



## Housing Group Summary Notes October 2, 2007

**Attendees:** Herb Whittaker, Steve Frisch, Will Wong, Steve Art, Kathie Denton, Jan Shonkwiler, Chris Schmidt, David Loya, Joe Serrano, Joanne Auerbach

**Not present:** Leslie Woodman, Kate Ahrens

**Facilitator:** Lauren O'Brien, Placer Collaborative Network

**Next Meeting:** Monday November 5<sup>th</sup>, 3-5pm

**Location:** City Hall, Auburn, Room #10

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### I. **Review Action Items**

- Action items were reviewed. The following new actions emerged:
  - Lauren will resend out the fact sheet and presentation so that people can begin to communication up the right channels within their organization.
  - Steve Frisch will communicate to a few Board of Supes informally
  - The cities will inform their city managers to inform their Councils
  - Herb Whitaker will inform Placer County as part of his housing executive task force role with the County.

### II. **Solidify Sierra Business Council as Fiscal Sponsor**

- Steve Frisch informed the group that he has received preliminary approval from his Board president to be fiscal sponsor to the PCLT until it becomes a 501 (c) 3
  - It is anticipated that this role will be needed for 18-24 months.
  - Sierra Business Council will also play a "consultant" role in forming the business plan for the PCLT.
    - The advisory committee (our team) will take a leadership role in the business plan and work collaboratively with SBC during the process.
  - Placer Collaborative Network staff will continue to convene, assist with the business plan and relevant actions as they come up.
    - As mentioned in the last meeting, PCN will be compensated for this role once funding is found.
  - **Action:** Lauren to develop MOU with SBC for fiscal sponsorship role and consultative role (also to include PCN responsibility)

### III. **Vision for Placer Community Land Trust**

- The group brainstormed the vision of what this Land Trust would include from a broad perspective over the next 3-5 years. Below are some initial must haves or must do's. These will be incorporated into the business plan:
  - Matrix with clear roles and responsibilities for the jurisdictions, the CLT, and what is shared.
    - This will include the inclusionary obligations.



- Sustainable business model will be developed
  - Jurisdictions and County could pay a fee somehow
  - An endowment could be the first approach
  - Development fee/transfer fee
- The CLT offers full service to the jurisdictions and to some extent the community:
  1. Long-term monitoring of projects
  2. Initial sale
    - a. Wait list
    - b. Market
    - c. Educate
    - d. Qualify
    - e. Select
  3. Ongoing monitoring
    - a. Approval of improvements
    - b. Living density
    - c. Deed related
  4. Resale
    - a. Apply resale formula
    - b. Same as initial sale
  5. Development oversight
  6. Homebuyer assistance
  7. Management of the inclusionary units (in partnership with the jurisdictions)
- Jurisdictions and County describe the services relevant to them
- Developers give land to the CLT
- We are focused with clear goals and objectives
  - First project is identified
- Executive Director is a dealmaker
  - Strong negotiating skills
  - Commitment to the jurisdictions
- Use best practices for non profit practice
  - Urban Land Institute housing best practices
- CLT plays a role in advocacy (need to determine level of this)
  - Possibly advocate for a portion of a community benefit fee
    - Palo Alto has done this
- Board is community based (has the homeowners/renters on board)
  - Developer
  - Clients/community
  - Diversity
  - Some green building expertise
  - Bankers/realtors
  - Architects
  - Legal



- Criteria for the CLT is defined
  - Target for CLT is homeless→ teacher
  - Policy of homeownership vs. rental
    - Humboldt County model
    - Habitat for humanity model
- Understand the lifecycle cost of housing (green building case)

**IV. Agenda for next meeting:**

- Build fundraising matrix
- Update on communications /actions