



Placer Community Land Trust (PCLT) Fact Sheet

Overview:

In early 2007, the Placer Collaborative Network, a group of over 40 non-profit, government and social service agencies identified housing as a key issue for the constituents.

As a result, PCN brought together a group of housing experts and stakeholders to discuss the issue and to see what a collaborative group could do to solve the problem.

Over the course of 5 months, the group identified their common needs and issues and brought forth potential solutions. After evaluating some of the existing affordable housing tools, the group determined that a Community Land Trust was one worth moving forward on.

The Need:

Placer County's population has more than doubled in the last five years, putting tremendous pressure on the housing market. While the median income hovers around \$62,000 per year, the median home price is \$xxxx.

The County and several cities have several policies and programs to encourage affordable housing, however there still exists an acute shortage of emergency, transitional, and permanent affordable housing for an increasing number of residents in Placer County.

The Customer:

The shortage of affordable housing affects many constituencies from the homeless and lower-income renters, to first-time buyers. The CLT will span the continuum of needs in the County.

What is a CLT?

A community Land Trust is a membership-based non-profit corporation created to permanently acquire and hold land for the benefit of the community and to provide housing for low and middle-income families



Benefits of CLT to a Community

There are many benefits to having a CLT in a community. Below are some highlights:

- Capture the value of public investment for long-term community benefit
- Gain control over local land use and encourage density in appropriate places
- Provide affordable housing for lower income residents in the community.
- Promote resident ownership and control of housing.
- Keep housing affordable for future residents.
- Build a strong base for community action.

Benefits to CLT to jurisdictions and County government

Many of the tasks that a CLT performs are currently performed independently by public agencies, causing oftentimes duplication of common services. The CLT will focus its efforts on a region-wide approach to making affordable housing easier. Below are some of the anticipated benefits of this region-wide CLT:

- Advocacy for affordable housing which does not exist right now
- Reduce duplication in current affordable housing jurisdiction work (see CLT tasks):
- Encouraging public participation/bringing in community
- Assisting with making affordable housing easier to get done by making it more affordable.
- Jurisdictions could potentially work with a CLT to do the affordable housing development and monitoring
- Having an organization with the expertise to get the job done would save time and money.
- Work with the California Department of Housing and Community Development to allow PCLT jurisdictions to utilize affordable housing funds (redevelopment, grants, loans, etc) within the PCLT boundaries and to have the housing units created count towards their Regional Housing Needs Allocation.

What tasks does a CLT perform?

Many of the tasks currently performed by jurisdictions and County agencies, can be done singularly through a CLT. Tasks typically performed by a CLT include:

- Long-term monitoring of projects
 - Initial sale
 - Wait list
 - Market
 - Educate
 - Qualify
 - Select



- Ongoing monitoring
 - Approval of improvements
 - Living density
 - Deed related
- Resale
 - Apply resale formula
 - Same as initial sale
- Development oversight
- Homebuyer assistance

How a CLT Works

A CLT can operate on many levels. A CLT can:

- Take donations of money
- Take donations of land
- Build on land that has been donated
- Work with developers to develop affordable housing

We envision this CLT to initially: be a recipient of land holdings, identify and prioritize affordable housing projects to work on, and contract out the building of the project to a developer/builder.

The CLT structure

A CLT is a non-profit 501 (c) 3 corporation that has a board of directors that typically includes: government and public agencies, developers, affordable housing advocates, owners/leaseholders, employers, and social service organizations.

Advisory Team

We have formalized an advisory committee to assist with the creation of the CLT.

These collaborative partners include:

- City of Auburn
- City of Lincoln
- City of Roseville
- City of Rocklin
- Placer Collaborative Network
- Placer County Redevelopment
- Placer Consortium on Homelessness
- Placer County Health And Human Services – Homeless Housing
- Choices Transitional Services
- Legal Services of Northern California
- Sierra Business Council
- Tentmakers, Inc.





What region does the CLT cover?

At this time, the CLT will cover southwestern Placer County.

Where are we in the Process?

The Advisory Team is currently looking for some planning funds to begin the creation of the CLT. It is also identifying some projects that could immediately benefit from the CLT. Having a specific project will add focus to the efforts as well as help sort out the mechanics of the CLT.

How Do I Get Involved?

For more information contact Lauren OBrien at pcn@placercf.org