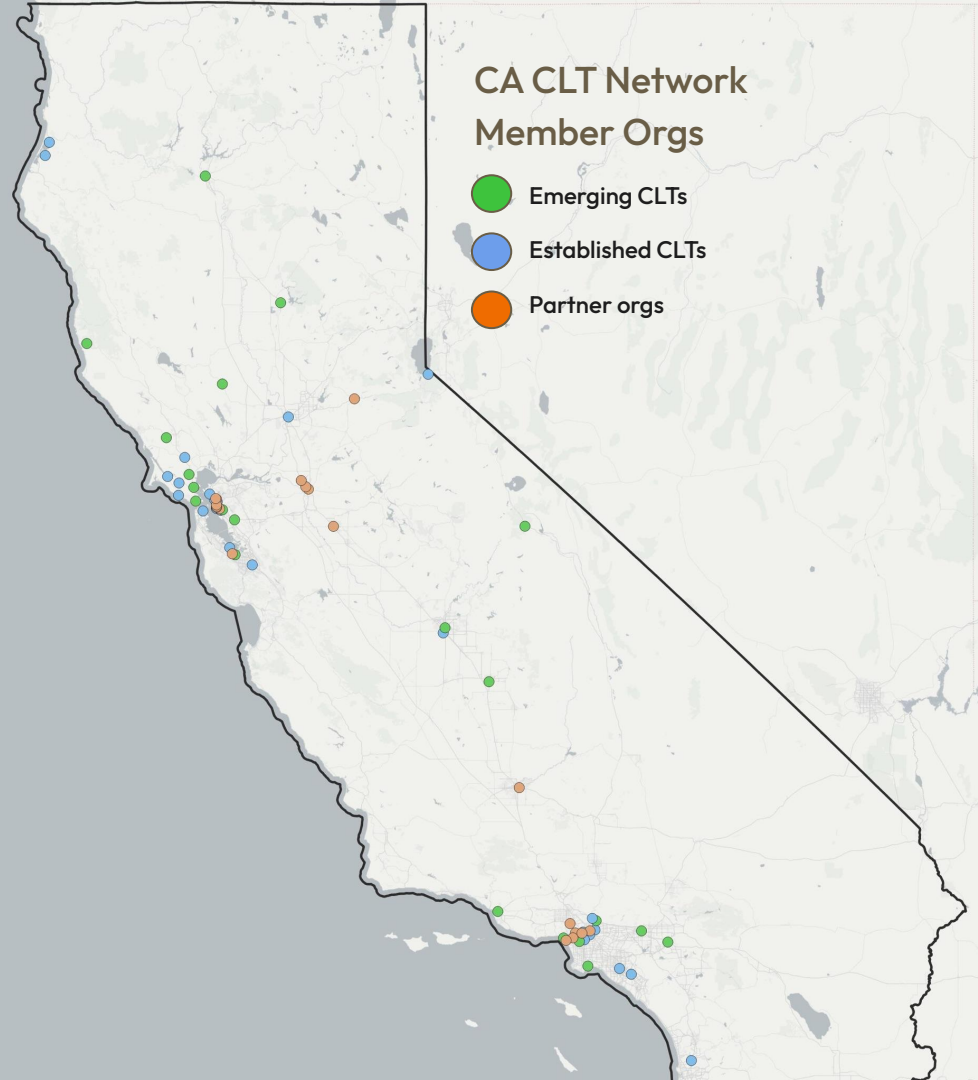
Movement Updates



CLT Energy Continues to Build

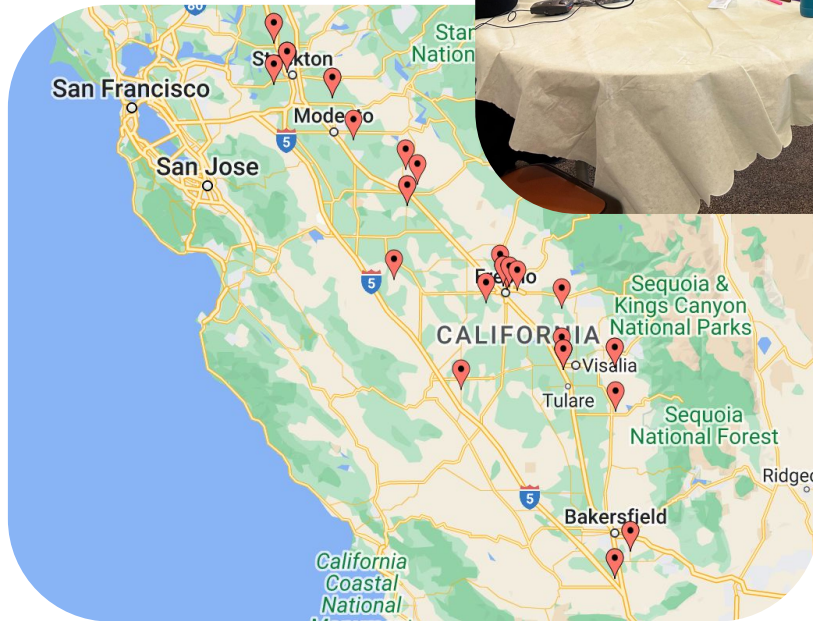
Now up to 50 CLTS statewide:

- 27 established
- 23 emerging



Organizing for Community Ownership in the Central Valley

- Agriculture
- Housing
- Land Back
- Community Spaces



Regional Gatherings



Local Governments Taking Interest

Daily Pilot

SUBSCRIBE

Laguna Beach to form land trust to address need for affordable live-work spaces for artists



LONG BEACH BUSINESS JOURNAL

An edition of the Long Beach Post



Precarious economy will continue to impact real estate market this year

By Yoon Kwon

After a year of rising inflation and interest rates, the impacts are being felt throughout the Long Beach and Southern California real estate markets.

The Federal Reserve increased interest rates multiple times throughout 2022, significantly raising the cost of borrowing.

Over the last two years of tight rates in the U.S. to

Control inflation

Coalition challenges 226-unit project along LA River

By Jason Hall

A community group is trying to block the construction of a 226-unit housing development along the Los Angeles River that was approved by the City Council in November, claiming that the project's environmental review omitted

important factors that should have been publicly disclosed.

The River Park Coalition, a group that has been advocating for more park space along the L.A. River

in Long Beach, has filed a suit against the city over its approval of the River Park housing development that is

planned to be built on a parcel of land north of Wardlow Road on the east side of the river.

In a suit filed last month, the coalition alleges that the environmental review required under the California

Environmental Quality Act was incomplete and left out potential

impacts on the river and surrounding community.

The coalition is seeking to stop the project until a more complete environmental review is completed.

The project is a 226-unit housing development that is planned to be built on a parcel of land north of Wardlow Road on the east side of the river.

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Bakersfield.com

Community Land Trusts could be a real answer to Bakersfield housing woes

BY JOHN DONEGAN | jdonegan@bakersfield.com Oct 14, 2023



Organizing for Land Back



Berkeleyside

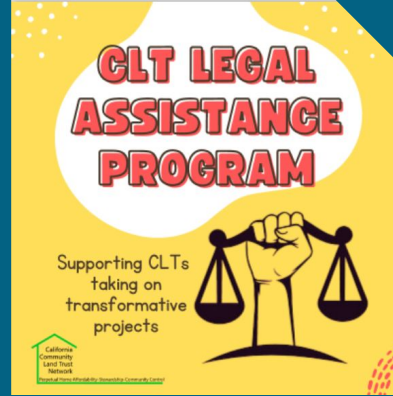
Berkeley will buy Ohlone shellmound site,
return it to Indigenous land trust



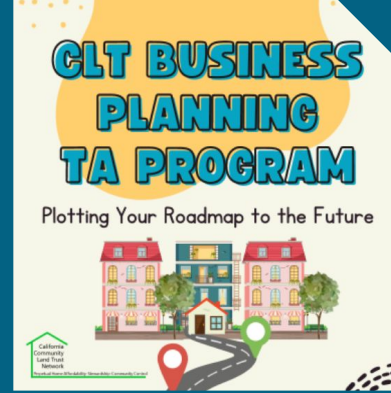
CACLTN Technical Assistance Supports CLT Projects



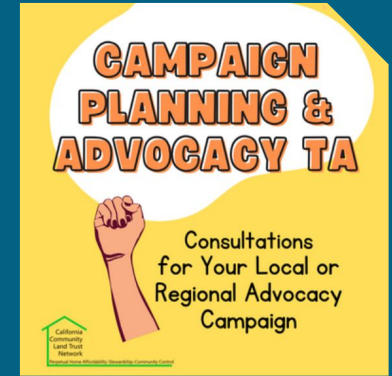
REAL ESTATE



LEGAL



**BUSINESS
PLANNING**



**CAMPAIGN
ADVOCACY**

www.cacltnetwork.org/ta

**74 Consultations and
206+ Hours**

An aerial photograph of a suburban neighborhood with numerous houses, trees, and winding roads. The image is partially covered by a teal gradient on the left side, which serves as a background for the text.

Say Hello to the CA CLT Network Board

Board of Directors (Officers)



Oscar Monge

Board President



Nazir Abuyounes

Board Vice President



Brisa Aviles

Board Treasurer



Hope Williams

Board Secretary

Board of Directors



Ian Winters
Board Member



Sharayah Alexander
Board Member



Jen Collins
Board Member



Yaynicut Franco
Board Member



**Roberto
Garcia-
Ceballos**
Board Member



**Zerita
Jones**
Board
Member



**Maribel
Nunez**
Board
Member

CLT Projects You Should Know About



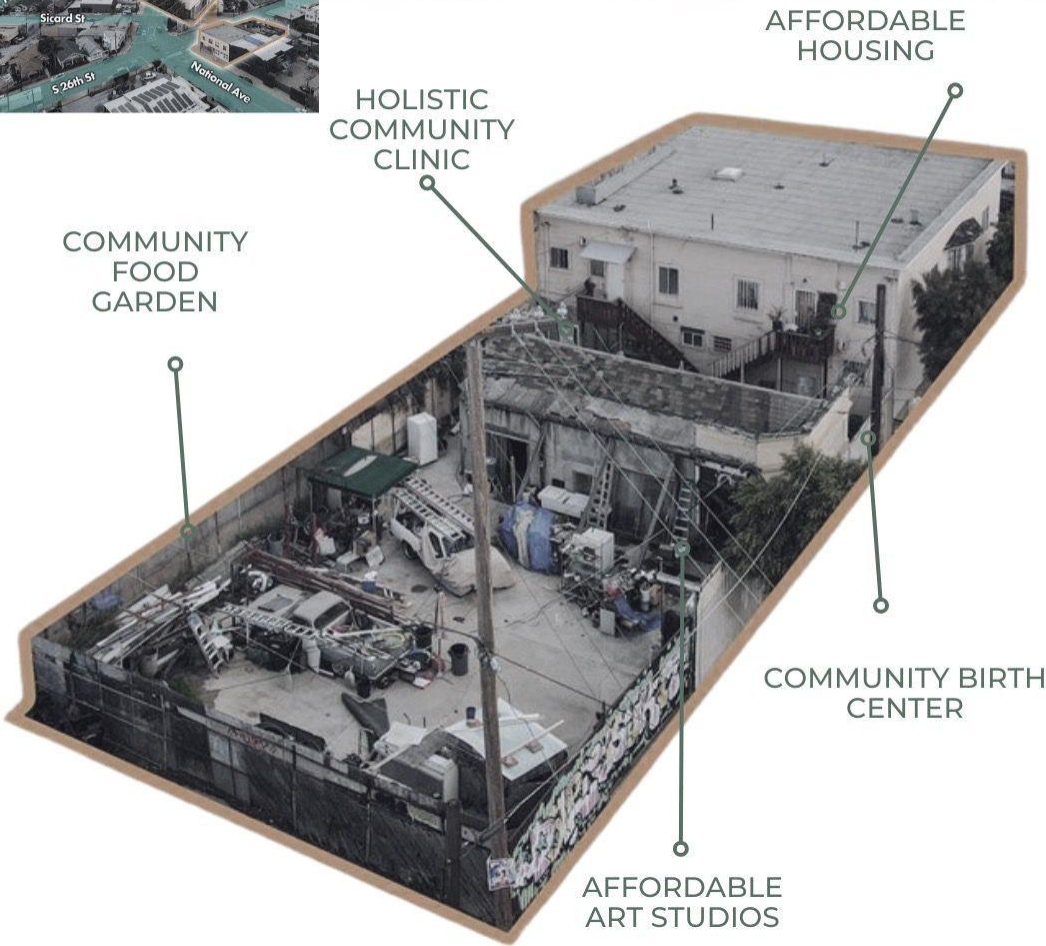
SAC CLT Land Acquisition

Sacramento Community Land Trust





An Overview of What We Envision



TIERRAS INDIGENAS COMMUNITY LAND TRUST

Working towards a unified, autonomous community in healing and reconnecting with the land to offer dignified housing to all.

SCAN QR CODE TO LEARN MORE



Community Preservation in South Berkeley

Bay Area Community Land Trust



T.R.U.S.T. South LA

5900 S Figueroa Ave. Affordable Homeownership via the 3Cs Initiative

JPMORGAN
CHASE & CO.



Center for
Community
Investment



Little Tokyo
Service Center



GENESISLA
Capital. Capacity. Community.



TRUST
SOUTH LA
TENEMOS QUE RECLAMAR Y UNIDOS SALVAMOS LA TIERRA



COMMUNITY
COALITION
people. power. progress.



COALITION for
RESPONSIBLE
COMMUNITY
DEVELOPMENT

Coming Soon, March 2026!



- Acquired: \$480K, March 2024
- Resident Council
- Privately-Financed Homeownership Innovation
- 6 For-Sale Units (2BR/2BATH, 750-875 sqft)



- Total Development Cost: ~\$2.94M
- Sale Price: ~\$490K per unit
- Financing Gap: ~\$109K per unit (3C subsidy, ULA, etc.)
- AMI Target: 80% AMI



Virginia Ave Residents Fighting to Stay in East San Jose

- The Virginian Apartments (1962) 18-unit complex in East San José, home to a close-knit of low-income Spanish-speaking immigrant community.
- Due to community's collective strength and advocacy, \$5 million in local funding was secured for preservation in 2023. Intent to awards letters from City of San Jose and BAHFA|REAP 2.0 to support acquisition & rehab of project!



Advocacy Updates



Advocacy Priorities — 2024

✓ CLTs and Social Housing

Establishing legal and policy infrastructure to support the growth of CLTs & Social Housing

✓ Decommodyfing Housing

Establishing decommodified housing as a mainstream strategy for addressing the housing crisis

✓ Funding CLT Work

Generating public and private resources to fund CLT projects and operations

Advocacy Priorities — 2024

✓ CLTs and Social Housing

Establishing legal and policy infrastructure to support the growth of CLTs & Social Housing

- **AB 2897** “The Strong CLTs for California Act” – CACLTN Sponsored
- **SB 555** Implementation: State Study of how to boost Social Housing

Advocacy Priorities — 2024

✓ **Decommodifying Housing**

Establishing decommodified housing as a mainstream strategy for addressing the housing crisis

- **Opportunity to Purchase Campaigns**
- **Prop 33: Justice for Renters Act**

Advocacy Priorities — 2024

✓ Funding CLT Work

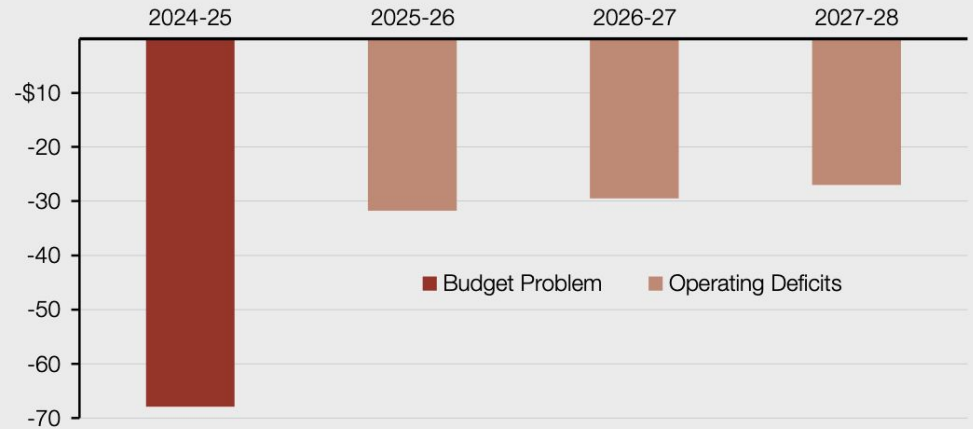
Generating public and private resources to fund CLT projects and operations

- FIHPP Implementation
- Community Anti-Displacement and Preservation Program (CAPP)
- Regional Measure 4 (Bay Area)
- Measure A (Los Angeles)
- Prop 5
- Bank community benefits agreements

Funding Setbacks

- FIHPP
- Community Anti-Displacement and Preservation Program (CAPP)
- Regional Measure 4 (aka Bay Area Housing Finance Agency Bond Measure)

State Faces Serious Budget Problem in 2024-25, and Significant Operating Deficits in Future Years (In Billions)



Fighting for the Resources We Need

Yes on A

Measure A



Fighting for the Resources We Need

Prop 5



**Umpqua Bank
Community Benefits Agreement
2022 – 2026**

Umpqua Holdings Corporation ("Umpqua") and its subsidiary bank, Umpqua Bank ("Umpqua Bank" or "Bank"), and Columbia Banking System, Inc. ("Columbia") and its subsidiary, Columbia State Bank, have entered into a merger Agreement. Consummation of this transaction creates an opportunity for both legacy banks to illustrate their continued support for communities within the combined bank's footprint. This Community Benefits Agreement ("Agreement") articulates the combined bank's (which will operate as Umpqua Bank) commitment to its communities for the period from January 1, 2023 through December 31, 2027, subject to consummation of the above referenced merger. The Agreement covers the communities where the combined bank has branch locations. Umpqua and Columbia collaborated with the National Community Reinvestment Coalition ("NCRC") and its members in formulating this document.

The Bank agrees to meet the lending, investment, philanthropy, and supplier diversity spending commitments contained in this Agreement, with particular focus and attention on items identified as key priorities, noting that certain commitments may be subject to revision based on changing market or economic factors and in collaboration with NCRC and its members¹. The Bank will work with NCRC on creating a page on the Umpqua Bank website that has information on the Agreement.

The goals and targets incorporated into the Agreement demonstrate Umpqua's and Columbia's mutual commitment to ensuring the stability of the communities the combined bank will serve. The Agreement incorporates a host of underlying assumptions regarding economic, market, industry and governmental policy conditions that are essential to the feasibility of the targeted goals. These include macroeconomic conditions, interest rates, governmental policies, and financial system and institutional safety-and-soundness considerations that could require the combined institution to curtail lending activity to preserve capital and maintain liquidity.

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Fighting for the Resources We Need

Bank Community Benefits Agreements

Conference Overview



Decommodification of Housing Hero



Housing Justice Champion



Solidarity Sustainer



 The **James Irvine** Foundation

Expanding Opportunity for the People of California

LISC **BAY AREA**

LISC **LA**

Community Ownership Steward



Beneficial
State Bank



Community Vision
CAPITAL & CONSULTING



Enterprise



GENESISLA
Capital. Capacity. Community.



KAISER PERMANENTE®



LEAF

Local Enterprise Assistance Fund

momentus
capital.



NATIONAL
HOUSING
TRUST

PARTNERSHIP FOR
THE BAY'S
FUTURE

PolicyLink

SFF

San Fra
Founda

STOPWASTE
at home • at work • at school



Sustainable
Economies
Law Center

Thurs, **Sept 12, 2024**

Welcome Session 2pm

Workshop Block 1 3:50pm

Cities, Counties and CLTs
Collaborating to Create Homes that
Last

CLT Strategies for Land Donation,
Bargain Sales, and Planned Giving

Catalyzing Anti-Displacement
Acquisitions

Central Valley Roundtable (*San Joaquin
Valley partners only*)

**Group Picture
@ 5pm**

Thurs **Sept 12, 2024**

Evening Reception

Music, dinner, dancing



Gloria Molina
Grand Park

6-10pm

Fri, Sept 13, 2024

Breakfast and Welcome 8:00am

Workshop Block 2 9:40am

- | We In This Thang Breh: Imprinting CLTs into the LA Housing Ecosystem
- | Community Organizing to Activate Vacant Lots
- | Forming Housing Cooperatives on CLT Land
- | *BIPOC CLT Leadership Space*

Fri, Sept 13, 2024

Workshop Block 3 11am

- | Creating Abundance not Scarcity: Increasing CLT Capacity & Resources Collectively
- | "Thorny Issues" Roundtable for Established CLTs
- | Community Ownership In the San Joaquin Valley
- | *CLT Residents Mixer*

Fri, Sept 13, 2024

Workshop Block 4

1:10pm

- | CLT Project Financing: The Current Landscape & Emerging Needs
- | CLTs for Decarbonization and a Just Transition
- | Bringing Residents into the Asset Management Equation

Fri, Sept 13, 2024

Workshop Block 5

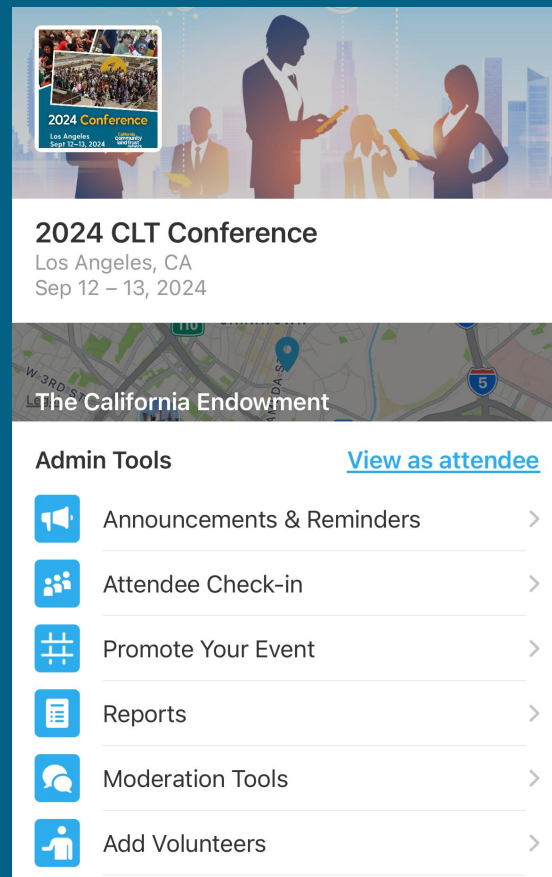
2:30pm

- | CLTs for Artists & Artists for CLTs
- | Are We Ready for the Next Crisis? Scenario Planning for the Future of the CLT Movement
- | *CLT Board Members Mixer*
- | CLT Homeownership: The Equity-Building Challenge

Closing Session

3:40pm

Accessing the Schedule and Using the App



The image shows a mobile application interface for the 2024 CLT Conference. At the top, there is a header image featuring silhouettes of people in business attire against a city skyline, with a small inset image of a conference event. Below the header, the text "2024 CLT Conference" is displayed, followed by "Los Angeles, CA" and "Sep 12 – 13, 2024". A map snippet shows the location "The California Endowment". Below the map, there is a section titled "Admin Tools" with a link "View as attendee". The "Admin Tools" section lists several options with icons and right-pointing arrows: "Announcements & Reminders", "Attendee Check-in", "Promote Your Event", "Reports", "Moderation Tools", and "Add Volunteers".

2024 CLT Conference
Los Angeles, CA
Sep 12 – 13, 2024

The California Endowment

Admin Tools [View as attendee](#)

- Announcements & Reminders
- Attendee Check-in
- Promote Your Event
- Reports
- Moderation Tools
- Add Volunteers

https://whova.com/portal/cactl_202409/

