



Housing Group Summary Notes July 18, 2007

Attendees: Herb Whittaker, Steve Frisch, Leslie Woodman, Esmerita Rivera, Joe Serrano, Will Wong, Kate Ahrens, David Loya
(not present) : Steve Art, Kathie Denton, Jan Shonkwiler

Facilitator: Lauren O'Brien, Placer Collaborative Network

Next Meeting: Wed. September 5th 8:30 am -10:30 am

Location: City Hall, Auburn, Room #10

Who are we striving to benefit: Children, Adults, Families and Our Community

- I. Steve Frisch presented an overview of Community Land Trusts. Specifically, he showed:
 - The mechanics of Community Land Trusts (board structure, types of funding, project work, and how they were founded). The presentation will be posted on the PCN website and will be sent to the team.
 - Organizational structure comprises: builders, developers, businesses, owners, renters, non-profit organizations, government and councils representing certain population sectors (Latino, Native American, etc.)
 - Case studies were also presented. Figueroa Corridor Community Land Trust was illustrated in detail.
 - Financing opportunities for CLT's exist with agencies such as: Fannie Mae, Freddie Mac, Banks, Cities, Counties. Development impact fees are also a component of Community Land Trust funding.
 - Community Land Trusts provide, in addition to a focus on affordable housing, an emphasis on community building, providing oftentimes jobs locally and advocacy for improved housing and living conditions.

- II. Joe Serrano presented the mechanics of a CHODO and described how it could work with a Community Land Trust. Additionally, we learned:
 - The requirements of a CHODO
 - The funding mechanisms of a CHODO
 - That there are no CHODO's in Placer County
 - That there are state set asides for CHODO's that Placer County could compete for but doesn't right now because there isn't a CHODO
 - CHODO's are a good tool, but if land costs are too high, even CHODO's can not make the mechanics of affordable housing work.
 - Community Land Trusts in conjunction with CHODO's could be a great combination as CHODO's get superior financing (lowering their cost of funding) than developers, and Community Land Trusts can donate the land making it feasible to construct affordable housing to those with very low incomes.



III. The group had a very good discussion about Community Land Trusts and CHODO's as it relates to our needs in Placer County. This led to a discussion about the pressures that Placer County is facing with respect to affordable housing. Some of the market dynamics include:

- Each city is facing a housing element process that is mandating many more affordable housing units than seems possible.
- Developers (BIA) have shown an interest in inclusionary housing practices, but we are not sure to what level. One thought is that they see what is going on in Sacramento and know it is only a matter of time before tighter affordable housing policies come to place in Placer.
- Pressure from SACOG , state-wide level, which is looking at the jobs housing, transportation situation and putting pressure on cities.

These dynamics are all putting pressure on Placer County to do something, yet it appears that there is no regional type organization looking at housing. We felt that this group could perhaps play that role and be proactive by providing some solutions.

The group began to discuss more fully what a Community Land Trust might do to help solve the problem. It was agreed that with CHODO moving forward already, and state and city policies pushing for more inclusionary practices, that the Community Land Trust is perhaps the one area that could use support (to create).

The cities indicated that a Community Land Trust would only work if it clearly gave them benefits and did not take up their staff time. Some of the benefits that the cities saw were:

- Advocacy for affordable housing which does not exist right now
- Reduce duplication in jurisdiction work by providing:
- Long-term monitoring of projects
- Development oversight
- Encouraging public participation/bringing in community
- Assisting with making affordable housing easier to get done by making it more affordable.
- The fact that a city could potentially work with a CLT to do the affordable housing development was very appealing as now they are very involved in this process. Having an organization with the expertise to get the job done would save time and money.

One question/concern the cities had was how a CLT could work on a regional perspective and also work with individual jurisdictions. Cities need to make sure they would get their housing credit for the financial support they would give to the CLT.



Action: Steve Frisch and Lauren to investigate if this has been done and potential ways to mitigate this problem.

Another issue was “who” in this group was going to make this happen and do the work. It was noted that this group is serving in an advisory capacity. As the work to make this happen expands, we will look for funding to support the work. PCN and SBC were willing to begin this search for potential funding.

- IV. As the team began to rap up, Kate Ahrens, from Choices Transitional Services, indicated that as we begin to move in this direction we need to remember to bring in the needs and desires of the community members who will use the housing as we create this. All agreed.
- V. The team discussed next steps.
 - It was agreed that we wanted to move forward on the CLT concept and that some key individuals were missing. Our next meeting would be to present what we’ve been doing, what we’ve come up with and why and solicit their feedback. Those individuals/orgs. who will be asked to participate are:
 - JMC – Lauren to get contact from Jan
 - Rick Holladay – Steve to ask
 - John Leonard – board of BIA – David to ask
 - Placer Redevelopment agency – Joe
 - Placer County – Herb/Joe
 - Herb is going to meet with BIA in next two weeks and present our initial thoughts to get feedback. We will supply him the powerpoints from today to assist the conversation.
 - Lauren to drive the presentation creation for the next meeting (with assistance from Steve F.). The team will review and give input.
 - Steve F. to call HCD to see if there are any case studies of where multi-jurisdictional land trusts have worked and to see what the restrictions might be. Invite them to the meeting if it seems to make sense.
 - Steve F. to get the business plans of the CLT’s that fit the Placer profile.

Conclusion: Next meeting is September 5th, City of Auburn, Room 10, from 8:30 – 10:30