

GPAHG Monthly Meeting

Date: 4/23/2019

Time: 7 pm – 9 pm

Location: Orange Grove Quaker Meeting House

Guest Speaker: Sandra McNeil

Topic: Restructuring Ownership and Shifting Power" Returning Land to the Commons through Community Land Trusts

7pm - Introductions

7:15pm - Jill introduced Sandra McNeil

7:20pm - Sandra's Presentation

- Work on issues on land ownership and community driven responses around housing issues
- Land "ownership" is not a universal idea, and it's a foreign concept in some cultures
- CLT's Henry George; Rethink land ownership
- Origins of CLT; Albany Georgia
 - An effort to secure land in African American community
 - Born out of civil rights movements in 1969 New Communities, Inc.
 - Founded as a collective farm
- Early CLTs
 - Woodland City Land Trust
 - constructed affordable homes on collectively held land
 - Covenant CLT - Hancock County, Maine
 - Acquired land and provided living and farm opportunities
- 250 CLTs around the Country
- Active growth from working class urban communities of color
- How do we look at long term strategies?

How CLTs Work

1. Community struggles with rising costs, vacant building and overcrowding
2. Community members work to for a CLT, a nonprofit democratically governed organization that gets and keeps land on behalf of the community
3. CLT facilitated community driven planning to address community needs. Works with resident group, developers. Develop unused spaces to meet community needs

CLT = Affordable housing in perpetuity

Examples of CLTs

- Dudley Street Neighborhood Initiative - Roxbury Massachusetts
- Streets of Hope
- Trust South LA Neighborhoods #Transit Investment

Counter Displacements through Reclaiming (Build Assets and Economy), Remaining (Presence Housing protects tenants), Rebuilding (Produce Housing)

- Raise Social Capital
- Leverage Community equity to provide financing
- Work with development partner to build affordable housing and communities
- Community equity remains in the projects to support long term affordability for local residents
- Engage resident in social and economic justice struggles to make new opportunities

How to Support CLTs?

Land use planning, Project subsidies, Operating Subsidies, Building on Vacant Land, Regulatory Exactions, Property Taxes, Staffing, Tenant-Protection and Opportunity Policies

Resources

- Grounded Solutions Network
- Arc of Justice
- CLTroots.org

Contact Info

Sandra McNeil
(323) 404-0796

7:45pm - Questions?

1. Deed Restrictions vs CLT

- Deed Restrictions are a requirement that goes with the land
- CLTs have deed restrictions and go beyond
- Deed restrictions are valuable for CLTs to utilize
- Deed restrictions vary in the amount of time they can be used. CLT is 99 years
- Deed Restriction supplement CLT to extend length
- CLTs establish community role in stewardship of land, deed trusts do not
- CLT exerts broader community power vs deed restriction
- CLT provides better consolidation of work effort than deed restriction.

2. Do you need a critical mass of properties to start a community land trust?

Is it possible for Pasadena to part a of LA CLT?

- Conduct a market study of real estate strategies to determine needs for the CLT
- Determine how CLT could be supported in Pasadena community
- Create a timeline for CLT strategy and find out what it will take to get there
- Identify buildings to contribute to community land trust
- Create a business plan for CLT

3. Is the plan to incorporate Pasadena's 577 Inclusionary Housing units into land trust feasible?

- Yes, there are many ways a CLT can function
- CLT could steward the units and receive fees from the city to ensure units remain affordable
- Consider a land trust subcommittee for GPAHG
- Research Inclusionary program in Pasadena and determine how it could be improved
- Add preference for African American communities?

8:05pm - GPAHG Meeting Began

8:05pm - Introductions/ Scripture discussion on Land Use

- Land comes w/ responsibilities
- God cares about land use in the community

8:20pm – Sharing: Peggy Renner

- Working to restore building in Pasadena community to original status as affordable senior housing
- located original variances in city record that prove it had been built as senior housing along with 4 other locations
- Hoping to create a mushroom effect with 4 other homes
- Discussion in San Pedro to allow transfer of property
- LA Villa 1070 N. Lake
- GPAHG to write a letter of support for Peggy

8:30pm - Subcommittee Reports

ADU

- Anne Marie met w. Architect to strategize
- They need recruitment and new participants
- Meeting next Monday with others who have ADU issues
- Plan to discuss how to guide people to list of Affordable Housing
- San Jose has a database for affordable Housing and Renters
- Research cities and nonprofits working towards creating a list of renters and homes
- Meeting at Peets coffee, Lake and California on Monday

8:40pm - YWCA

- Need a coalition of churches and preservationist who want YWCA restored
- Need volunteers to research AB2135 to prioritize homeless and affordable housing on surplus land
- Need volunteers to meet with affordable housing developers and others interested in this site

Blair Miller

- Planning bus tour, but need people to organize and bring people to the tour
- Theresea is going to lead the charge to get numbers

- Bus tour scheduled for end of July/Early September

Safe Parking

- Potential grant from homeowners association
- Attending safe parking La Conference in May
- Mtg May 25th 8:30am at Monrovia Foothill Unity Church

9:00pm Announcements

- Homelessness Sub Committee Meeting Thursday (4/25) @ 12pm
- Need help with One-year Institute Saturday 9-12pm
- Trauma and Homelessness is the next speaker subject. No speaker scheduled yet
- Next GPAHG Meeting is **Tuesday, May 28th, 2019**