

Community Ownership Fundamentals + Special Guest: Athens Land Trust

August 14, 2025 10am-12pm

California
community
land trust
network



Made possible thanks to:



SJV Funders' Collaborative



Agenda

10am – 10:50am:

- Welcome & Community Ownership Fundamentals
- Break out groups

10:50am – 11am: BREAK

11am – 12pm:

- Athens Land Trust + Q&A

Who's in the room?

Share in chat:
Name, Organization/Group & where
you're based in the Valley or elsewhere



SJV Community Ownership Program Goals

- Support community efforts to own land for community benefit
- Connect SJV groups to statewide resources via CACLTN
- Space of cross-learning, exploration, regional advocacy & power building

Today's Speakers



Kim Thompson
Community Land Trust (CLT)
Consultant



Jacky Rivera & Maddie Ribble
SJV Program Coordinator & Co-Director
California CLT Network




Demetrius D. Jordan
Executive Director
Athens Land Trust

Community Ownership Fundamentals

By: Jacky Rivera, Kim Thompson & Maddie Ribble





Community ownership: refers to a model of collective ownership & management of resources, assets or services by a community or group of individuals who live or work in a particular area.

- [Possibility Labs, Community Ownership 101](#)

Why?

Our present is shaped by the past ... control over property ownership has been a tool used to oppress Black and Brown communities throughout the United States' history. Need strategies that **place people over profit** to begin reversing historical harms and building a more equitable future.

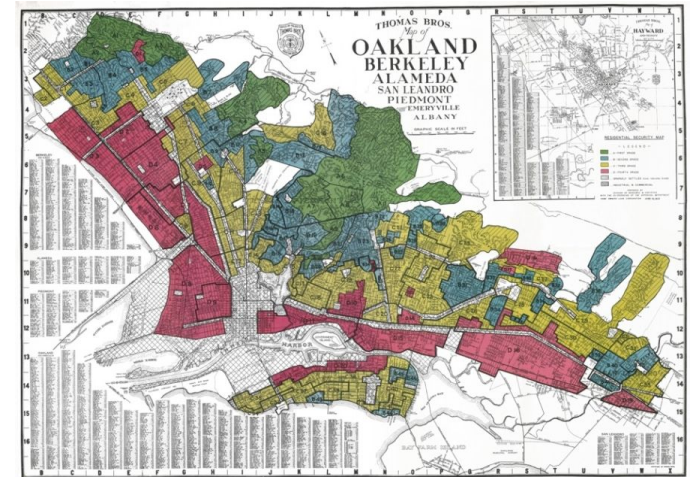


CA Tribal Lands

Source: <https://native-land.ca/>



Sharecropping



East Bay Redlining Map - 1930s

Why?

Community ownership and community wealth-building strategies are alternatives to the status quo and vehicles for:

- ✓ Establishing grassroots, democratic control & decision-making over land, buildings, businesses &/or community assets by & for community
- ✓ Resisting displacement by creating stable, affordable land tenure/housing/commercial opportunities
- ✓ Providing services and facilities that the market will not



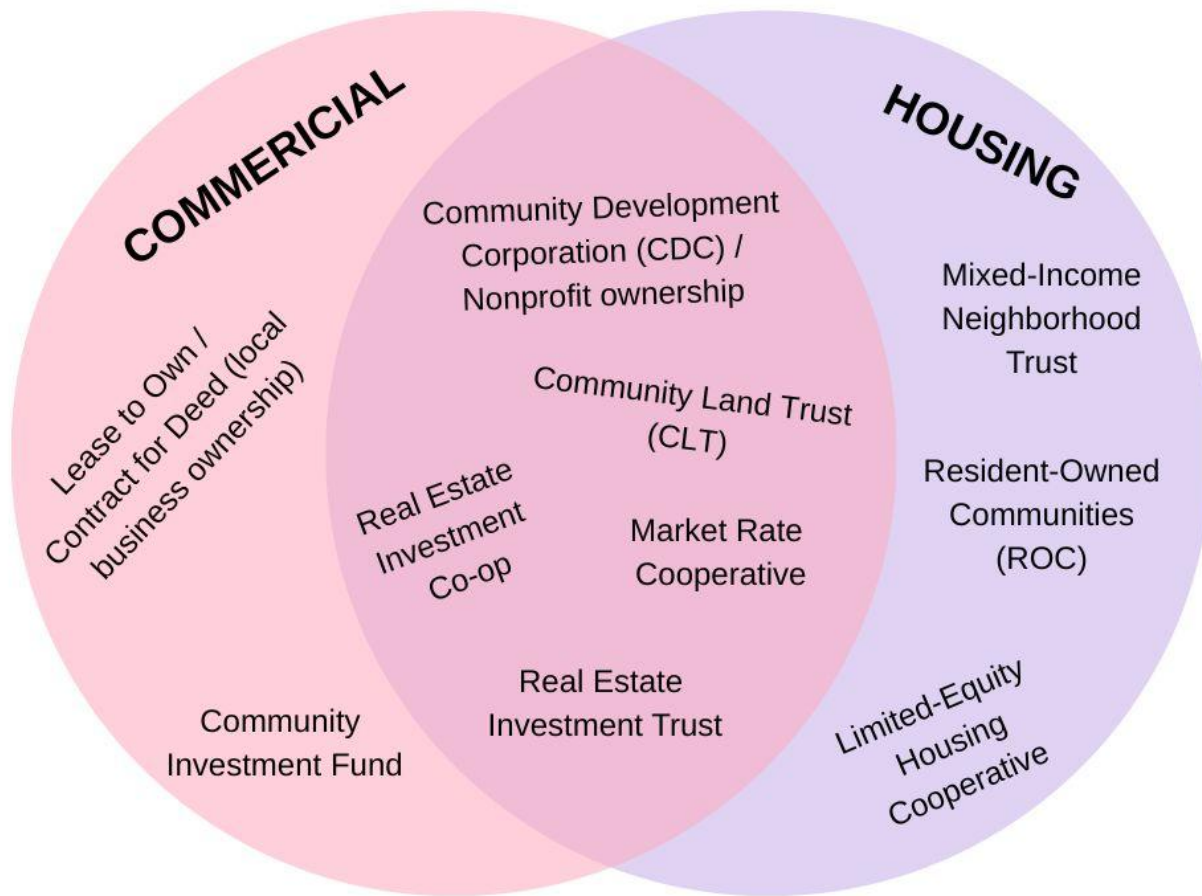
“Different community ownership models fit different places and purposes.”

- LISC Twin Cities: [Community Ownership through Real Estate](#)

Considerations:

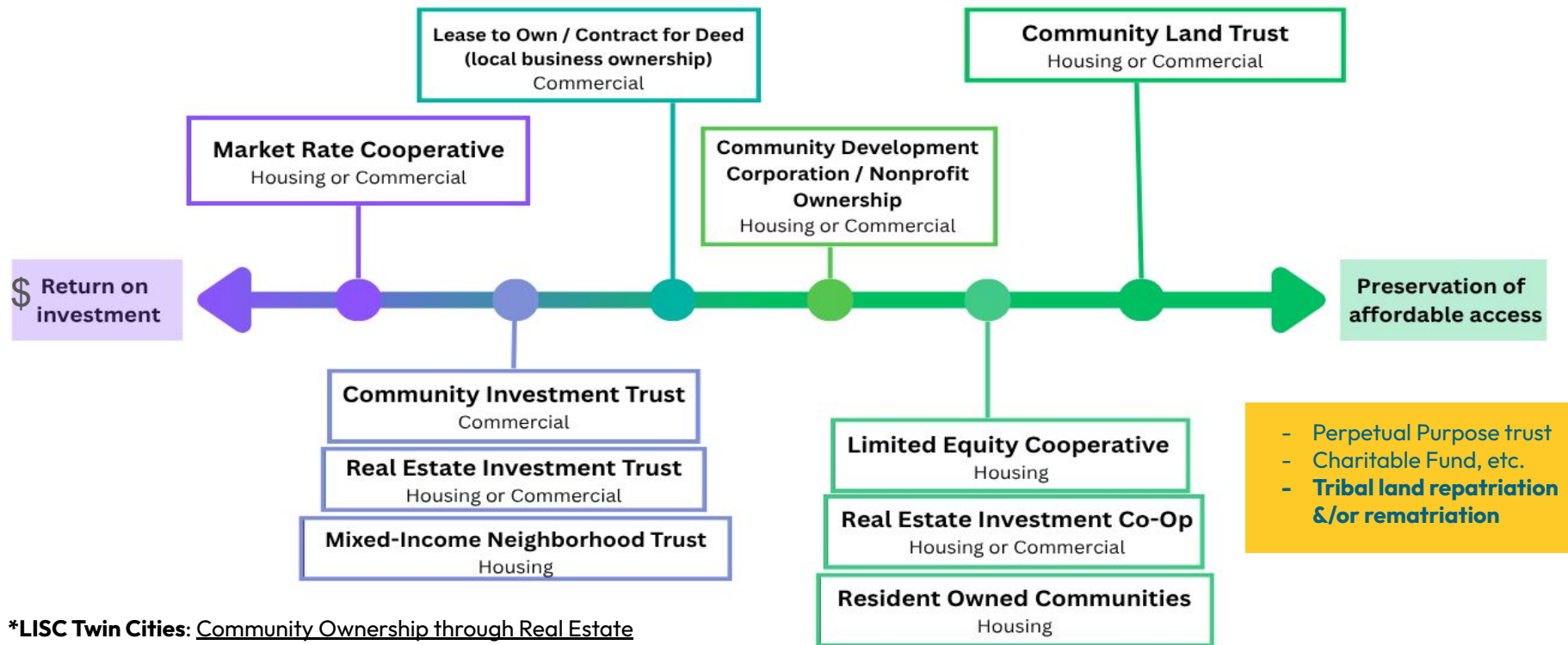
- Defining the goal / purpose
 - ◆ Mitigating displacement/gentrification
 - ◆ Community wealth building
 - (*define what “wealth” means to your community - cultural, economic, social, etc.)
- Shared Governance: Board, advisory council, membership
 - ◆ Overall how democratic decision-making will take place
- Legal Structure
- Ownership Type
- Return on investment (if applicable)

Real Estate Models of Community Ownership



- Perpetual Purpose trust
- Charitable Fund, etc.
- **Tribal land repatriation &/or rematriation**

Real estate-based models of community ownership offer a continuum of options that serve different goals - although rarely mutually exclusive.



*LISC Twin Cities: Community Ownership through Real Estate

Example: Cooperative (Commercial)

- The business is collectively owned, governed and stewarded by its members for their common social and economic benefit.
- Typically structured as for-profit legal entity.
- Builds local economy
- Typically 1-member, 1-vote basis.

*See CA-based examples & industries in membership list & maps of:



California Center
for Cooperative
Development



Technical assistance provided by above
and SELC



Sustainable
Economies
Law Center

Example: Cooperative (Housing)

A housing cooperative is a democratic, resident-controlled housing association that owns the buildings collectively — usually through an LLC (limited liability corporation) or an LEHC (limited equity housing cooperative).

- Housing type can vary
- Each household owns an equal share
- Each household is owner-occupied & has an occupancy right to a particular home/unit
- Democratically governed: Each household has 1 vote
- **LEHCs create continued affordability by capping equity**



**Some Resident-Owned Cooperatives (ROCs) are structured as LEHCs but not exclusively.*



**Housing co-ops can be stand alone or part of CLTs*

Columbus United Cooperative, SFCLT

Example: Community Development Corporation (CDC)



- A (locally-based) non-profit organization focused on improving the physical, social, and economic conditions of low-income communities.
- CDCs are often formed by community residents, local business owners, churches, and civic associations.
- CDCs can address a wide range of needs, including housing, economic development, education, and social services

Example: Community Land Trust

- Hold land & buildings in trust for the community
- Provide permanent affordability
- Typically, governed by tripartite structure
 - $\frac{1}{3}$ Community Members
 - $\frac{1}{3}$ Residents
 - $\frac{1}{3}$ Expertise Needed
- Pairs well with Other Models



Lopez CLT & Limited Equity Co-Ops



South Tower CLT
Fresno, single-family
home

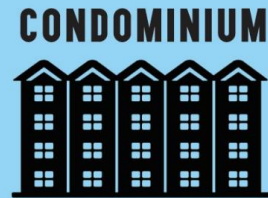
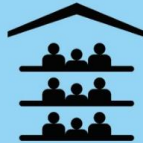
CLT: Housing Models

RESIDENT CONTROL OF BUILDINGS

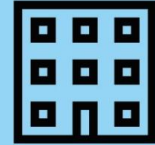
**SINGLE-FAMILY
HOME**



**LIMITED EQUITY
HOUSING COOPERATIVE
[LEHC]**



**MULTIFAMILY
RENTAL**



99 YEAR GROUND LEASE

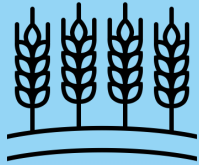
COMMUNITY OWNERSHIP OF LAND



CLTs Can Support Many Things

Beyond Housing

**Urban
Agriculture**



**Small
Businesses**



**Open
Spaces**



**Community
Spaces**

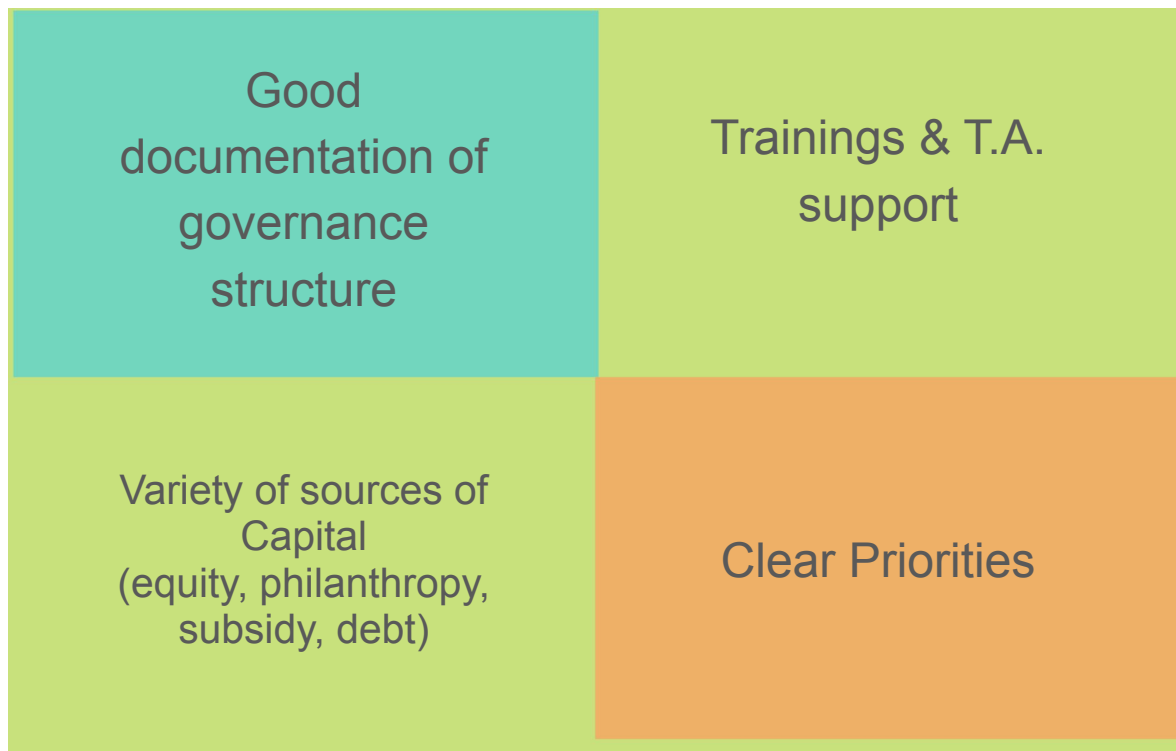


99 YEAR GROUND LEASE

COMMUNITY OWNERSHIP OF LAND



Key Takeaways from successful projects / models



*Land + Liberty / Hawai'i Investment Ready

SB555 – Social Housing Definitions

- Owned for public good, not profit
- Affordable based on resident income
- Resident controlled
- Permanently affordable
- Resident have eviction protections

Resources

- **Possibility Labs:** Community Ownership: How Reimagined Economic Development Can Build a More Equitable Future (2023)
- **LISC Twin Cities:** Community Ownership through Real Estate (2022)
- **Kresge Foundation:** Community Ownership: Emerging Models & Roles for Philanthropy (2023)
- **Kataly Foundation:** A Guide to Community Ownership Models (2025)
- **Housing Now!:** SB555 - How does CA definite Social Housing?

Additional Readings:

- **Other & Belonging Institute:** Living into the Future - Scaling Community Owned Housing in California (2025)
- **Urban Institute:** Community Ownership & Self Determination (2025)



Break out discussion

- **Join a break out group (atleast 4 people per group)**
 - Monolingual Spanish-speakers to stay in main room
- **Questions for discussion:**
 - What does Community Ownership mean & look like for your organization/group?
 - What models are you implementing/exploring?
 - What questions have arisen in your implementation/exploration related to legal, structural, democratic governance, etc.?

Q1: What does Community Ownership mean & look like for your organization/group? //
¿Qué significa y cómo se ve la propiedad comunitaria para su organización/grupo?

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Share out & Questions

Time to take a break





Resources

CACLTN Technical Assistance - up to 6 hours of TA per year (per org)

- **General CACLTN Members** request form:
https://docs.google.com/forms/d/e/1FAIpQLScZrkpunCeBcl4VNcNeYPkGhGQjqh3UA_vUV3O9czc11EmObw/viewform
- **San Joaquin Valley Cohort Members** Request form:
https://docs.google.com/forms/d/e/1FAIpQLSdbWuq2ia8eKHRdcOv_UYhakAvh5PkPA362LyceW1OvCLujrw/viewform

ANNOUNCEMENTS

2025 Conference

Sept 25-26 in Fresno, CA- [get tickets](#)



Upcoming Workshops

- Cash Flow Management with Nonprofit Finance Fund, Tues, Aug 19 at 12pm – [register](#)

COMMUNITY ANNOUNCEMENTS
Please share!

California
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THANK YOU!