



# Anti-Displacement Regional Training

Housing Acceleration Program - Technical Assistance

July 25, 2023

# Agenda



Welcome and Overview



Introductions



Overview of SANDAG Anti-Displacement Strategy



Local Case Study: City of San Diego



Framing Displacement Strategies & Tenant Protections



Affordable Housing Preservation and Alternative Forms of Homeownership



Q&A



Conclusion/Upcoming Steps

# Introductions

# Introductions

1. Name
2. Jurisdiction
3. Are there any anti-displacement strategies you are working on? Any you want to know more about?

# Overview of SANDAG Anti-Displacement Strategy

# Presentation Overview

## What we've done

Existing Conditions  
Assessment

Best Practice  
Research

## What remains

Anti-Displacement  
Toolkit

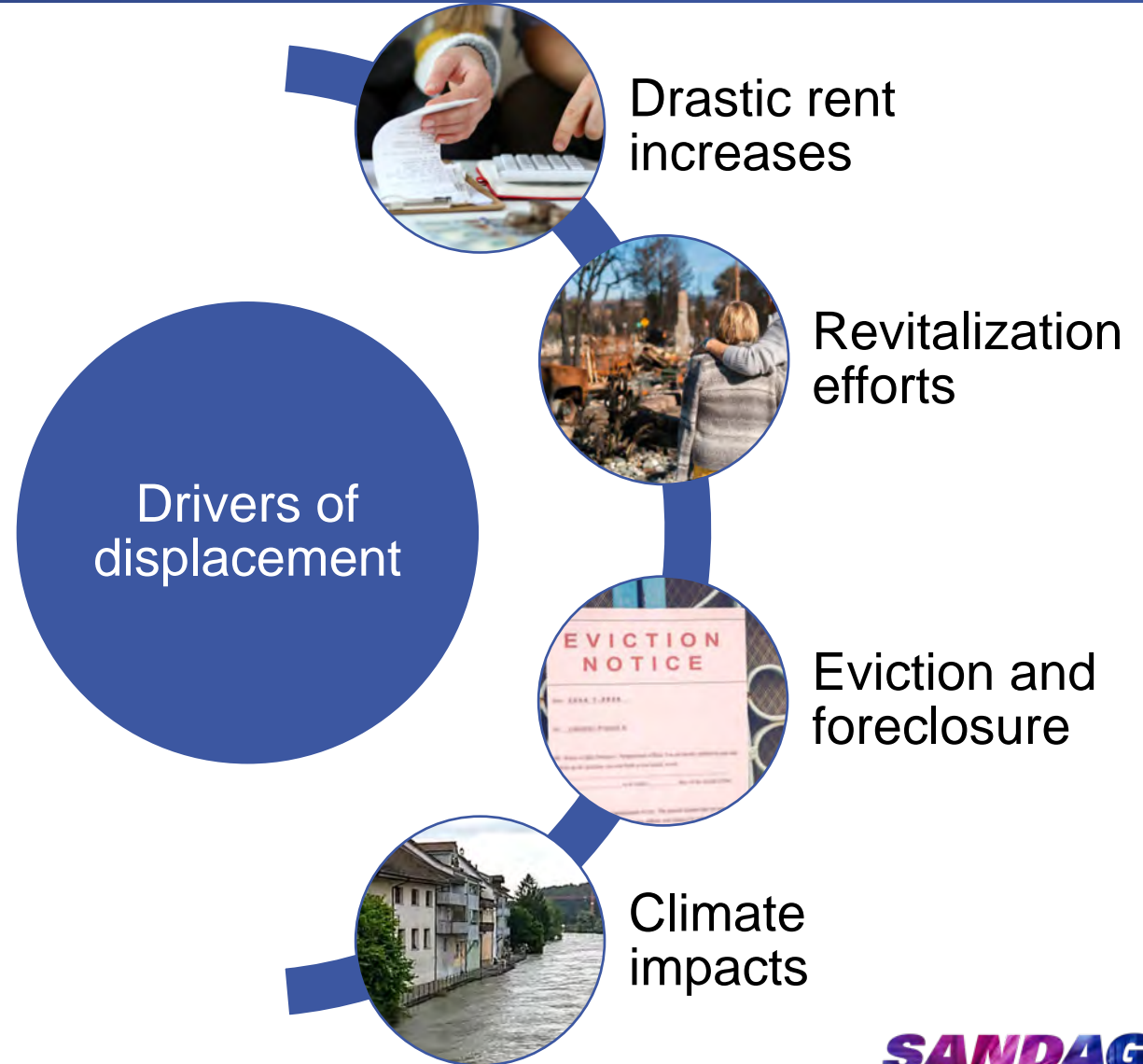
# Residential Displacement in the SANDAG Region

## Setting the Stage & Definition



### How the report defines residential displacement

Involuntary relocation of existing residents for reasons outside their control.



# SANDAG's Strategy to Prevent Community Displacement

Stakeholder Engagement

## Existing Conditions Assessment

Combines lived experience with housing data

*April-May*

## Best Practice Research

Identifies policies to prevent displacement by creating more homes, preserving affordability, and supporting long-term stability for renters and homeowners

*May-June*

## Anti-Displacement Toolkit

Empowers jurisdictions to implement key housing policies to prevent displacement

*Today*



# SANDAG's Strategy to Prevent Community Displacement

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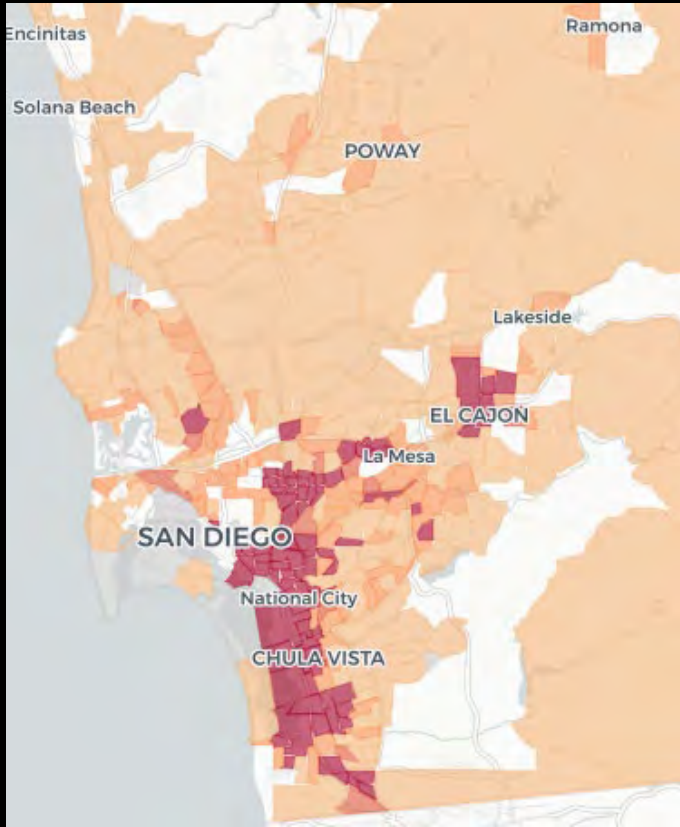
## Anti-Displacement Toolkit

Empowers jurisdictions to implement key housing policies to prevent displacement

*July-November*

**SANDAG**

# Existing Conditions Assessment



# Four Key Data Findings

1. Displacement is a **significant problem throughout the region**, especially in urban and suburban areas.
2. Affordable neighborhoods are also experiencing displacement, resulting in **limited housing options to move into**.
3. San Diego County has a **severe lack of rental units affordable** to households making less than **50% of the Area Median Income**.
4. San Diego County's **Latino and Black populations are most affected** by displacement

# Key takeaways from stakeholder engagement

1. Displacement is driven by (among other factors):
  - a. **Rising costs of living** (not only rent, but also utilities and high deposit requirements)
  - b. Widespread **harassment and abuse** by landlords
  - c. **Lack of enforcement** of limited renter protections, especially for undocumented people
  - d. Limited **knowledge of renter protections/rights**
2. There is a **need for regional resources** to connect low-income renters with affordable housing options and resources
3. Many families have **relocated from the San Diego region** to Mexico to escape high housing costs

# SANDAG

## Best Practices Report

### SANDAG Anti-Displacement Study Best Practices Report

Prepared by LeSar Development Consultants

July 2023



# Key Finding

A variety of approaches are needed to prevent residential displacement

## Support neighborhood stability



## Producing more homes



## Preserving affordability



# Production policies



Increase housing production across the board

Equitable Transit Oriented Development

Upzoning

Inclusionary housing and developer incentives

Public sector land banking

ADU incentives

Reduce construction and regulatory costs

Increase affordable housing production

# Preservation policies



Acquisition and rehabilitation of market rate housing

Community Land Trusts (CLTs)

Extending existing affordability covenants

Homeowner rehabilitation programs

Restrictions on condominium conversions

Tenant Opportunity to Purchase Act (TOPA)

Local or regional preservation staff

Community Opportunity to Purchase Act (COPA)



# Stability policies



- Rent stabilization
- Rental assistance
- Tenant legal services/right to counsel
- Right to return policies
- Community benefits agreements
- Local preference policies for new affordable housing
- Anti-harassment policies
- Tenant eviction protections
- Expanding homeownership
- Foreclosure prevention

# Key takeaways from stakeholder engagement

## **CBO/service providers (preservation prioritized)**

- ✓ Supported CLTs, extending existing affordability covenants
- ✓ Desire to unlock vacant and underutilized land

## **City & county staff (production prioritized)**

- ✓ Supported inclusionary policies
- ✓ Supported policies that resulted in the production of new affordable housing development

## **Impacted community members (stability prioritized)**

- ✓ Supported policies that created access to rental assistance, tenant legal services, rent stabilization
- ✓ Supported preservation policies such TOPA/COPA and homeowner rehabilitation programs
- ✓ Supported policies that created new affordable housing

## **Housing Developers (production prioritized)**

- ✓ Supported streamlining and reducing regulatory barriers
- ✗ Skeptical of preventing condo conversions as a preservation strategy
- ✗ Skeptical of stability policies that layer bureaucracy on developers/landlords

***SANDAG***

# Anti-Displacement Toolkit



# Why create community typologies

## Existing Conditions Assessment

identified different levels of displacement risk across the region



## Best Practices Report

identified policies to prevent displacement across the region



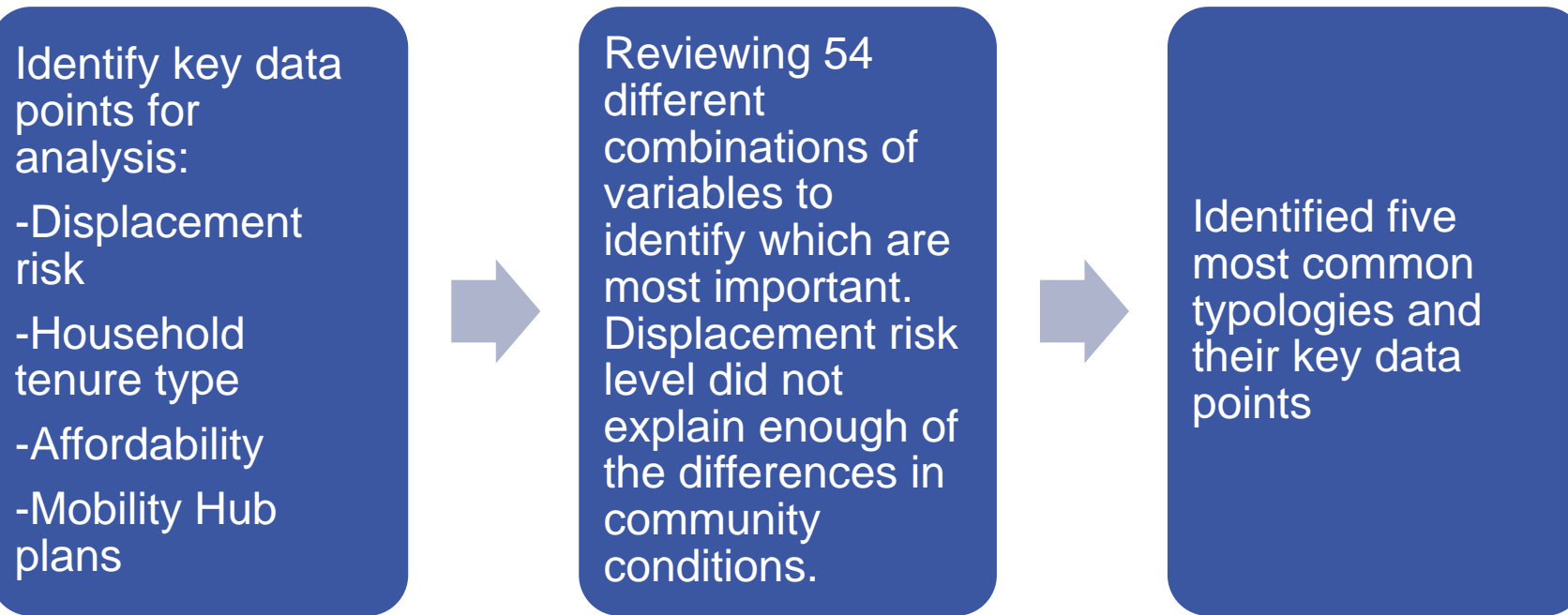
## Anti-Displacement Toolkit

Prioritize anti-displacement policies for different community conditions

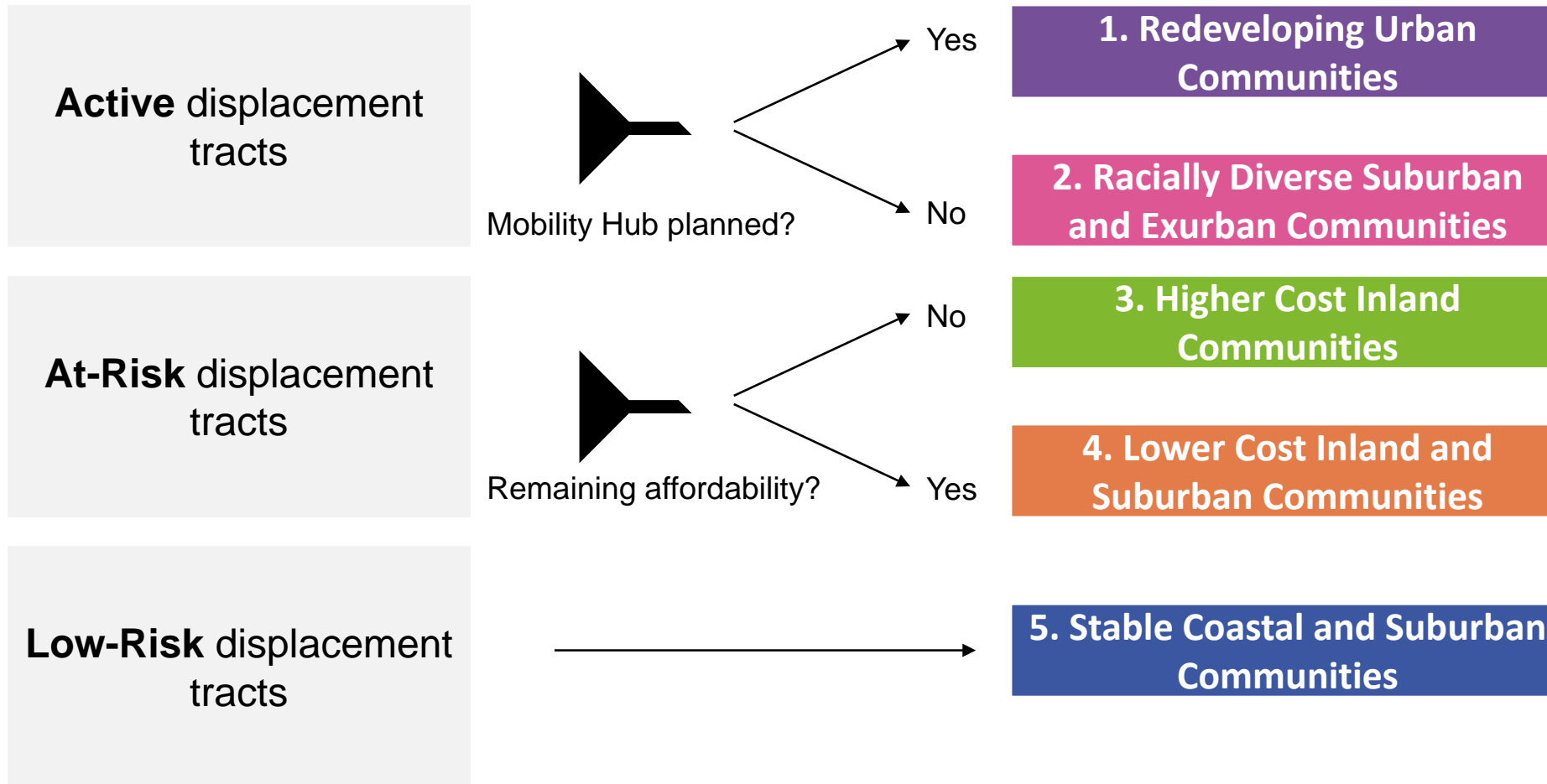
Each community in the region is unique, but tend to have some condition conditions:

- Displacement risk
- Transit/infrastructure improvement
- Other economic and racial factors

# How we created community typologies



# Identifying the five community typologies

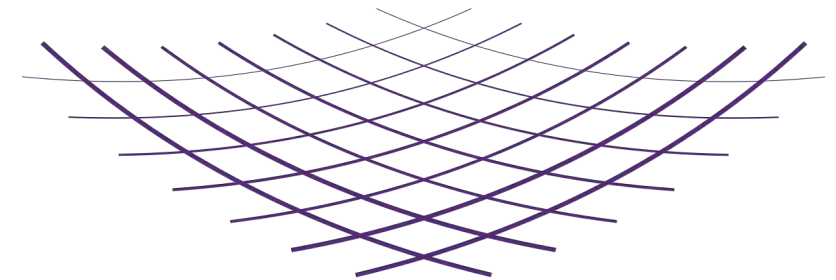


# Typology 1: Redeveloping Urban Communities

Redeveloping Urban Communities	
Definition	<ul style="list-style-type: none"><li>Tracts experiencing <b>Active Displacement</b> and within <b>Mobility Hubs</b></li></ul>
Other Factor	<ul style="list-style-type: none"><li><b>Mobility hub status:</b> all tracts within this typology are in mobility hubs.</li></ul>
Priority Policy Categories	<ul style="list-style-type: none"><li>Neighborhood Stability, Preservation, Production</li></ul>



**Displacement Risk Level: ACTIVE**



# Typology 1 Sample Tract: Redeveloping Urban Communities

## National City Tract 117

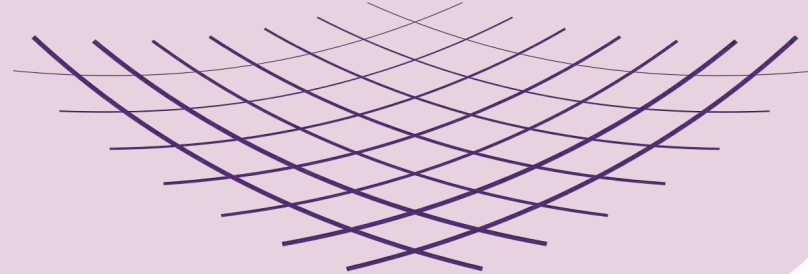
Median Income: \$33,850

Median Rent: \$1,184

Renters: 75.2%



**Displacement Risk Level: ACTIVE**





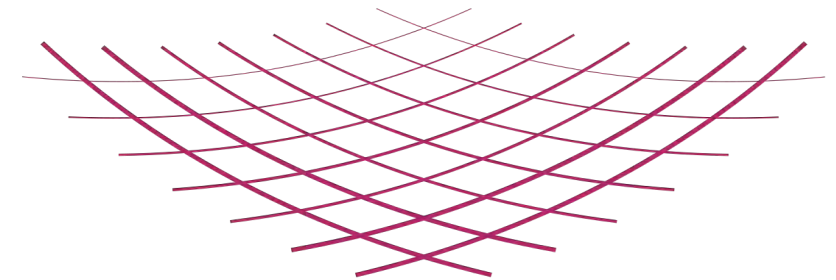
# Typology 2: Racially Diverse Suburban and Exurban Communities

## Racially Diverse Suburban and Exurban Communities

Definition	<ul style="list-style-type: none"><li>Tracts experiencing <b>Active Displacement</b> and outside <b>Mobility Hubs</b></li></ul>
Other Factor	<ul style="list-style-type: none"><li><b>Mobility hub status:</b> all tracts within this typology are outside mobility hubs.</li></ul>
Priority Policy Categories	<ul style="list-style-type: none"><li>Neighborhood Stability, Preservation</li></ul>



**Displacement Risk Level: ACTIVE**



# Typology 2 Sample Tract: Diverse Suburban and Urban-Fringe Communities

## Oceanside Tract 185.12

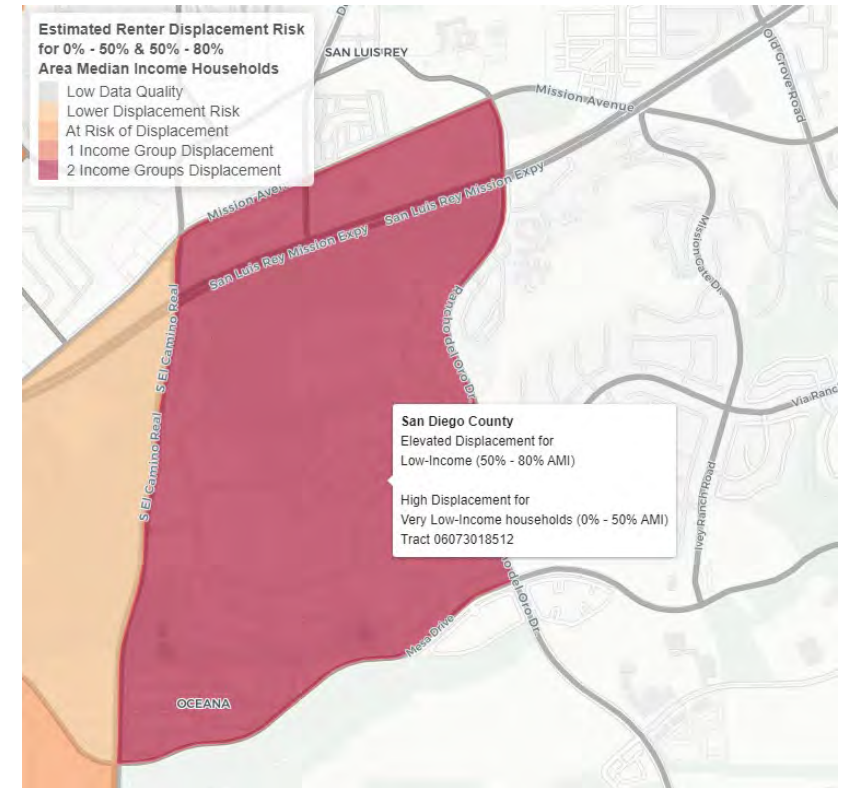
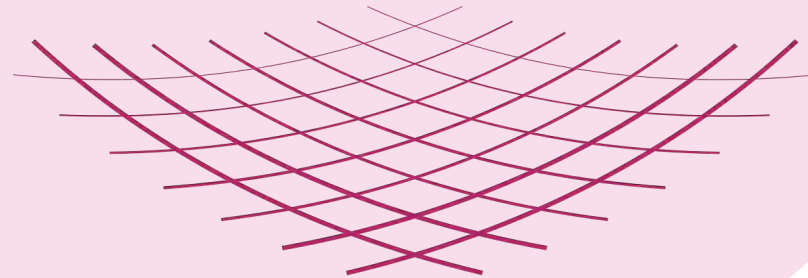
Median Income: \$52,260

Median Rent: \$1,915

Renters: 36.5%



**Displacement Risk Level: ACTIVE**

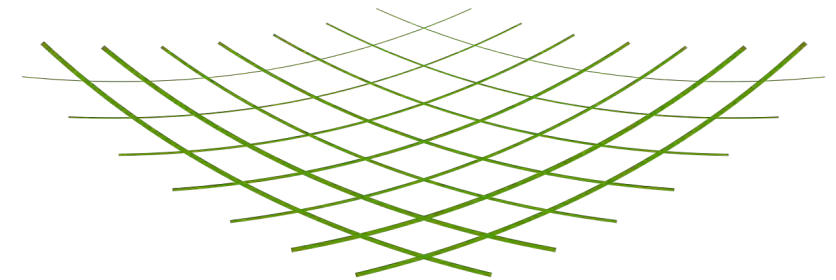


# Typology 3: Higher Cost Inland Communities

Higher Cost Inland Communities	
Definition	<ul style="list-style-type: none"><li>Tracts currently <b>At-Risk of Displacement</b> and within <b>Not Affordable</b> to low-income households</li></ul>
Other Factor	<ul style="list-style-type: none"><li><b>Affordability:</b> not affordable to renter households earning up to 80% AMI.</li></ul>
Priority Policy Categories	<ul style="list-style-type: none"><li>Neighborhood Stability, Production</li></ul>



Displacement Risk Level: **AT-RISK**



# Typology 3 Sample Tract: Higher Cost Inland Communities

## City of San Diego (University City) Tract 83.45

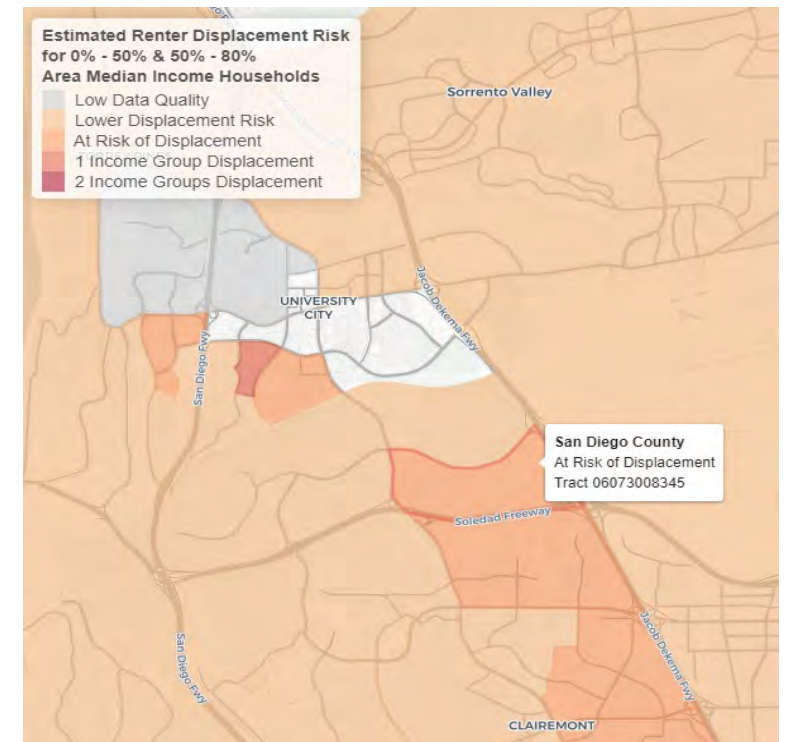
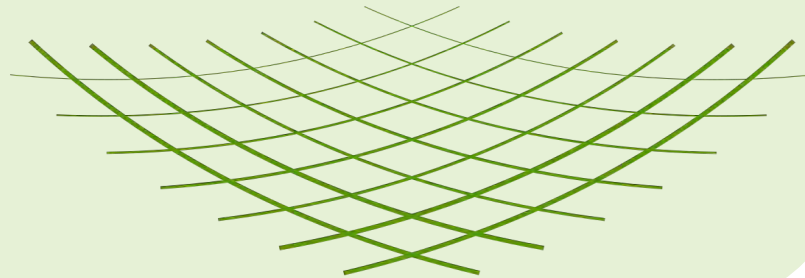
Median Income: \$83,214

Median Rent: \$2,083

Renters: 59.3%



**Displacement Risk Level: AT-RISK**



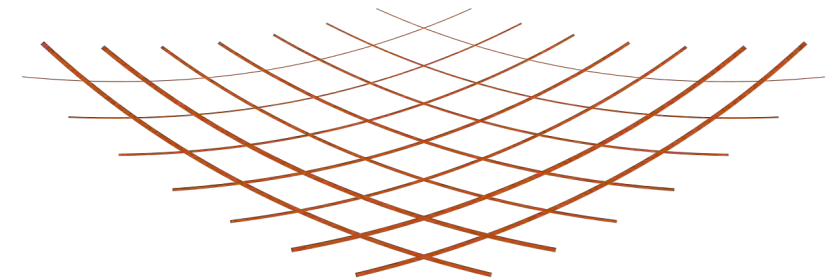
# Typology 4: Lower Cost Inland and Suburban Communities

## Lower Cost Inland and Suburban Communities

<b>Definition</b>	<ul style="list-style-type: none"><li>Tracts currently <b>At-Risk of Displacement</b> and <b>Affordable</b> to low-income households</li></ul>
<b>Other Factor</b>	<ul style="list-style-type: none"><li><b>Affordability:</b> affordable for households earning up to 80% AMI.</li></ul>
<b>Priority Policy Categories</b>	<ul style="list-style-type: none"><li>Neighborhood Stability, Preservation</li></ul>



**Displacement Risk Level: AT-RISK**



# Typology 4 Sample Tract: Lower Cost Inland and Suburban Communities

## County of San Diego (Unincorporated) Tract 136.01

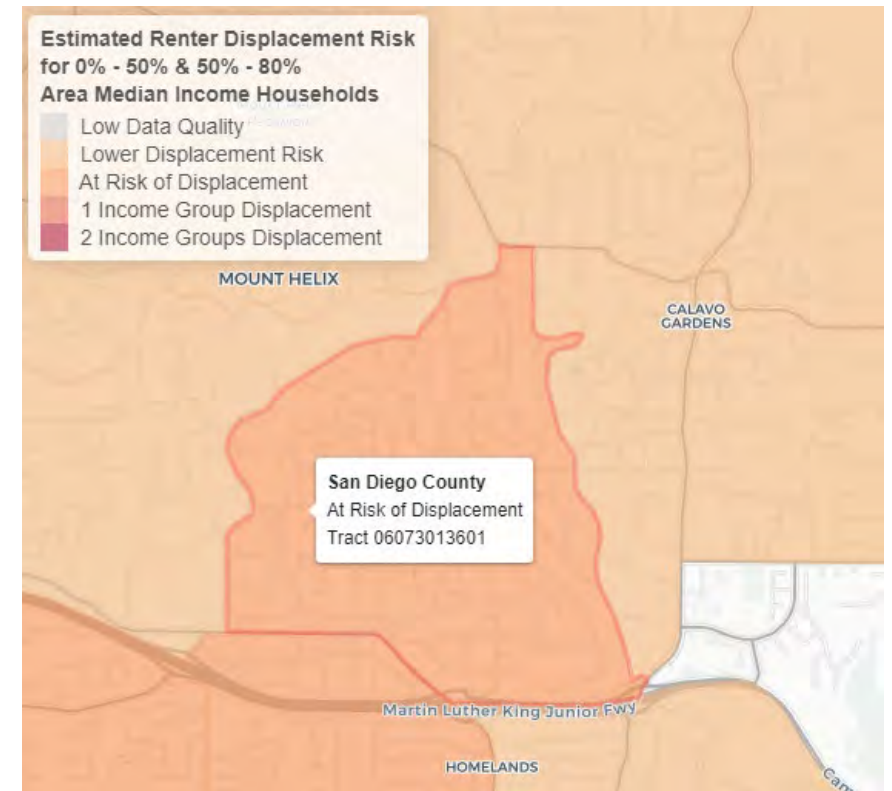
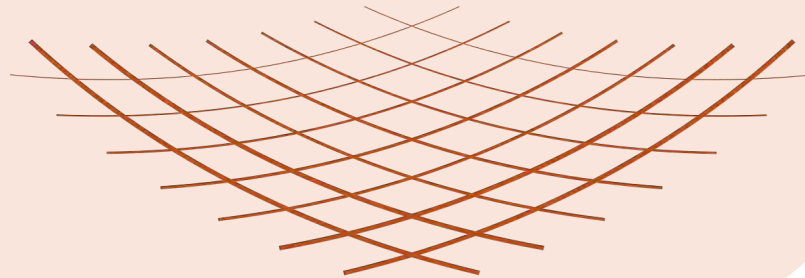
Median Income: \$98,400

Median Rent: \$1,508

Renters: 33.1%



**Displacement Risk Level: AT-RISK**



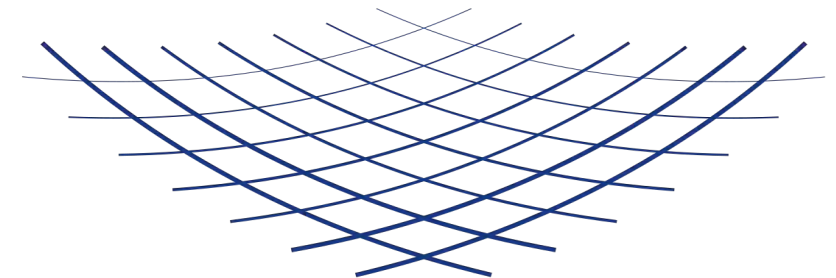
# Typology 5: Stable Coastal and Suburban Communities

## Stable Coastal and Suburban Communities

<b>Definition</b>	<ul style="list-style-type: none"><li>Tracts experiencing <b>Low Risk of Displacement</b></li></ul>
<b>Other Factors</b>	<ul style="list-style-type: none"><li><b>Affordability:</b> generally unaffordable for renter households earning up to 80% AMI.</li><li><b>Tenure mix:</b> generally majority homeowners.</li></ul>
<b>Priority Policy Categories</b>	<ul style="list-style-type: none"><li>Neighborhood Stability, Production</li></ul>



**Displacement Risk Level: LOW RISK**



# Typology 5 Sample Tract: Stable Coastal and Suburban Communities

## Encinitas Tract 176.03

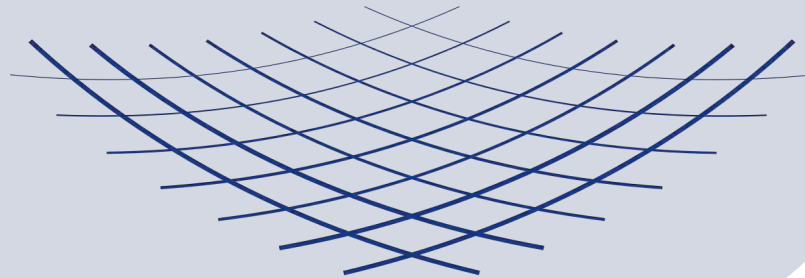
Median Income: \$161,250

Median Rent: \$3,014

Renters: 20.8%



Displacement Risk Level: **LOW RISK**





# Next step: Identifying policies for communities

	Best practice policy priority area		
	Production	Preservation	Stability
1. Redeveloping Urban Communities	Moderate priority	High priority	High priority
2. Racially Diverse Suburban and Exurban Communities	Low priority	Moderate priority	High priority
3. Higher Cost Inland Communities	High priority	Low priority	High priority
4. Lower Cost Inland and Suburban Communities	Moderate priority	High priority	High priority
5. Stable Coastal and Suburban Communities	High priority	Low priority	High priority

# Reflection Questions

Guided discussion and stakeholder feedback

# Reflection Question 1

Would thinking about the region in terms of these different communities help you use this toolkit to identify, create, and implement anti-displacement policies?

1. Redeveloping Urban  
Communities

2. Racially Diverse Suburban  
and Exurban Communities

3. Higher Cost Inland  
Communities

4. Lower Cost Inland and  
Suburban Communities

5. Stable Coastal and Suburban  
Communities

# Reflection Question 2



What would be needed to help make this toolkit a useful resource for your community?

# Anti-displacement Policies in City of San Diego

**Jeff Ryan, AICP**

Development Project Manager  
City Planning Department

**City of San Diego**

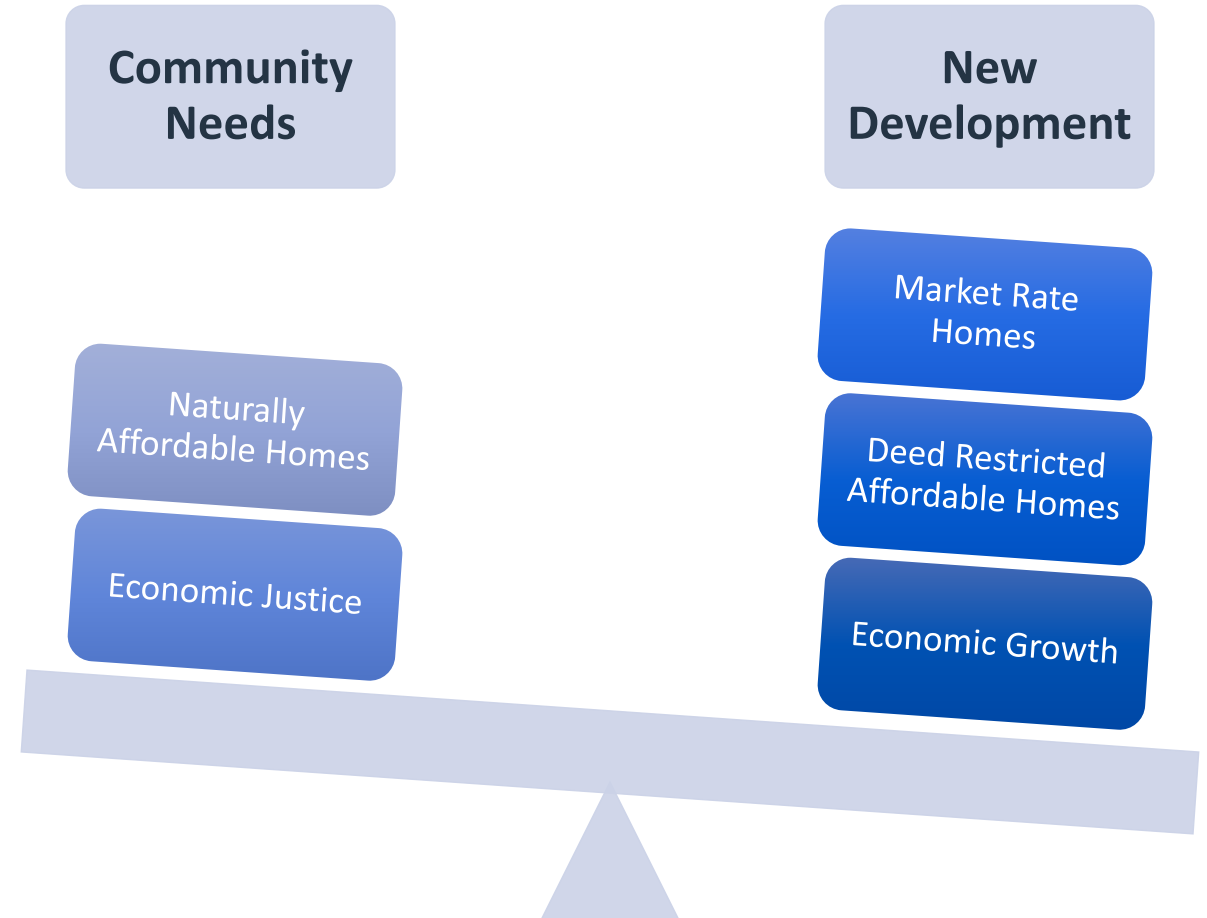
# Regional Housing Needs Assessments



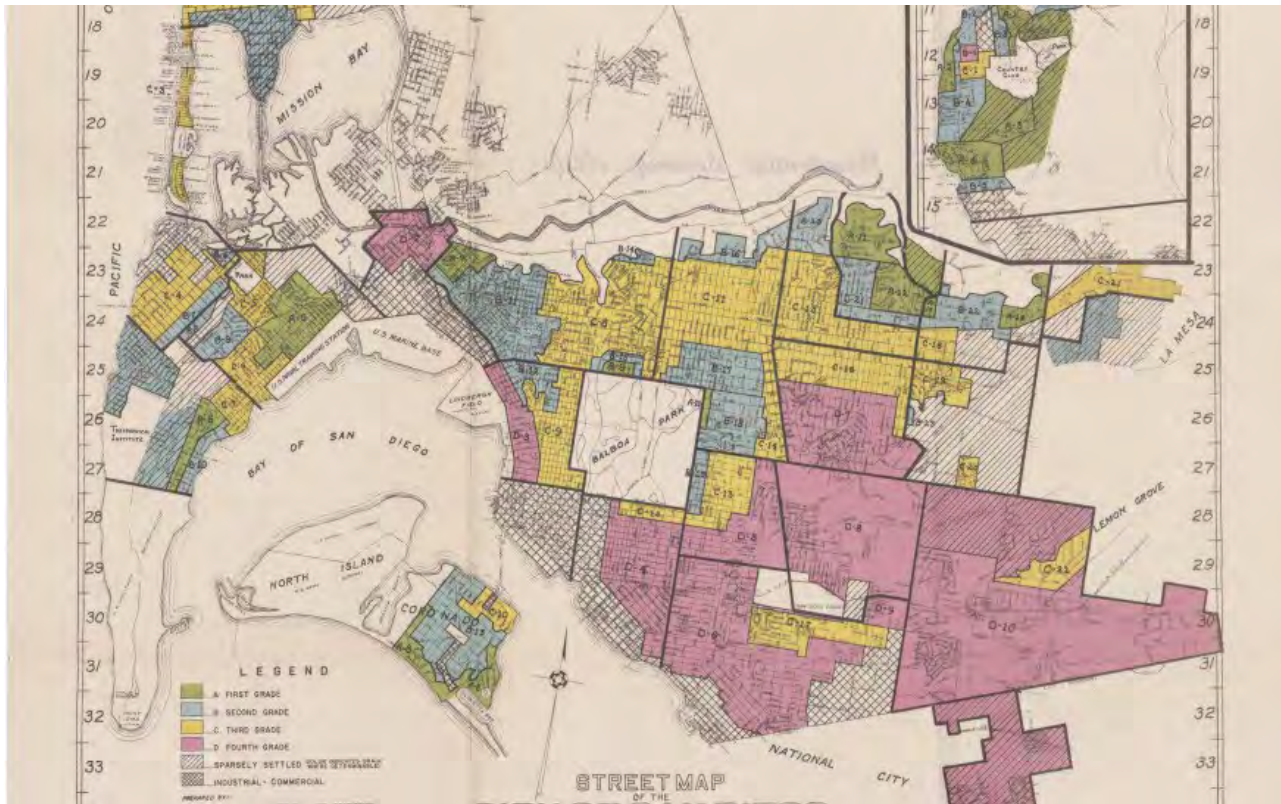
- The City of San Diego must permit **108,036 new homes** by 2029.
- Since 2021, only **10,428 permits** were issued (less than 10% of the 2029 requirement).
- Permits for low-income and moderate-income homes are lacking.

# Balancing Act

Anti-displacement measures ensure **existing residents benefit** from housing development, **protect communities** from gentrification, and **provide housing for new residents**.



# The Harmful Legacy of “Redlining”



*Redlining Map of San Diego*

- “Hazardous” or “Redlined” areas in San Diego were typically occupied by lower income residents and people of color
- Racist banking principles informed private and public mortgage lending practices for much of the 20<sup>th</sup> century
- Often places with most development and displacement were redlined, displacing marginalized communities



# Anti-displacement Policies in San Diego

## Housing Element

- Updated every 8 years
- Sets housing goals and objectives
- Adopted by City Council, Certified by State

## Land Development Code

- Updated regularly with Housing Action Packages, Land Development Codes, and other initiatives
- Adopted by City Council

## Community Plan Updates

- Updated every 20 to 30 years
- Adopted by City Council

# Housing Element: Goals and Objectives

01

Facilitate the Construction of Quality Housing

02

Improve the existing Housing Stock

03

Provide New Affordable Housing

04

Enhance Quality of Life

05

Exemplify Sustainable Development and Growth

06

Publicize Housing Needs and Resources

## Goal 4: Enhance Quality of Life Objective

- L. Protect public health and safety
- M. Create vibrant, equitable communities
- **N. Prevent displacement**

# Housing Element: Policies

## Objective N: Prevent Displacement

- HE-N.1: Coordinate housing strategies and programs across different communities and sectors
- HE-N.2: Deter practices that decrease affordable housing supply
- HE-N.3: Help relocate mobile home residents displaced by redevelopment
- HE-N.4: Encourage development of resources to help “at-risk” persons avoid evictions/foreclosures
- HE-N.5: Utilize mapping and analytical tools to predict/identify changing neighborhoods
- HE-N.6: Partner with local/regional orgs to identify joint strategies and funding opportunities to help stabilize neighborhoods
- HE-N.7: Engage community members before neighborhoods change

# Municipal Code: Dwelling Unit Replacements

- Deed-restricted and naturally affordable units/SRO rooms must be replaced on-site.
- Replacement units must be made available to folks in the same or lower income category
- Additional provisions apply within the Coastal Zone, pertaining to bedroom ratios and off-site replacement.

# Municipal Code: Tenant Protections

- Previous tenants of protected homes have right-of-first-refusal
- Tenants of protected DUs can stay in the unit until 6 months before demolition, and must receive notice 12 months before demolition
- Many regulations do not take affect until after two years of tenancy
- Recently strengthened by the **Tenant Protection Ordinance**, signed on May 25, 2023.

# Municipal Code: Tenant Protection Ordinance

- Tenants now receive protections on day 1 of their tenancy.
- Tenants who are evicted for no fault of their own are entitled to up to 3 months of rent relocation assistance.
- Tenants have more protections when it comes to substantial remodels that can and cannot be used for a no-fault eviction.
- Tenants have more notice when substantial renovations will happen and more options for temporary relocation.

**You can learn more about the Tenant Protection Ordinance at the following website:**

<https://www.sandiego.gov/citycouncil/cd9/housing-tenant-protections>

# Municipal Code: Affordable Housing Programs

## Inclusionary Housing

- New developments with 10+ homes must provide deed-restricted affordable housing
- Within the Coastal Overlay Zone, New Developments with 5+ homes must provide deed-restricted affordable housing

## Affordable Housing as an incentive

- Bonus Accessory Dwelling Units
- State Density Bonus Law
- Complete Communities: Housing Solutions

# Community Plan Updates



## Barrio Logan Community Plan

- Increase homeownership opportunities for residents
- Promote and preserve affordable housing options
- Retains and relocates existing tenants
- Provide residents extended notice and options to return to new affordable units in cases of planned demolition.



# Proposed Anti-displacement Measures

## Dwelling Unit Protections

- Make existing protections permanent by eliminating the citywide January 1, 2025 expiration date.

## Condo Conversions

- Conforms local code w/ state law to provide tenants first-rights-of-refusal for units converted into condominiums.

## Priority Rental Preference for Affordable Units

- Directs agencies to identify ways to grant existing residents priority preference to rent new deed-restricted affordable units.

# Discussion

**Jeff Ryan, AICP**

City of San Diego

[jtryan@sandiego.gov](mailto:jtryan@sandiego.gov)

Want to learn more about  
proposed anti-displacement  
policies?

Scan Here



[www.sandiego.gov/housingactionpackage](https://www.sandiego.gov/housingactionpackage)

# Anti-Displacement Strategies

**Estolano**  
ADVISORS

# Agenda

1. Anti-Displacement Policies in AFFH and Housing Elements
2. Stability Policy
  - a. Tenant Protection Ordinance and Right to Counsel
3. Preservation and Production Policy
  - a. Community Land Trust as a Displacement Strategy

# Affirmatively Furthering Fair Housing (AFFH)

In 2018, the California State Legislature passed AB 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA). The law:

- Requires all state and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities
- Creates new requirements that apply to all housing elements due for revision on or after January 1, 2021

# HCD's AFFH Goals and Actions Framework for Housing Elements

1. Enhancing mobility strategies and promoting inclusion for protected classes
2. Encouraging development of new affordable housing in high-resource areas
3. Implementing place-based strategies to encourage community revitalization, including preservation of existing affordable housing
4. ***Protecting existing residents from displacement***

# SANDAG Anti-Displacement Study Best Practices Report

	Best practice policy priority area		
	Production	Preservation	Stability
1. Redeveloping Urban Communities	Moderate priority	High priority	High priority
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# Anti-Displacement Strategy Spotlight Presentations

- **Stability Policies**

- Tenant Protection Ordinance
- Right to Counsel

- **Production and Preservation Policies**

- Community Land Trusts



# Tenant Protection Ordinance + Right to Counsel

# Tenant Protection Act

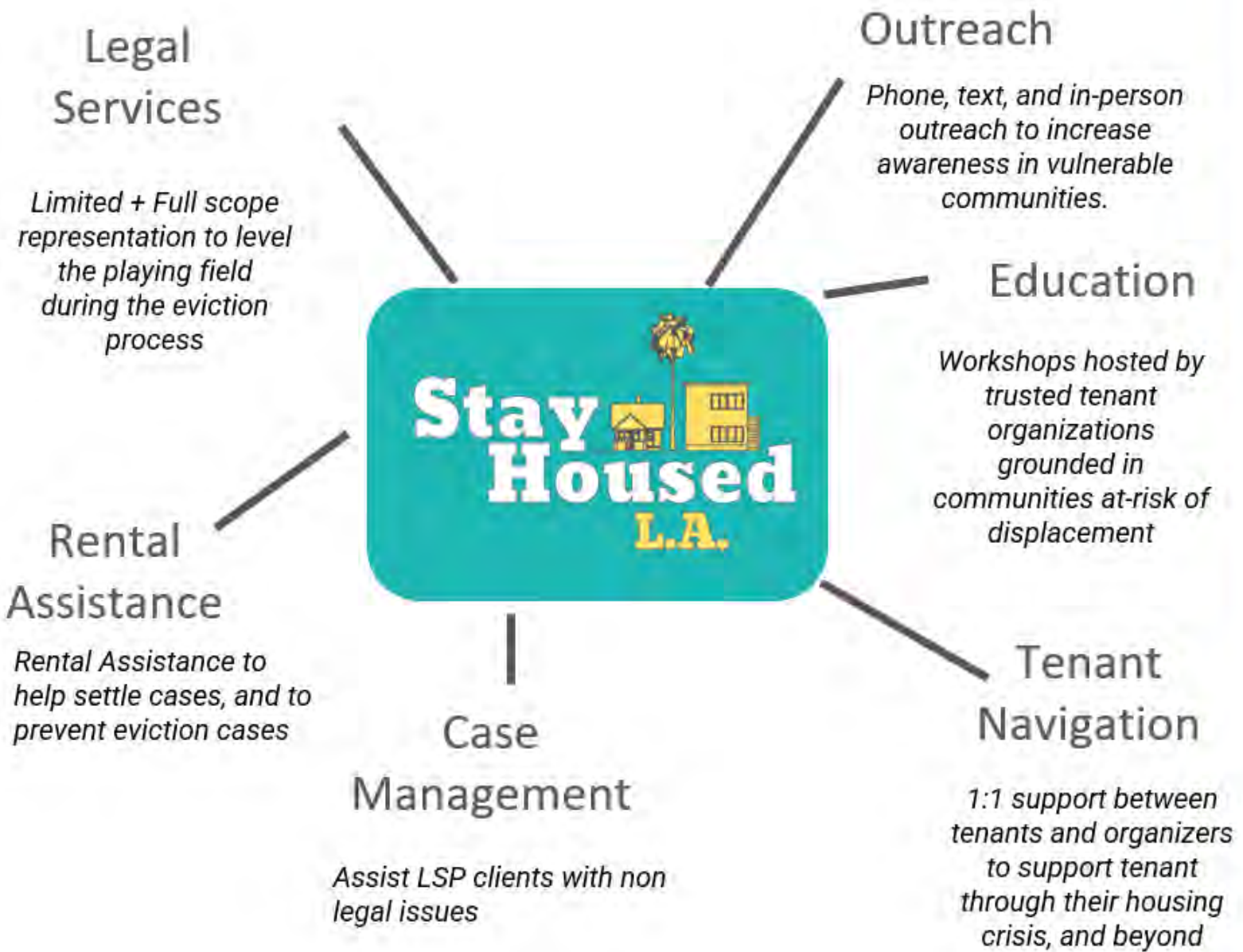
The California Tenant Protection Act (AB 1482) took effect on January 1, 2020 and expires in 2030, which provides statewide tenant protections including:

- Limits on rent increases
- Just cause eviction protections
- Relocation fees for no-fault evictions

# Tenant Protection Ordinance

Local jurisdictions can pass Tenant Protection Ordinances to strengthen statewide protections already in place and impose stricter requirements for those pursuing no-fault causes for all units. These ordinances can expand the definition of and/or include harsher punishments for harassment and retaliation by the landlords.

- City of Chula Vista (March 2023)
- City of San Diego (June 2023)



# WHAT DOES SHLA DO?

# Stay Housed LA Program

- In 2019, **4,200** eviction cases in L.A. County found that approximately 10% of tenants facing eviction in the County had legal representation, while 90% of landlords do.
- Black and Latino people are more likely than every other racial group in the County to be rent-burdened, at 62% and 56% respectively, compared to White Angelenos at 51%, and experience the highest rates of eviction compared to other racial groups.
- Additionally, Black, and Latino Angelenos experience the highest rates of eviction compared to other racial groups.

## Between August 2020 & April 2023, we have...

- Reached **1,401,738 tenants**
- Hosted **1,095 workshops** attended by **22,293 tenants**
- Supported **16,627** tenants with navigation services
- Legal services to **18,613 tenants**
- Provided **\$3,424,000** in rental assistance to **384 households**

**BY THE NUMBERS...**



## Los Angeles County Approves Landmark Right to Counsel Ordinance, Ensuring Legal Representation for Tenants Facing Eviction

Board of Supervisors Passes Motion to Provide Universal Access to Legal Representation

By Dolores Quintana

Search for...





# What is Right to Counsel

A right to counsel ordinance would provide free legal counsel to all low-income tenants along with a suite of permanently-funded services.

- Legal representation for low-income families
- Community education through workshops & clinics
- Targeted outreach & organizing to build tenant power
- Emergency rental assistance

# Why Right to Counsel

- Homelessness Prevention
  - Eviction causes homelessness
- Access to Justice
- Health & well-being
  - Decreased impact on physical and mental health of people in eviction proceedings
  - Decreased negative impact on children, including their health, education, and potential future earnings
- Community well-being
  - Increased family and community stability
  - Decreased impact on law enforcement
  - Increased trust in the justice system and civic engagement

# Why Right to Counsel

- Cost Benefit Analysis\*
  - LA County saves \$250.4 million
  - LA City saves \$120.3 million

In potential costs avoided related to emergency shelter, housing programs, health care costs, and foster care. Including additional streams of revenue that could be realized by Los Angeles County schools. The County and the City may also realize value in keeping tenants who are currently living in affordable or rent stabilized units in those units. - Analysis by Stout Ricisu Ross, LLC

# Community Land Trusts as a Displacement Strategy



**Brisa Aviles**

Founding Member of Tierras  
Indigenas CLT



**Leo Goldberg**

Co-Director For Policy And Capacity  
Building, California CLT Network

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# Community Land Trusts as an Anti-Displacement Strategy



*Tuesday July 25, 2023*

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# Why Community Land Trusts?

Community ownership and CLTs are strategies for sustaining and our low-income and BIPOC communities

- ✓ Resisting displacement by creating stable, affordable housing opportunities
- ✓ Establishing grassroots, democratic control over neighborhood decision-making
- ✓ Providing services and facilities that the market will not

# What is a Community Land Trust? Origins

Building on cooperative ownership strategies from around the world



The New Communities Inc.



# What is a Community Land Trust?





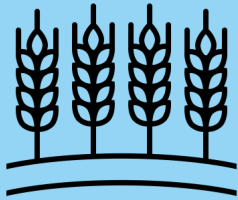
# What is a Community Land Trust? Housing Models



# What is a Community Land Trust? **Non-Housing Uses**

## Beyond Housing

**Urban  
Agriculture**



**Small  
Businesses**



**Open  
Spaces**



**Community  
Spaces**



**99 YEAR GROUND LEASE**

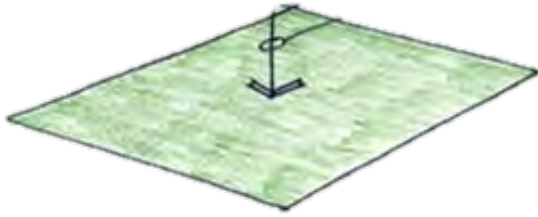
**COMMUNITY OWNERSHIP OF LAND**



# Diversity of Projects



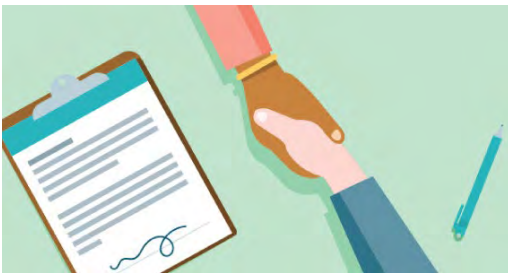
# Split Ownership



CLT's retain ownership of land, enabling them to serve their communities across decades.



The “improvements” (aka whatever is on the land – often housing) is owned separately.

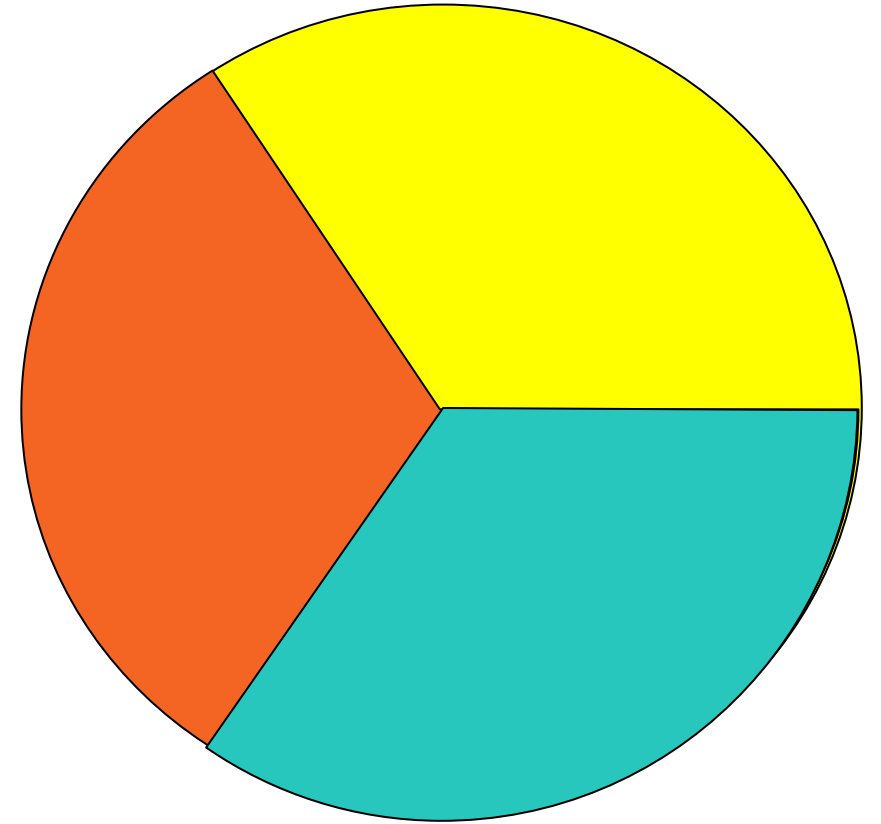


A “ground lease” lays out the mutual responsibilities of the CLT and the owner of the improvements, legally ensuring that both will upkeep their commitment to permanent affordability for low-income people

# How? – Community Control

Residents and community members guide their CLTs through membership structures and 3 part boards:

- CLT Residents
- Community members
- Stakeholders representing the public interest and/or bringing community development expertise



*Many CLTs have 1/3 of each category, but there are many variations, and startup CLTs often don't have residents for some period.*

# How? – Stewardship

**Stewardship** = Support Services + Monitoring and Enforcement

- ✓ Financial counseling
- ✓ Foreclosure prevention
- ✓ Community organizing
- ✓ Resource pooling
- ✓ Occupancy requirements
- ✓ Rent and resale restrictions
- ✓ Property maintenance
- ✓ Ability to intervene in emergencies

**Goal:** the long term stability, affordability, and financial wellbeing of both buildings and their residents

# CLT Action in San Diego

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# Tierras Indigenas CLT

8 founding board members made up of local residents and organizers

Serving the Historic Barrios of San Diego - Barrio Logan, Logan Heights, Sherman Heights, Mt. Hope, Stockton, Grant Hill, Shelltown, and Southcrest

We will undertake the following...

- ★ Decommodify land and housing
- ★ Develop without displacement
- ★ Create shared neighborhood spaces
- ★ Create and steward community gardens and urban agriculture
- ★ Engage in environmental restoration
- ★ Grow collective consciousness through organizing and education
- ★ Preserve culture and reclaim our indigenusness



# "Rooted in Comunidad, Cultivating Equity" TCC Project Area Map

8 Neighborhoods of Barrio Logan, Logan Heights, Sherman Heights, Mt. Hope, Shelltown, Stockton, Grant Hill, and Southcrest



**POTENTIAL AWARD:**  
**\$44 million investment**  
 (\$29.5M from TCC + \$14.75M leverage)



## Projects:

- 1 **COMMUNITY LAND TRUST**
- 3 **HOLISTIC HEALTHY HOMES**
- 4 **TRANSIT STOP IMPROVEMENTS**
- 5 **CHICANO PARK MUSEUM UPGRADES**
- 6 **VIA VERDE ELECTRIC SHUTTLE**
- 7 **PROJECT NEW VILLAGE**
- 8 **BOSTON AVENUE PARK**
- 9 **TREE PLANTING**

## Transformative Plans:

- COMMUNITY ENGAGEMENT**
- WORKFORCE DEVELOPMENT**
- DISPLACEMENT AVOIDANCE**



# CLT Preservation Strategies

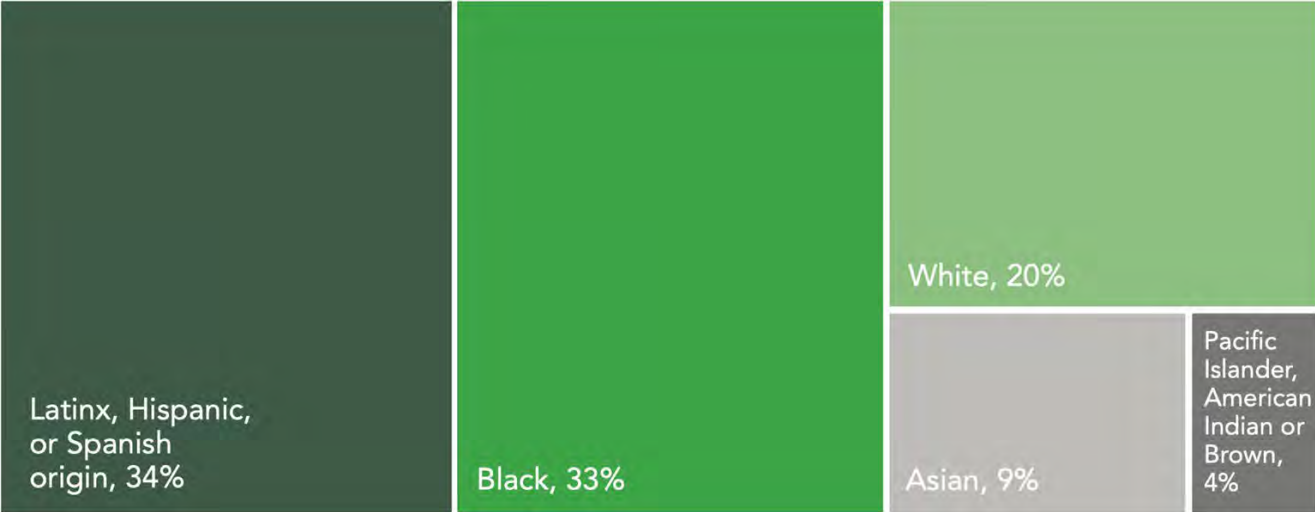
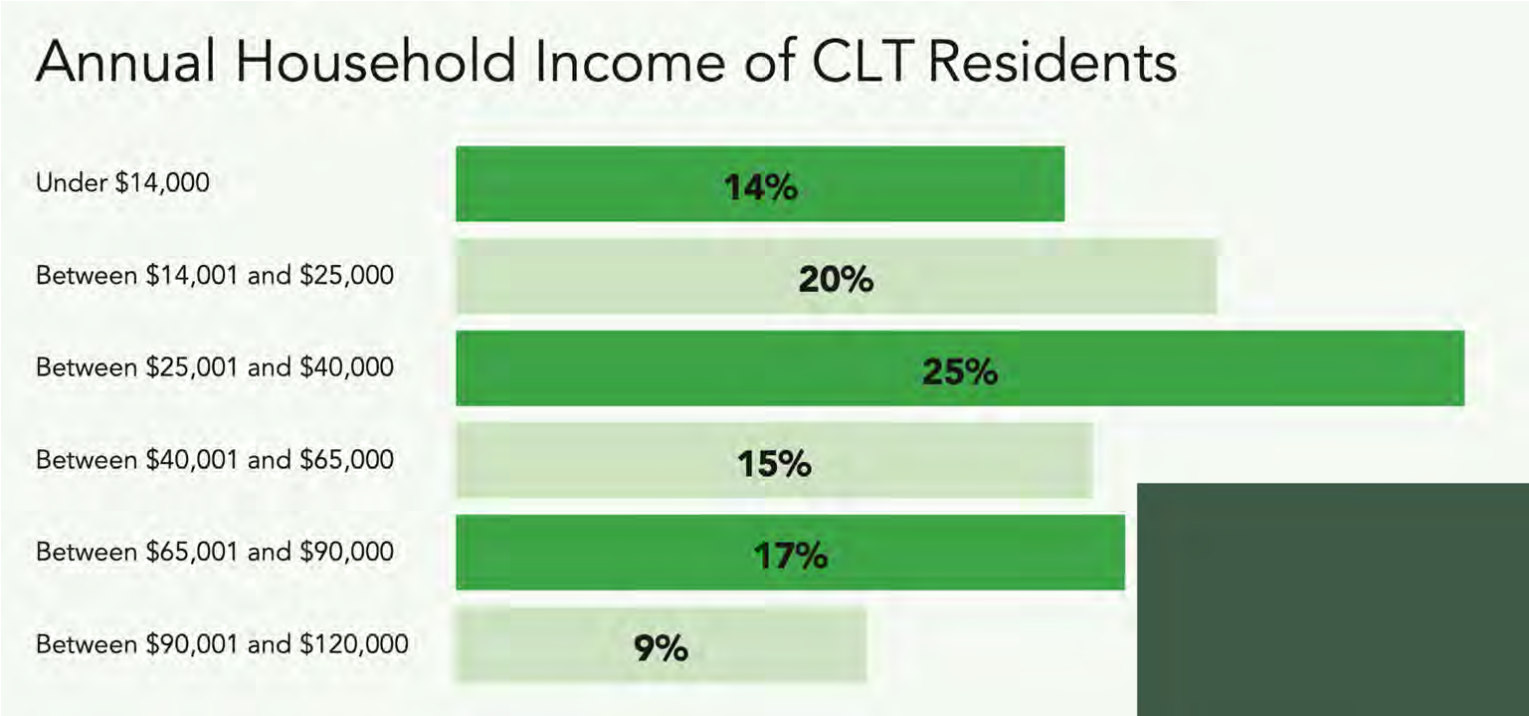


# The California CLT Network

- 30+ CLTs in 22 counties
- Over 3,500 Residents
- 1,172 General Members
- 163 Board Members
- 82 Staff



# CA CLTs Primarily Serve Low-Income and BIPOC Populations



# Homeownership and CLTs

All of the subsidy is retained and recycled in the home



# Preservation Case Study





## **1685 Solano Ave., Berkeley**

- 13 units in high opportunity nhood with little rental housing
- Tenant mobilization against attempted evictions
- Bay Area CLT intervention
- Undergoing housing cooperative formation

# Preservation Case Study

## East Bay Grandmother Facing Eviction Joins Forces With Land Trust to Buy Her Home — Thanks to New Law



By Erin Baldassari  Apr 26, 2021  Save Article



### Jocelyn's House, Pinole

- Teacher and grandmother faced eviction from rental SFH
- Partnered with Northern CA Land Trust to acquire home
- Undergoing rehab after which it will be transferred to Jocelyn



# Foreclosure Intervention Housing Preservation Program (FIHPP)

- \$500mil for preservation of housing in or at risk of foreclosure
- Eligibility: 1-25 unit market rate buildings
- Rollout: 2024
- Local Governments have a role to play...

(c) A “foreclosure risk intervention sale” is defined in accordance with subdivision (c) of Section 50720.4 of the Health and Safety Code. Additional indicators of foreclosure risk at the time of sale include, but are not limited to, the following:

- (1) The property has outstanding citations from a local government body for habitability problems.
- (2) A local government body has identified the property as at risk of foreclosure.

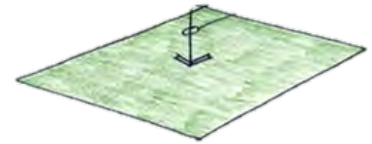
# How Local Govs Can Support CLTs



# How Local Govs Can Support CLTs

## Every CLT needs

- Operating funds to support staff and administration
- Land to build or grow on
- Financing to acquire, build and/or rehab the land & improvements



# How Local Govs Can Support CLTs

Strategy	Outcomes
Operating Funding	<i>Support emerging CLTs</i>
Provide Public Land/Properties	<i>CLTs maintain properties for the benefit of lower income community members</i>
Notify of FIHPP-Eligible Properties	<i>Turn market-rate housing into affordable housing</i>
Development Subsidy	<i>Help CLTs compete with speculators and develop units for lower-income families</i>
Technical Assistance	<i>Build capacity of emerging CLTs to strengthen financial sustainability</i>

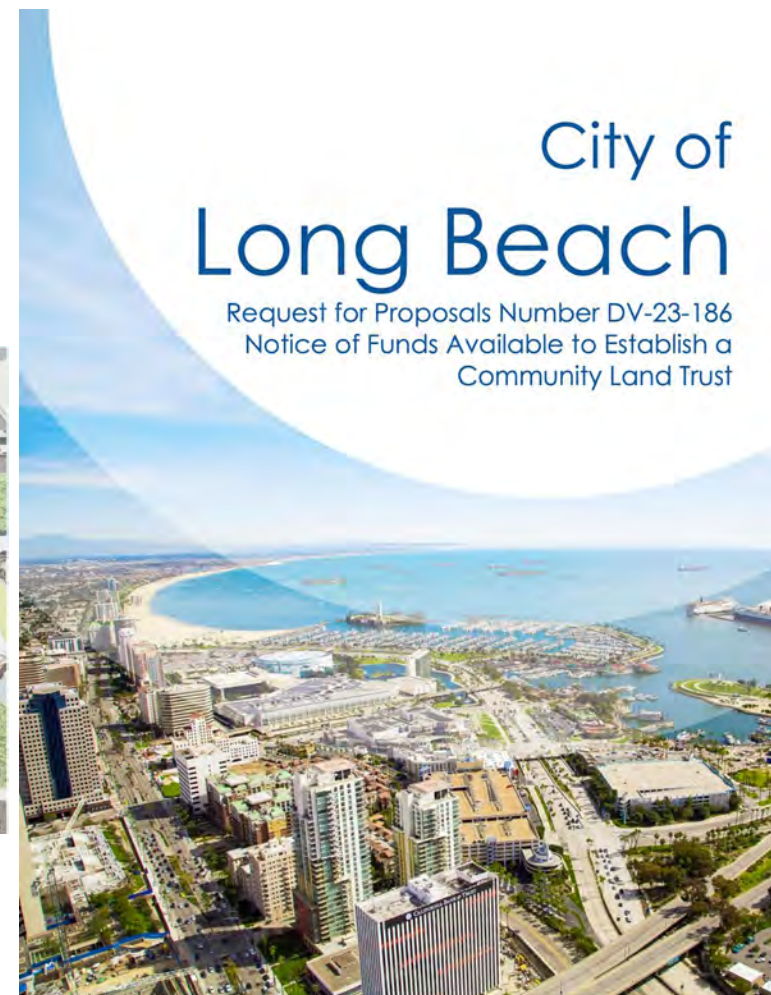
# How Local Govs Can Support CLTs: Examples



Irvine



Santa Ana



Long Beach

# How Local Govs Can Support CLTs: Examples

## LA County CLT Pilot

- \$14mil
- 5 CLT-CDC Partnerships
- Funded the acquisition and rehab of 8 buildings



# How Local Govs Can Support CLTs: Resources



## Community Land Trusts as Stewards of Public Land

A Guide for Local Governments in California  
Francesca Zepeda, Leo Goldberg, and Nicole Montojo

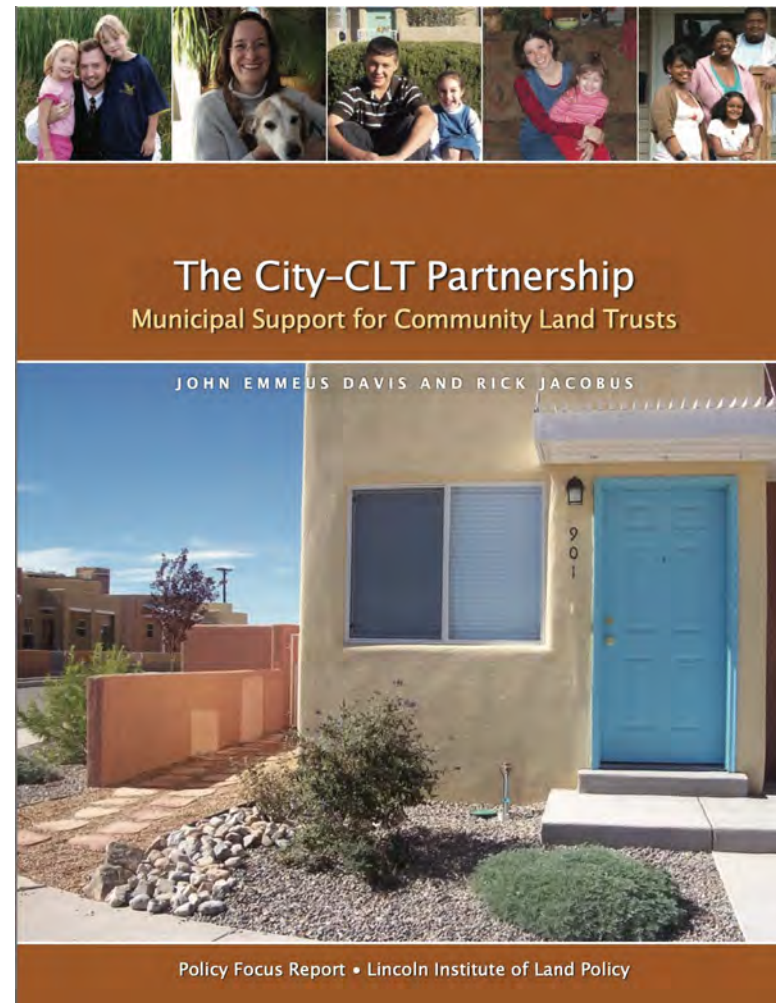


Available at  
[www.cacltnetwork.org](http://www.cacltnetwork.org)

RESOURCE GUIDE

BELONGING.BERKELEY.EDU

SEPTEMBER 2022



Available at  
[www.lincolninst.edu](http://www.lincolninst.edu)

Thanks for Listening

Questions?

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Leo Goldberg - [leo.goldberg@cactlnetwork.org](mailto:leo.goldberg@cactlnetwork.org)

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



**Questions?**

# What's Next?

- Local Staffing Assistance & Legislation Tracking (Ongoing)
- Regional Trainings/Templates and Toolkits:
  - Objective Design Standards Workshop

***Reminder!***

**Submit TA Requests to:**

SANDAG\_HAPTA@ascentenvironmental.com

# Housing Policy & Planning Tool *\*Soft Launch\**



APR Regional  
Housing Data  
Explorer



Policy Resources  
(including resources  
from HAP TA)



Affordable Housing  
Case Studies

# Connect with SANDAG's HAP-TA Team

## Project website:

[sandag.org/projects-and-programs/regional-initiatives/housing-and-land-use/housing-acceleration-program](https://sandag.org/projects-and-programs/regional-initiatives/housing-and-land-use/housing-acceleration-program)

## Local Staffing Assistance Requests

Email: [SANDAG\\_HAPTA@AscentEnvironmental.com](mailto:SANDAG_HAPTA@AscentEnvironmental.com)

## Contact SANDAG

Email: [carrie.simmons@sandag.org](mailto:carrie.simmons@sandag.org)

Phone: (619) 837-6503

**SANDAG**