

Questions	Answers
<p>1 Are folks from Altadena here? I'd like to send the recording to Making Housing and Community down there if not here already.</p>	<p><i>Answered in Chat:</i> CACLTN: This webinar was designed per requests from Altadena residents, and they were invited, but while the webinar is going on, we don't know in real time how many are actually here Other attendee responses: - Melissa Michelson: I founded altadena not for sale (altanot4sale on IG and FB) Altadenas.not.for.sale@gmail.com. - The San Gabriel Valley Community land Trust is here (connie@sangabrielvalleyclt.org). We will make sure Making Housing and Community Happen find out the information provided. Note: Making Housing and Community Happen is in Pasadena. There is an Altadena Community Land Trust who is also on this call, and we at SGVCLT are in conversation with them as they get established.</p>
<p>2 What groups are in Altadena that are laser focused on Altadena? I've only heard of green line but I like the model being shared here.</p>	<p><i>Answered in Chat</i></p>
<p>3 I understand that LA has potential partners working on a CLT, what would next steps look like to put together a system such as you have in Maui?</p>	<p>Matt Vu has been asked to facilitate a follow-up conversation on organizing a CLT in Altadena. If folks are interested, please fill out this scheduler: https://lettucemeet.com/l/0J3LA</p>
<p>4 Will we see the participant list? It might be useful for networking and growing our relationships.</p>	<p><i>Answered in Chat:</i> I believe Rae Huang of Housing Now already compiled a list of interested stakeholders and residents (re: wildfires) who populated contacts to a google sheet. I'm happy to share that, if you don't have access to that list yet. We didn't request permission from webinar participants to share out their contact info</p>
<p>5 Will we have access to the Q&A and chat messages with the recording? There have been a lot of really useful orgs and other info dropped in both and I'd love to be able return to it</p>	<p><i>Answered in Chat:</i> Yes, we're able to download these Q&As to include in a follow-up email</p>

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<p>6 How was Lahaina able to get a CLT established so quickly post-fire? Was it already in the works pre-fire?</p>	<p><i>Answered live during Q&A section:</i></p> <p>(1) No, there was not a CLT in the work prior to fire, but the people that formed the CLT are really well respected & known in the community so when we started we immediately created a website & put faces/names of those involved. Trust was already built, so folks recognized CLT was not part of the "landgrabbers"</p> <p>(2) Lahaina CLT was invited to Northwest CLT conference & were able to connect to consultants in land trust to get us set up quickly.</p> <p>(3) Because of existing relationships & reputation in community. County gave CLT \$15M funding package (different buckets) during Spring budget session of 2024! County recognized no other groups are working on land protection/anti-displacement.</p> <p>Matt V: Parrallels w/ LA county giving \$14M for CLT pilot & the advocacy & community trust behind it all. Opportunity to activate County supervisor in Altadena</p> <p><i>Additional Chat Comments:</i> Link to Northwest CLT conference https://www.nwcltc.org/ The Northwest CLT conference is in Washington, they put together great content. CA CLT Network conference will be in Fresno this year, Sept 25-26, please mark your calendars Accepting Workshop proposals - more info here</p>
<p>7 Where does the funding gap funding come from?</p>	<p><i>Answered questions together during Q&A section:</i> Funding gap is one of the buckets from County \$\$ under Affordable Housing Fund.</p>
<p>8 Does the Lahaina CLT only serve low to moderate income resident who lost their property? Are their income restrictions?</p>	<p>\$3.5M as a pilot to fill insurance gaps as people rebuild. Because \$ come from Fund above it can only support homeowners at 140 AMI or below. Also raising private funds as well as going back to council to help fund those outside of income restrictions.</p>
<p>9 Curious to know if the Lahaina assistance is also negotiating homeowner insurance costs during and after the rebuilding process?</p>	<p>\$3.5M not enough. ~10 fams. But hoping by establishing running program more funds will come in to expand. Example: Federal \$ (CDBG - Community Dev Block Grant) from HUD for disaster relief approved ~1yr after fire to be released atleast ~2yrs post-fire \$1.6B</p>
<p>10 Could Lahaina CLT repeat the conditions of the grant and resale for honeowners?</p>	<p><i>Answered live during Q&A section:</i> Have sign on document that is utilized by all orgs on the ground supporting with rebuilding (ex Habitat for Humanity, Long-term recovery group, Lahaina CLT etc). If more than \$100,000 in aid (cash or in kind) that go towards rebuilding a home.</p> <p>Owner agrees to following condts: 1. property remains owner-occupied</p>

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11	Are those stipulations written into a covenant or deed on the property? how many years are the agreements in place, and how are they enforced long term?		<p>2. if and when owner decides to sell, CLT gets right of first offer</p> <p>3. 1.5% annual cap on appreciation</p> <p><i>Recorded as deed restriction on the property</i></p> <p>Matt V: bakes in a COPA for CLT (Community Opportunity to Purchase Act)</p> <p>Yes, wanted to prevent short-term rental flips that happened in post-disaster areas like Katrina (see slide 20 on NOLA)</p>
12	Moderator: What is role of CRA (Community Reinvestment Act) & banks in post-disaster efforts?		<p><i>Answered live during Q&A section:</i></p> <p>CDFIs - community development financial institutions (ex: LISC, Community Vision, Genesis LA, etc) are entities that raise \$ to lend to CLTs & other smaller businesses/entities thru low interest capital received by banks (who typically do not loan directly to community ownership projects like CLTs because split ownership model "too risky" under their calculus) but receive "credit" in their CRA exams by funneling \$\$ to CDFIs</p> <p>Unlocking more funds through CRA = bigger pie to go after to support land/property aquisition/rehab/commercial corridors/small businesses/street vendors etc</p> <p>Autumn shared how Lahaina CLT leveraged \$15M reimbursable County funds to get foundations to support creating an internal line of credit</p>
13	How does the Lahaina CLT sell the property after it purchases it at 1.5% cap if the actual real estate market comps are much higher?		<p><i>Answered live during Q&A section:</i></p> <p>CLT does not expect to recuperate subsidy. Goal is affordable homes in community in perpetuity (forever). Gave example of breakdown.</p> <p><i>Additional chat comments:</i></p> <p>We'll also have a Network webinar(s) on getting your CLT ready to apply for financing/large grants. Check out upcoming workshops at https://www.cacltnetwork.org/ca-clt-network-teach-in-series/</p> <p>Grounded Solutions Ground Lease Template; CA CLT Network's Model Ground Lease Template</p>
14	With this insurance gap going directly to contractors; have you ran into problems with any contractors that take advantage of the circumstance? Hopefully this is not the case, I just have heard of cases of contractors being jerks from time to time		<p><i>Answered live during Q&A section</i></p> <p>Ask again in 6-months lol...at front end of things at the moment. Currently lots of transparency, documentation & communications on any bad actors/shady contractors. Shared agreements & accountability through organizing strength</p>

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<p>15 Moderator: Given Lahaina's experience 2yrs ahead of us [LA fires], could you signpost what we should be expecting? Or guardrails?</p>	<p><i>Answered live during Q&A section</i> Difficult to answer/remember fully...but worked off of government agency timelines. Ex: calendar w/ when FEMA aid ends, when Red Cross pulls out, when foreclosure moratorium ends...to name "cliffs" when folks would be most pressured to sell etc. Recommend mapping out these.</p> <p><i>Additional chat comments:</i> Sharing Lahaina CLT's 2024 Annual Report as well:</p> <p>Common time-frame of disaster response:</p> <ul style="list-style-type: none"> - Initial formation of recovery groups - several months - FEMA involvement typically ends after 18 months - Rebuilding of homes - 2 to 3 years (sometimes 5 years) <p>Due to the Los Angeles County wildfires, the Federal Housing Administration (FHA) has extended its foreclosure moratorium for FHA-insured single-family mortgages and Home Equity Conversion Mortgages (HECMs) in the affected area to July 7, 2025 (https://www.hud.gov/news/hud-no-25-038)</p>
<p>16 Moderator ? : Support system needed for folks to "hold off" and not feel pressured to sell</p>	<p><i>Answered live during Q&A section:</i> Autumn shared about CLT partnership w/ Hawaii Community Lending Lahaina Homeowner Recovery Program & how folks get connected to a "navigator"</p>
<p>17 In Lahaina was most of the CLT work benefitting Single Family Residences, or where there also multi-family, mixed-use, or tenancy-in-common housing? Curious about other housing types.</p>	<p><i>Answered live during Q&A section:</i> At the moment only SFH, but only because we do not have capacity nor know to handle complexity of condos, apartments just yet.</p>
<p>18 is there a fact sheet for SB 658?</p>	<p><i>Answered in Chat:</i> Yes, here is a sign on form with a link to the factsheet.</p>
<p>19 is there a fact sheet for AB 801?</p>	<p><i>Answered in Chat:</i> Yes, here is a sign on form with a link to the factsheet. https://forms.gle/1muRvK5EUe9zSv6v6</p>
<p>20 Is there any current funding available to Altadena?</p>	<p><i>Answered in Chat:</i> from Jyotswaroop: CDFIs, and from Francis: Other friendly lenders: NHT, Self Help Credit Union, Clearinghouse CDFI, Summit bank, Century Housing (very large projects)</p>
<p>21 Could you repeat the name of the group(s) who provided financial counseling/analysis/consulting to people after the fire?</p>	<p><i>Answered in Chat:</i> National Housing Law Project, Housing Rights Committee, Day One, Greenline are some of the groups helping folks sort through insurance and clean up processes.</p>

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22	And how about Nat Coop Bank , or Shared Capital Cooperative or Equity Trust? are they helpful anymore?	<i>Did not get to answer</i>
23	What building strategies for lower cost low eco impact are you or homeowners considering? Or are permitted in Lahaina short and longterm? Manufactured housing; cob on wood, Prefab domes? Trailers?	<i>Did not get to answer</i>
24	Final speaker remarks:	Jyotswaroop (jbawa@rise-economy.org): I can also help connect people to the Day 1 space; Monday calls on Altadena organizing;
		Francis: Best practices and sharing space: National Low Income Housing Coalition (NLIHC) - sub-group= Disaster Housing Recovery Coalition. (Noah Patton and Meghan Mertyrus-Toolkit Authors) Disaster Housing Recovery Toolkit CDBG-DR Program Overview Legislative Priorities - Contact Noah Patton for more information. Register for NLIHC's biweekly Disaster Recovery Working Group: https://bit.ly/3Rm08rb
		Autumn: something we learned is that people cannot be foreclosed on if there no boundaries surveys done on their property; did not complete such predevelopment surveys for residents that marked being at risk of foreclosure in intake form; layer of protection from foreclosure Folks at Lahaina CLT did not imagine ourselves running a CLT...if folks on this call are committed to this work WE/YOU CAN DO IT! Lots of support out there
		Matt Vu: Again, if folks in Altadena are interested in learning more about CLTs, please fill out this scheduler: https://lettucemeet.com/l/0J3LA