

# 2024 Conference



California  
community  
land trust  
network

Los Angeles  
Sept 12–13, 2024

An aerial photograph of a dense urban neighborhood, likely San Francisco's 'Painted Ladies' row, is shown with a semi-transparent blue overlay. The text 'Catalyzing Anti-Displacement Acquisitions' is written in white, bold, sans-serif font on the left side of the image.

# Catalyzing Anti-Displacement Acquisitions

# Introducing Our Speakers:



**Leo Goldberg**  
*(moderator)*  
Co-Director  
CACLTN



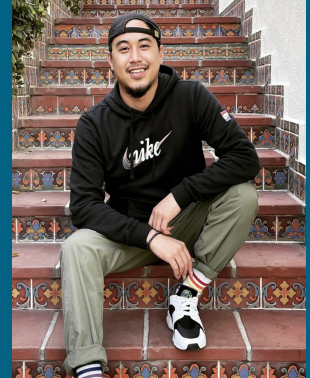
**Matt Gustafson**  
Director of Strategic  
Development  
Bay Area CLT



**Tamika L'Ecluse**  
Executive Director  
Sacramento CLT



**Paul Yelder**  
Interim Exec Director  
Liberty CLT



**Matthew Vu**  
Board President  
Beverly-Vermont CLT



# Anti-Displacement for Liberation & Belonging

## Bay Area Community Land Trust



Artwork by Felix Quintana, developed with Vecinos Activos & SOMOS Mayfair, East San José, 2019

# Preservation Project in South Berkeley

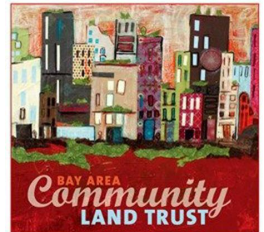
- 12 units, 18 residents (ALI to MOD income)
- High displacement risk
- Residents organized & motivated
- Acq/rehab cost: \$425,000 per unit





## What's helpful?

- Supportive local government & policies
- Strong partnerships, tenant organizing
- Flexible funders
- Time!





# SACRAMENTO OPPORTUNITY TO PURCHASE

Sacramento Community Land Trust



## Where do we start?

- Coalition Building
- Housing Types
- Narrative Building and Storytelling





# Potential Sac OPA Properties

## Current Multi-Family Housing on Market

### Oak Park

4 Units

Section 8 Tenants

Asking: \$900,000

Average Rent: \$1300/mo



### West Sacramento

12- Units

Low-Income Tenants

Asking: \$1,950,000

Average Rent: \$1,100/mo.



### Rio Linda

66 Units

Seniors

Asking: \$5,600,000

Average Rent: \$928/mo.





Tell us your  
**HOUSING  
STORY!**

1

Put your phone in selfie mode

2

Take a video of yourself outlining your experience with housing in Sacramento, and changes you'd like to see.

3

Send your video to [admin@sacclt.org](mailto:admin@sacclt.org)

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

## Narrative Building and Story Telling

- Real Faces, Real Voices
- Tools for Disseminating Stories
- Goals & Outcomes



# Meet Gabe Renter and SacCLT Board Member



Video Credit: Skyler Henry, Amplify Sacramento







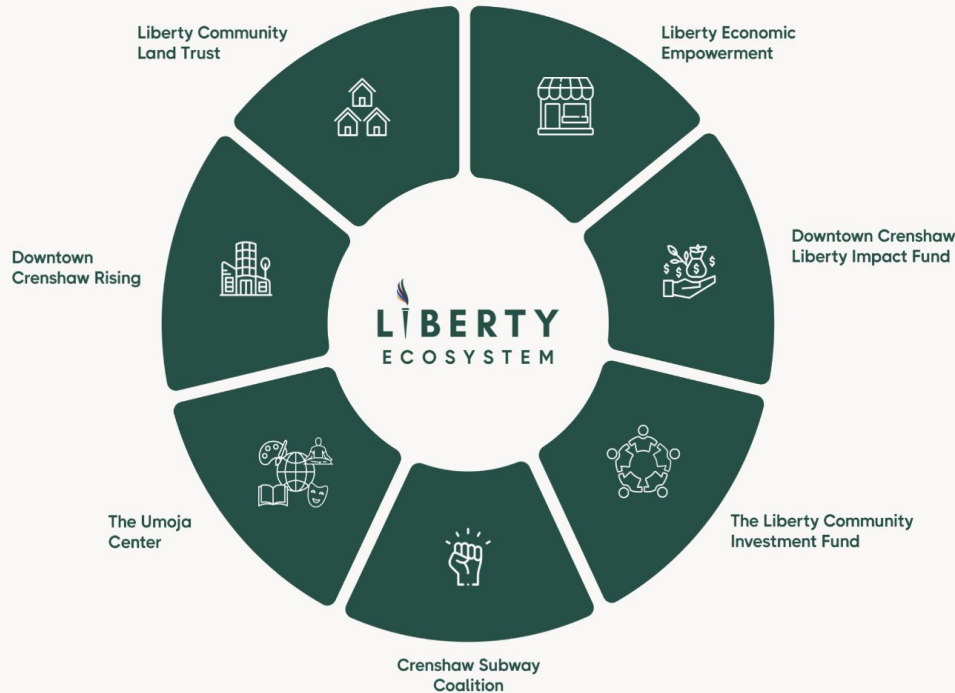
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## Liberty Community Land Trust

As part of an ecosystem that seeks liberation and healing through the development of a democratic economy, Liberty Community Land Trust will preserve and develop permanently affordable housing and commercial spaces, and ensure community stewardship of land.

Incorporated in December 2019, Liberty is a Black-led, Black/Brown-focused CLT with no geographic boundaries.

## Liberty Ecosystem Members



## The Liberty Ecosystem

Based in **South Central Los Angeles**, our mission is the liberation and healing of marginalized people through the collective rebuild and reconstruction of a local, community-driven, people-centered, environmentally-sustainable economy.

- We believe that **building healthy and sustainable neighborhoods requires a community** to control its resources.
- **Our solution must match the scale of the problem.** We have to think big, because our challenge is big.
- Our **collaborative effort** endeavors to make an impactful change for our future.

# Corbett/Clemson Apts

- 40 apartment units
- 130 individuals
- In the Shadow of “CUMULUS”  
Luxury apts.
- Adjacent to METRO E Line  
Station
- Owned by Boston University



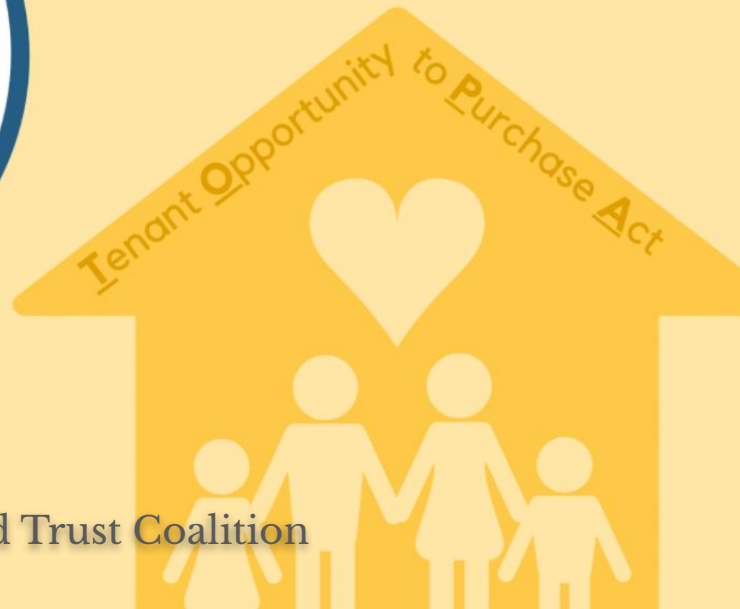
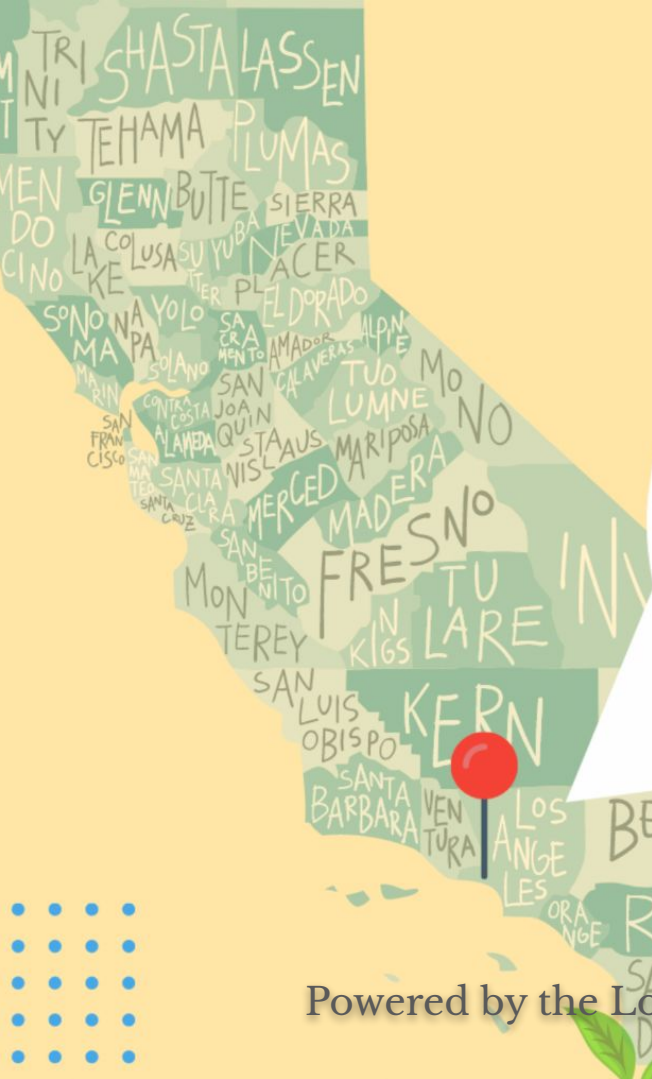
## Corbett/ Clemson Tenants



# County Properties

- Two 4 & 5 unit small properties
- Acquisition and Construction \$ from the County of LA
- Partnered with a local CDC, Venice Community Housing
- Future cooperative ownership by current residents





Powered by the Los Angeles Community Land Trust Coalition

# topa4la timeline

TOPA4LA  
TOPA4LA.SQUARESPACE.COM



DATE 04/29/2024  
LA CLT COALITION



## 2019-2020

LA CLT Coalition forms with founding members TRUST South LA, Fideicomiso Comunitario Tierra Libre, Beverly-Vermont CLT, El Sereno CLT, and Liberty CLT.

## September 2020

LACBOS approves motions to develop of a process to help secure tax-defaulted properties through Chapter 8 Agreement Sales for CLTs.

## November 2020

LACBOS approves expansion of CLT Pilot Program to include non-Chapter 8 properties in all supervisorial districts and allocates up to \$14 million for the program.

## January 2021

LACBOS finalizes allocation of \$14 million for CLT Pilot Program. LA CLT Coalition members begin looking for properties to acquire and preserve with permanent affordability.

## February 2021

LA CLT Coalition soft-launches the TOPA4LA Campaign with a series of virtual town halls to educate the public on a potential Tenant Opportunity to Purchase Act for unincorporated LA County.

## May 2021

LA CLT Coalition begins building TOPA 4 LA coalition and gets first endorsement.

Fideicomiso Comunitario Tierra Libre make first acquisition under the County CLT Pilot Program.

## Spring/Summer 2021

LA CLT Coalition acquires 8 buildings, making 47 units permanently affordable for the families already living there and giving them democratic control of their buildings.

## August 2021

LACBOS unanimously approves motion to explore feasibility of implementing countywide Tenant Opportunity to Purchase Act and orders a report-back in 120 days.

## September 2021

LA City Council votes unanimously to explore the creation of a citywide CLT pilot program similar to the program led by the LA CLT Coalition at LA County.

## Currently

The County has conducted their study on what it would take to implement a robust TOPA including funding, staffing, and potential ordinance language. Their timeline indicates they may be ready for a vote towards Fall/Winter 2024.

## Next Steps

We need you as we gear up for an extended push in order to win TOPA4LA by expanding our base, conducting public education and outreach, and increasing the pressure on the LACBOS.

I. Origins  
2019

II. Crisis &  
Opportunity  
2019-2021

III. Tilling the  
Social  
Housing  
Ecosystem  
2021-2024



# I. Origins (2019)

## II. Crisis & Opportunity (2019-2021)

### LA CLT Coalition

- TOPA was central to formation
- 2019 CA CLT Network Conference
- UCLA TOPA Class - Sandra McNeill
- LA County Board of Supervisors
- Moms 4 Housing, Reclaiming Our Homes

### LA County CLT Partnership Program

- \$14M allocated 2020
- Early 2021 - \$ released
- May 2021 - first acq
- Fall 2021 - final acq

### Outcomes

- 8 buildings, 43 units
- 110+ tenants matriculating
- \$327k/unit
- Start-Close: 1 - 7 mo
- 49% AMI
- 94% BIPOC

### TOPA4LA

- 8/2021 - Motion passes
- 10/2022 - Report released (FINALLY!)

### Report Findings

- Dept - 2x staff
- Not enough existing funding
- Data tracking infrastructure



### III. Tilling & Seeding the Social Housing Ecosystem



**Los Angeles County  
Affordable Housing  
Solutions Agency**

**Measure A (County, 2024) -  
est. \$1.2b/year**



**UNITED TO  
HOUSE LA**

**Measure ULA (City, 2022) -  
\$215m Year 1**

# IV. It's TOPA Time

## ✓ Direct Response

- TOPA is a direct response to the legacy of redlining led by those most directly harmed.
- The housing crisis is directly caused by hoarding of power, resources, and knowledge – fixing it requires radical inclusive participation.

## ✓ No defeats, just new pathways

- TOPA is crucial but not the end-all/be-all. Be creative and pursue different aspects of your social housing ecosystem.
- You don't need to eliminate your opps, just to have more friends than them.

## ✓ Infrastructure & Capacity

- Internal capacity – staff development, org infrastructure, tech, comms, so much!
- Acquisitions are hard even with a CLT – esp(!) for low-income BIPOC residents.
- Levers of government are inherently conservative – show them how to do it (🙄)



# Q&A

**If you have a question, please raise  
your hand and a runner will come to  
you with a microphone**

# Thank you for attending!

## So what's next?

### Break

**5:00pm – 6:00pm**

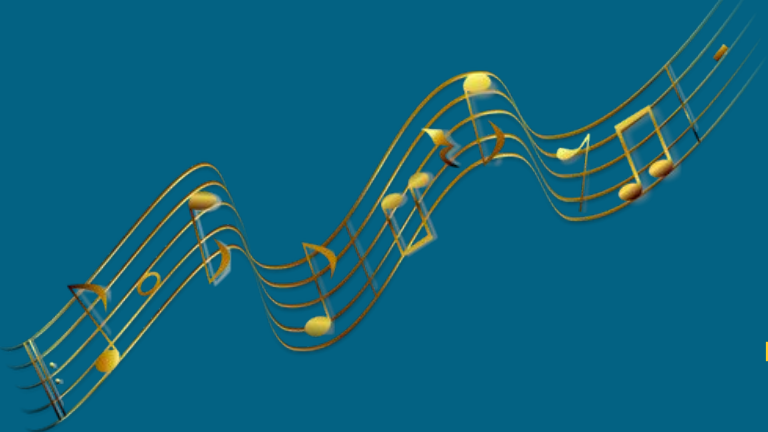
Meet in the lobby at **5:30** if you want to walk together

**The Cal Endow parking lot doesn't allow overnight parking but you can leave your car and buzz Security via the intercom at the main gate. You can move your car to Music Center Garage or Walt Disney Music Hall Parking Garage, \$10.**

### Evening Reception

**6:00-10:00pm**

at Gloria Molina Grand Park (~20 min walk)



**See you at  
the reception!**

