

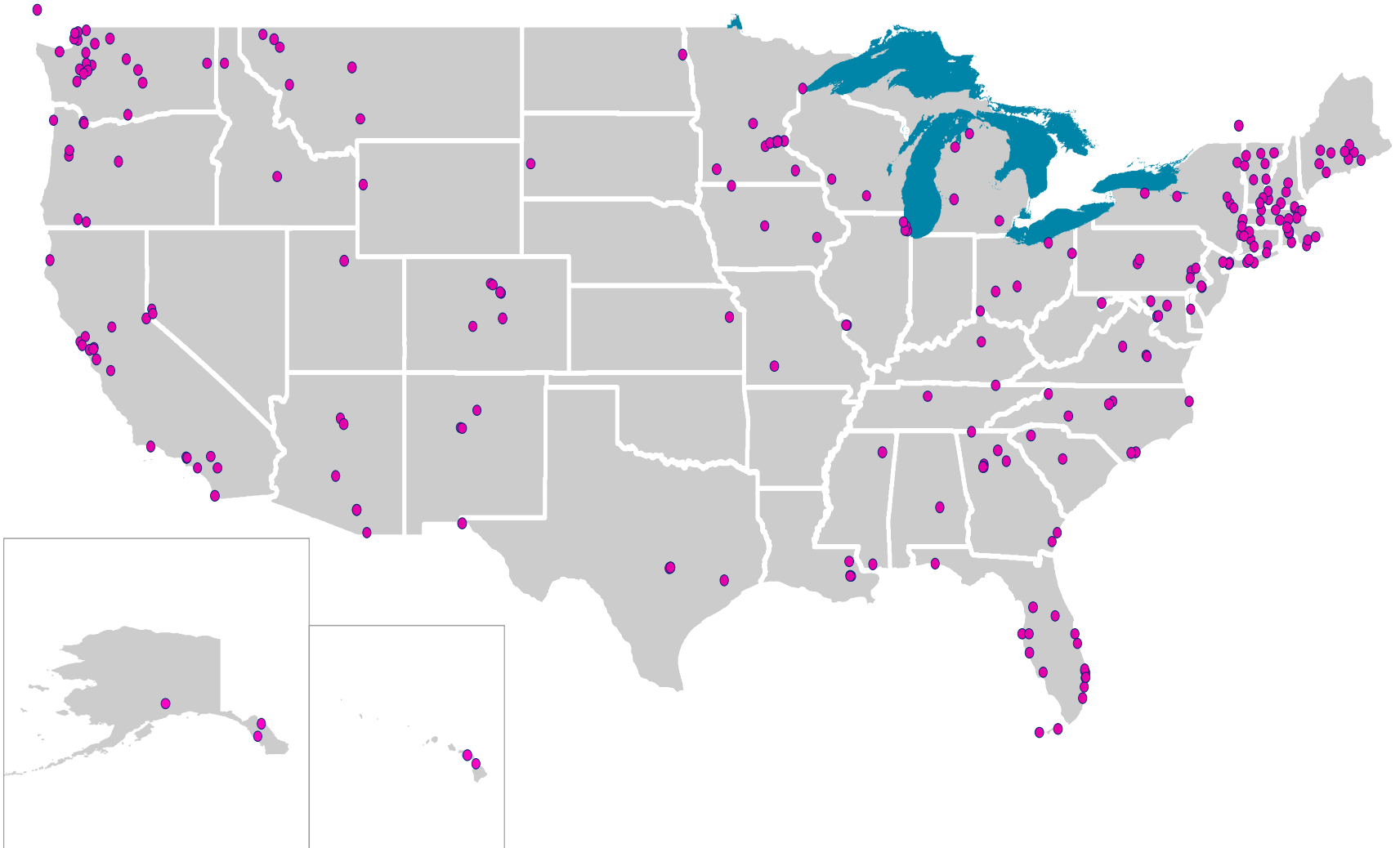
State Housing Policies for New Realities

March 9, 2016

Innovative Tools to Build Affordable Housing



National Community Land Trust Landscape



Members of National CLT Within California

CA	Arcata	Humboldt Community Development Land Trust
CA	Berkeley	Northern California Land Trust
CA	El Dorado	St. Joseph Community Land Trust
CA	Los Angeles	Beverly-Vermont Community Land Trust
CA	Los Angeles	T.R.U.S.T. South Los Angeles
CA	Marin	Bolinas Land Trust
CA	Oakland	Oakland Community Land Trust
CA	Orange	Irvine Community Land Trust
CA	Petaluma	Housing Land Trust of Sonoma County
CA	Point Reyes	Community Land Trust Association of West Marin
CA	Riverside	Hemet Community Land Trust
CA	Sacramento	Sacramento Mutual Housing Association
CA	San Diego	San Diego Community Land Trust
CA	San Francisco	San Francisco Community Land Trust
CA	San Francisco	Habitat for Humanity Greater San Francisco



The Beverly-Vermont Community Land Trust



PAHALI*
"Preserving Affordable
Housing Assets
Longterm, Inc."



What is a Community Land Trust?

A CLT owns and stewards land *permanently* for the common good by providing:

- **Affordable housing**
- **Commercial spaces**
- **Community services**
- **Farming or open land**



Subsidy Recycling vs. Subsidy Retention

- Subsidy Recycling: Returns funds to City with interest, but when housing prices rise, subsidies must increase to serve same number of households.
- Subsidy Retention: Subsidy remains in the home and creates permanent affordability.

CLTs work on the basis of subsidy retention.

Dual Ownership of Land

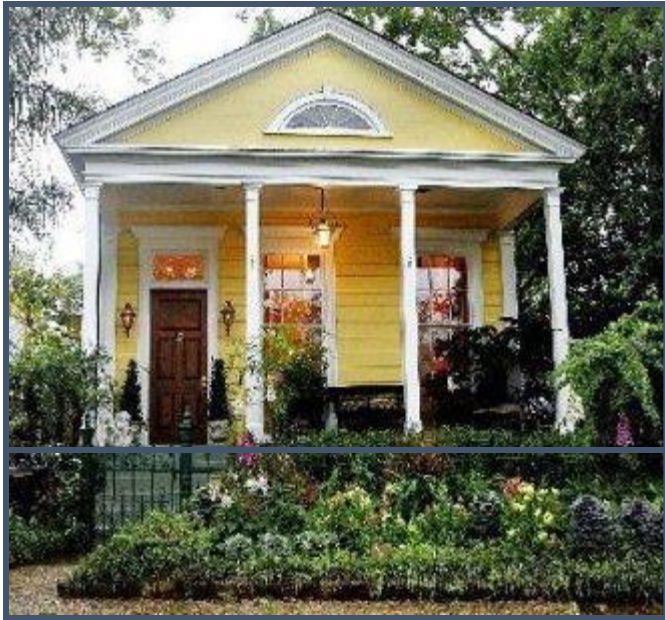


**Individual owns improvements
(home) and leasehold right**



Community Land Trust owns land

Dual Ownership of Land



Ground Lease ties
improvements and land
together

Permanent Affordability

- Guaranteed through Land Covenants/Deeds/Ground Lease
- Ownership of land provides ability to control the use and price of the improvements (ground leases)
- CLTs can create rental, ownership and special needs housing
- Irvine CLT has worked at providing all of these types of housing

Lower Price Initially



Lower Price at Resale



Again, Again and Again

Permanent Responsibility

CLT's provide:

**Stewardship of Structures
(homes)**

**Stewardship of Leaseholders
(homeowners)**

**Stewardship of Subsidy
(public funds)**



Legislative Platform

California CLT's are seeking:

- **Equitable Taxation Policy**
- **Recognition of permanent deed restrictions**
- **Standardization of valuation process**
- **Welfare Exemption on land owned by a community land trust**

State Housing Policy

Support housing legislation

**Allow local inclusionary
ordinances**

**Direct State agencies support
Community Land Trust
Programs**



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Questions?

