

# 2024 Conference



California  
community  
land trust  
network

Los Angeles  
Sept 12–13, 2024



A photograph of three dancers in a dark space. In the foreground, a woman with curly blonde hair is crouching, wearing a red top and yellow pants. Behind her, a woman with long dark hair is in a low, arched pose, wearing a dark blue top and light blue pants with a checkered pattern on the side. In the background, another woman with long dark hair is standing, wearing a dark top. The background is a large projection of a blue, textured image, possibly a person's face or a landscape. The text "CLTs for Artists" is overlaid on the right side of the image.

**CLTs for  
Artists**

**Artists  
for CLTs**

# Why Artists?

- Federal labor analysis (2022) shows that California led the nation in value provided by the Arts and Culture sector, generating \$225 billion, or 7.5 percent of the state's total domestic product.
- In the Bay Area, Vital Arts found in 2022 that approximately 70% of artists had been or were being displaced from their workplace and/or home.
- The CA Department of Housing and Community Development has found that over 70% of people rent living space, and 77% are rent-burdened or severely rent-burdened. 82% do their creative work in their homes
- In 2024, through our emergency rental relief program, Vital Arts found that 80% of our artists experiencing homelessness or imminent displacement identified as BIPOC, and over 55% of our total applicants identified as Black. 75% of our applicants identified as either Trans or Nonbinary
- In 2023, the Transgender Intersex Justice Project, based in San Francisco, found that 85% of their housing subsidy participants, nearly all of whom are BIPOC Trans people, identified as working artists. The Office of Transgender Initiatives for the City and County of San Francisco's most recent 2022 survey reported that Trans & GNI are nearly 18x more likely to experience homelessness.

# Today's Presenters

**Moderator: Sharmi Basu**, Executive Director, Vital Arts (they/them)

**Meg Shiffler**, Director, Artist Space Trust (she/her)

**Julie Corrales**, Founding Board Member, Tierras Indigenas CLT (she/her/Ella)

**Kiel Lopez-Schmidt**, Executive Director, South Tower CLT (he/him)

**Germán Quiñonez**, Community Development Manager, South Tower CLT  
(he/him)





**VITAL ARTS**



**Northern  
California  
Land Trust**

Artist Space Trust occupies the unceded land of xučyun (Huichin),  
stewarded by the Chochenyo speaking Ohlone people.

[www.artistspacetrust.org](http://www.artistspacetrust.org)

# Artists are Essential

**Artist Space Trust** is the nation's first Community Land Trust exclusively dedicated to securing and stewarding permanently-affordable, community-owned housing and creative spaces for artists. Through our programs we stem artist displacement, foster empowered artist-centered communities, fight systemic housing injustice, and champion the holistic wellbeing of artists.



Ferris Plock and Kelly Tunstall

**Properties**

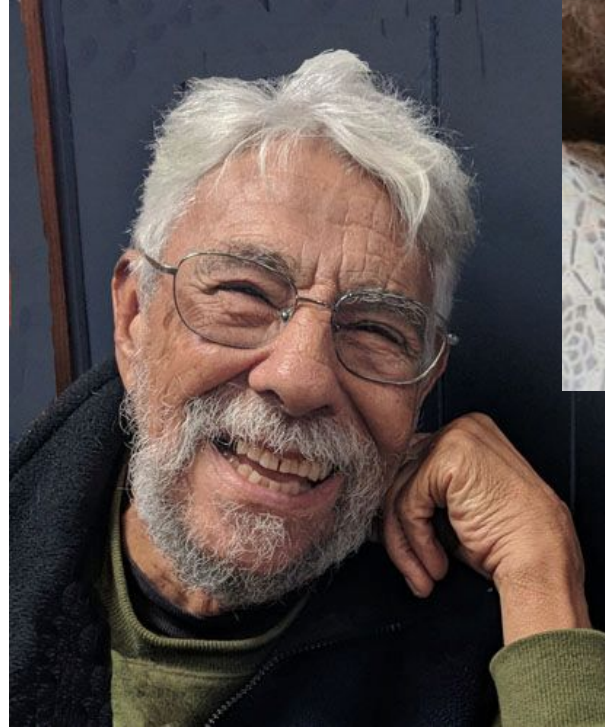
**Education**

**Toolkit**

**Social Impact Loans**

# Building ASTs Property Portfolio through Mutual Aid

- Bequests from elders in our arts community
- Donations from artist property owners and arts supporters
- Bargain basement purchases from owners and developers that value their artist tenants



Artist Donors:  
Lauren Elder &  
Rafael Jesús González





NCLT and AST staffers on retreat

## Education Programs to Build Financial Literacy and Access to Housing Opportunities

- ★ AST and the CLT Model
- ★ How to Form a Housing Cooperative
- ★ Intro to Low Income Homeownership Certification
- ★ Do You Have A Will? Estate Planning for Artists

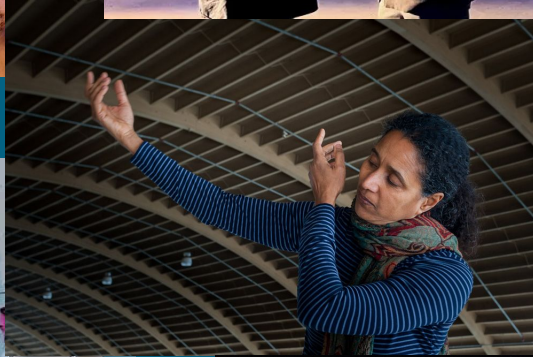
# Upcoming: Consulting and a Blueprint for Artist-Centered, Artist-Led CLTs



Mildred Howard, *The House  
That Will Not Pass for Any  
Color Than its Own*, 2011



# Artist Advisory Council



by Brooke Anderson | @mov







**CAST**

Community Arts  
Stabilization Trust



  
**Safer DIY Spaces**

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# CLTs for Artists & Artists for CLTs

CA CLT Conference 2024

# Barrio Logan, the Destination

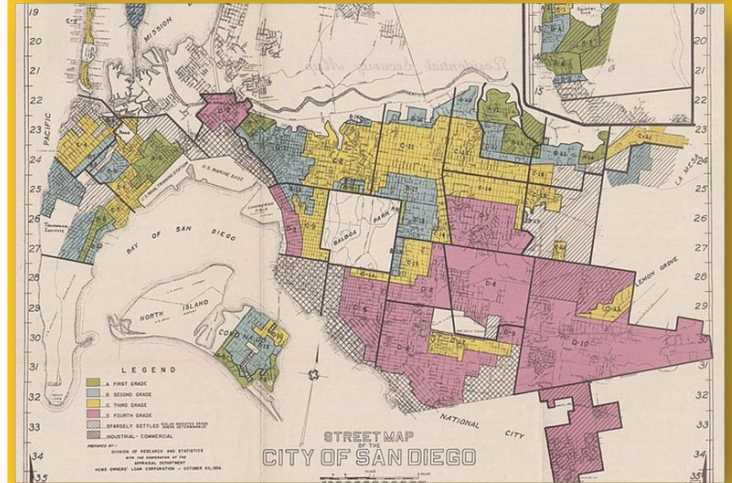
- One of 14 Designated California Art Districts
- Chicano Park, National Historic Landmark
- Mexican/Chicanx Culture
- “Genti-fication”





# Barrio Logan, the People

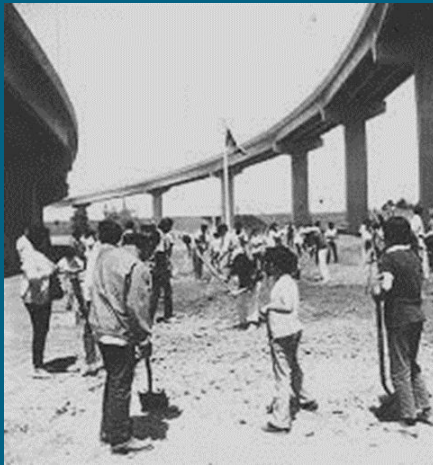
- Situated upon Kumeyaay Land
- AMI - \$44k Very Low Income
- 73% “Hispanic” (Chicanx/Mexican/Indigenous descent)
- 83% BIPOC (Global majority)
- Environmental Justice Community
- 67% Significantly Rent Burdened
- Approx. 80% Renter Occupied
- Top 20% highest eviction rates



Photos from Barrio Logan Historical Survey 2013

# Rooted in Activism & Art

- April 22, 1970 - Chicano Park Day
- First murals appeared in 1971
- Largest collection of outdoor murals in U.S.
- Largest collection of Chicanx murals in the world.







# Art as Resistance



# Art as Resistance

Chicano Park catalyst, center, and grounding for:

- Deep grassroots activism
- Non-profit advocacy & funding
- Grassroots Arts District
- Cultural Preservation



# Why artists?

- Resistance to cultural erasure!
- Resistance to gentrification!
- Social and Political education
- Provides grounding/anchors community
- Territorialism as dissuasion to developers



The Para la Mission mural located on 19th Street and Mission Street, shortly after artist Mel Waters repaired damages from vandalism. (Francis Yu 2018)



The Wall of Respect by William Walker, Sylvia Abernathy, and 20 local Black artists, 1967.  
Photo by Robert A. Sengstacke, Chicago, IL.



Three women in shades and afros are depicted in the mural "Our Mighty Contribution." | Carren Jao



# What can CLTs do?



## Vision (Prayer)

Tierras Indigenas Community Land Trust envisions and works towards the manifestation of a bold and beautiful future for the Historic Barrios of San Diego on unceded Kumeyaay Land. We acknowledge that we stand on the shoulders of those who came before us and entrust future generations to continue the transformation of our communities.

We, first and foremost, endeavor towards the return of indigenous lands - Tierras Indigenas - to the original stewards. We believe that Tonantzin Tlalli / Pachamama / Tiipai cannot be owned, but instead provides for its inhabitants, and the inhabitants therefore should care for Her. In this vein, we work towards a unified, autonomous community in continual healing and reconnection with the land, where humans are part of and aligned with the natural order.

We envision a community that creates and sustains its own food systems, grows its own medicine, and heals together - physically, mentally, and spiritually. Our shared resources include vast, maintained native green spaces, lush tree canopies, restored watersheds, natural drinking water sources, and access to swim and fish in a clean bay. Our communal spaces afford opportunities for economic sovereignty, community building, and cultural expression through vibrant plazas, parks, mercados, commercial and artistic centers.

Everyone has affordable, dignified housing, and breathes clean air.

Our communities are and will continue to be a sanctuary for all colonially impacted people, a safe space to partake in decolonial work and reclaim indigenous and cultural practices. In our vision for our community, all families, regardless of race or income, enjoy economic vitality and a high quality of life.

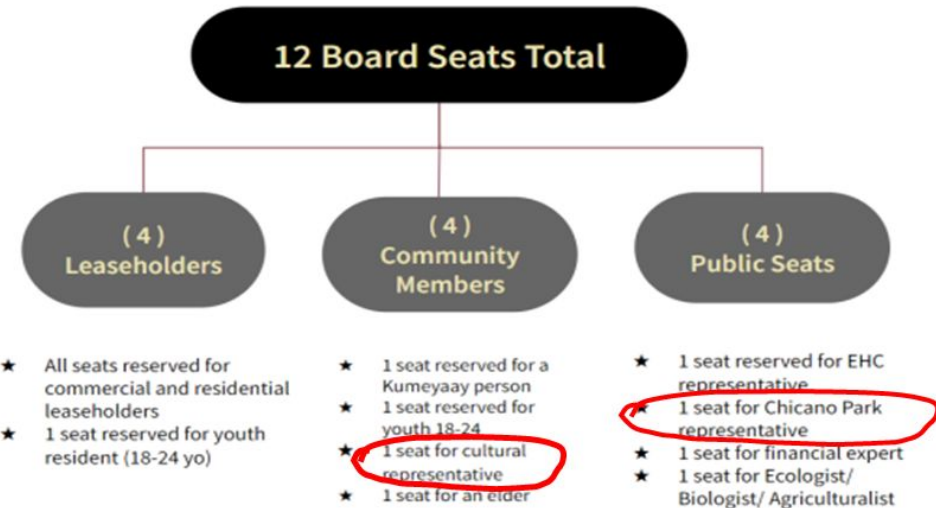
# What can CLTs do?

- Intentionally include artists and art in vision & mission.
- Artist representation on your board.
- Art spaces into project proformas
- Seek out funding to include art in projects
- Partner with art orgs and BIDs - apply for funding together!
- Include public space/placemaking in project
- Keep rents LOW!

## Mission (Purpose)

To achieve our vision for the communities of Barrio Logan, Logan Heights, Sherman Heights, Grant Hill, Shelltown and Southcrest - together the Historic Barrios of San Diego - we will undertake the following:

- Decommodifying Real Estate
- Creating perpetual Affordable Housing
- Urban Greening and Urban Agriculture
- Environmental Restoration
- Providing affordable spaces for small, local businesses
- Creating accessible spaces for art and artists
- Growing Collective Consciousness through organizing and education

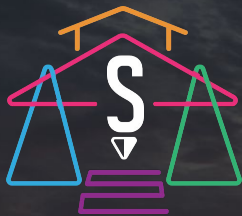






Thank you!





# SOUTH TOWER

community land trust

Creating a barrier free neighborhood  
for share prosperity & health





Kiel Lopez-Schmidt, he/they  
Founding Executive Director





PUBLIC ART





ArtHop & ArcHop

PLACES HAVE MEMORY





# Craig Johnson



# Robert Amador

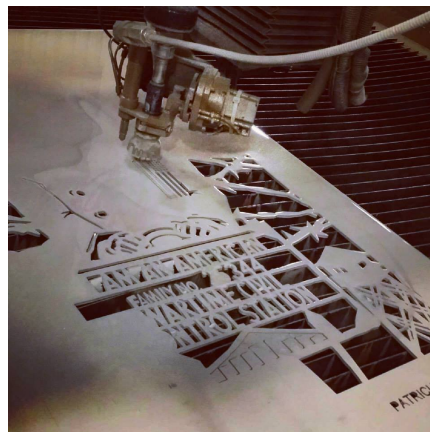


# Patricia Wakida





**COLLABORATIVE PROCESS:**  
 Concept, refinement, digitization, prototype, fabrication, installation



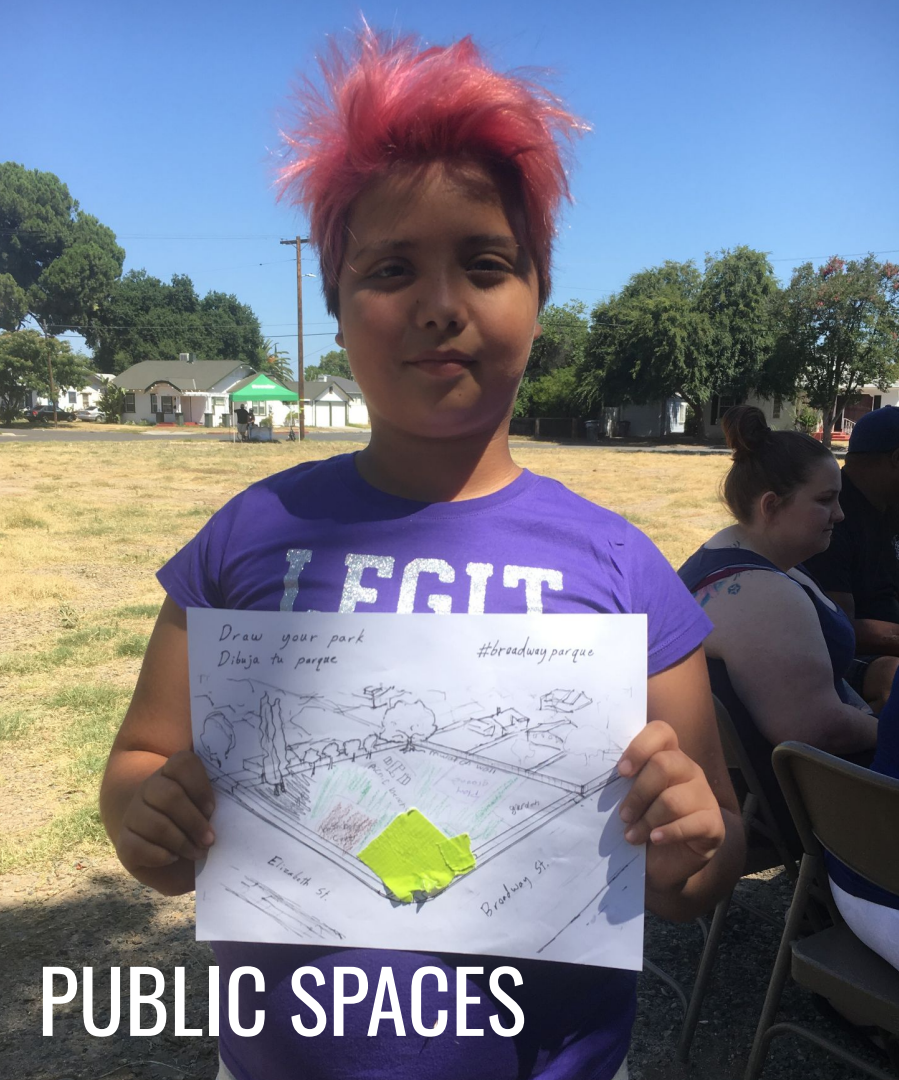






# CITY VIEW @ VAN NESS





**PUBLIC SPACES**



**CREATIVE PUBLIC PROCESS**





Places for Art and  
Places made for Artists





**Germán Quiñonez, he/him**  
**Community Development Manager**

# San Pablo Park Murals





**Artistic Focus:** The four artists of this collective proposal have a diversity of identities and focus of their creative pursuits in public art. They are brought together in their shared value of community involvement in the art making process and shared love for the South Tower neighborhood. Prior to this project all of them have dreamed of brightening San Pablo Park and the Belmont corridor by creating art of the freeway columns. By exploring the topics of diversity, resilience, cultures and pride, we intend to continue building community through this mural process that will have a creative impact beyond the boundaries of San Pablo Park.

By community being welcomed into the design and painting process of the murals we will be creating local stewards of the park and lifelong advocates for public art and vibrant urban spaces.

## ARTIST

Teresa Flores



Vishinna Turner



Arien Reed



Brandi Nuse-  
Villegas



# The Elote

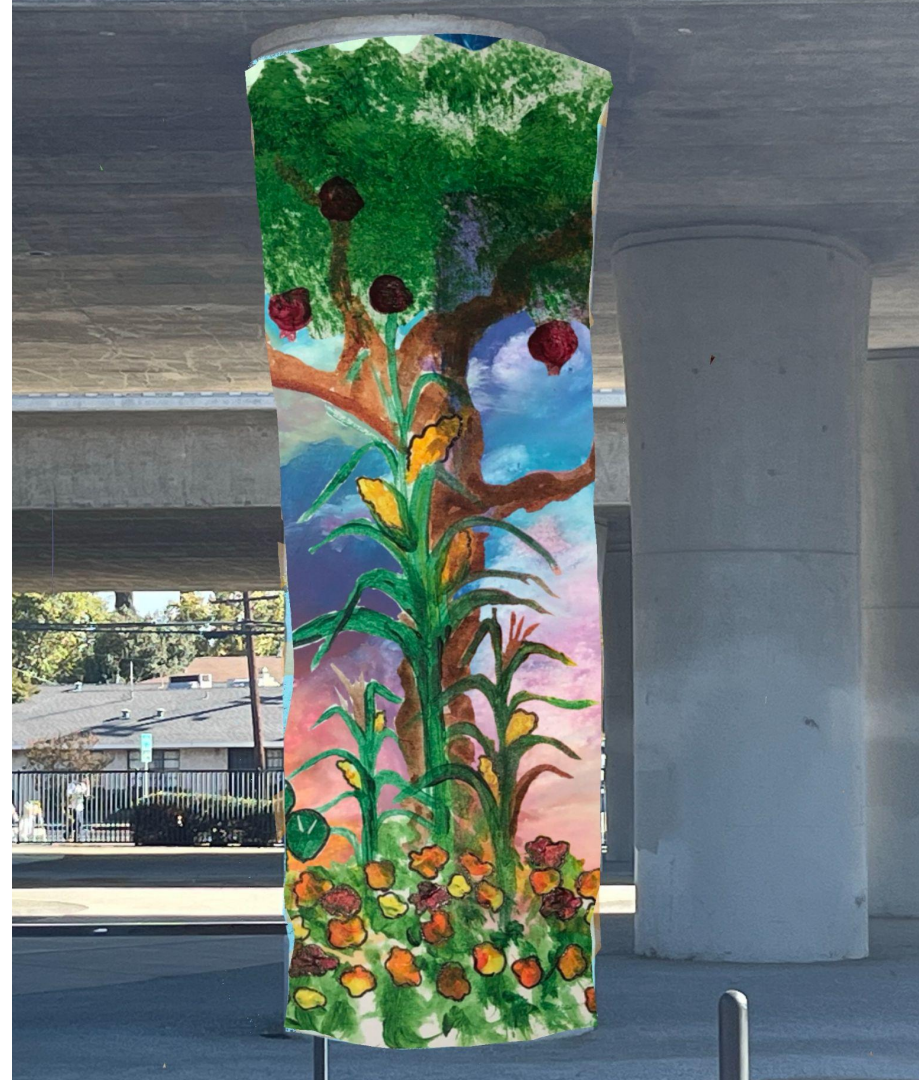
By Teresa Flores





# Community Garden

By Vishinna Turner



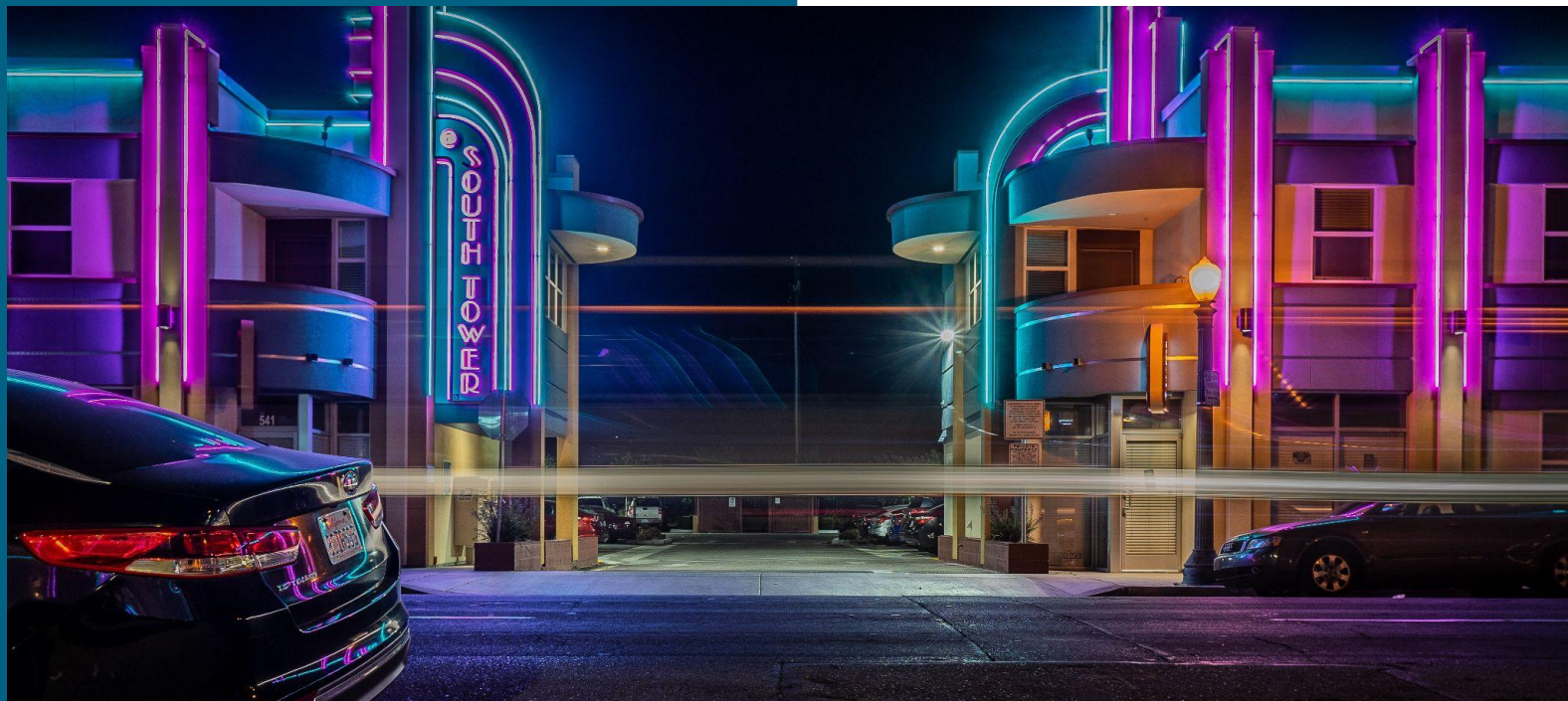
# Community Mural

By All





# Murals @541 South Tower



# 541 Murals

Community mural at 541 @ South Tower affordable housing complex.

Perched between Fulton and Dry Creek Canal. The landmark features art deco architecture, lighting and signage to fit the Tower District context. 7 mixed use ground floor units line Fulton with swooping balconies above.



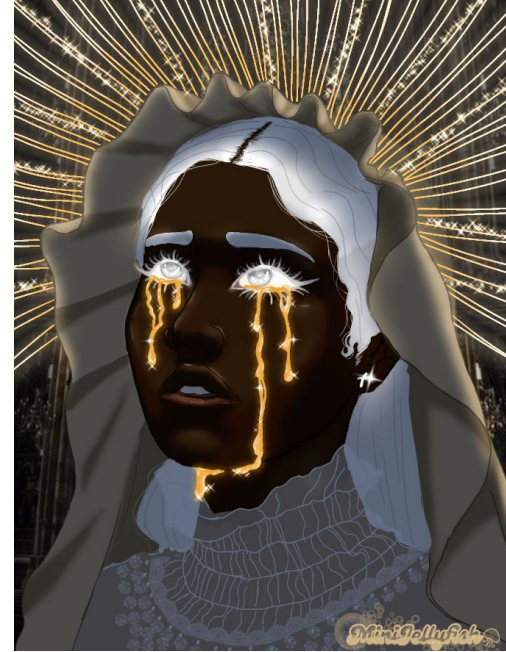


## ARTIST:

E'ly DeWees

Eli Torres

Jh'nya Whitney



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