



COMMUNITY  
**OAK • LAND**  
TRUST



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# Overview of Presentation

The background of the slide is a photograph of a row of houses. The central focus is a white house with a gabled roof and a small vent in the gable. To its left and right are other houses with different siding and colors. The image is semi-transparent, allowing the text to be clearly visible over it.

- 1. What is a Community Land Trust?**
- 2. Origins of OakCLT**
- 3. Evolving Strategies to Prevent Displacement**
- 4. Examples of OakCLT's Resident-led Projects**

# What is a Community Land Trust?

A nonprofit organization that acquires **LAND** & stewards it in perpetual **TRUST** for the benefit of low-income **COMMUNITIES**

# RESIDENT CONTROL OF BUILDINGS

**SINGLE-FAMILY  
HOME**



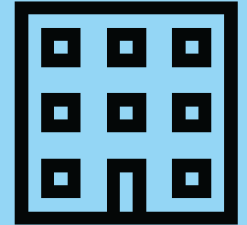
**LIMITED EQUITY  
HOUSING COOPERATIVE  
[LEHC]**



**CONDOMINIUM**



**MULTIFAMILY  
RENTAL**



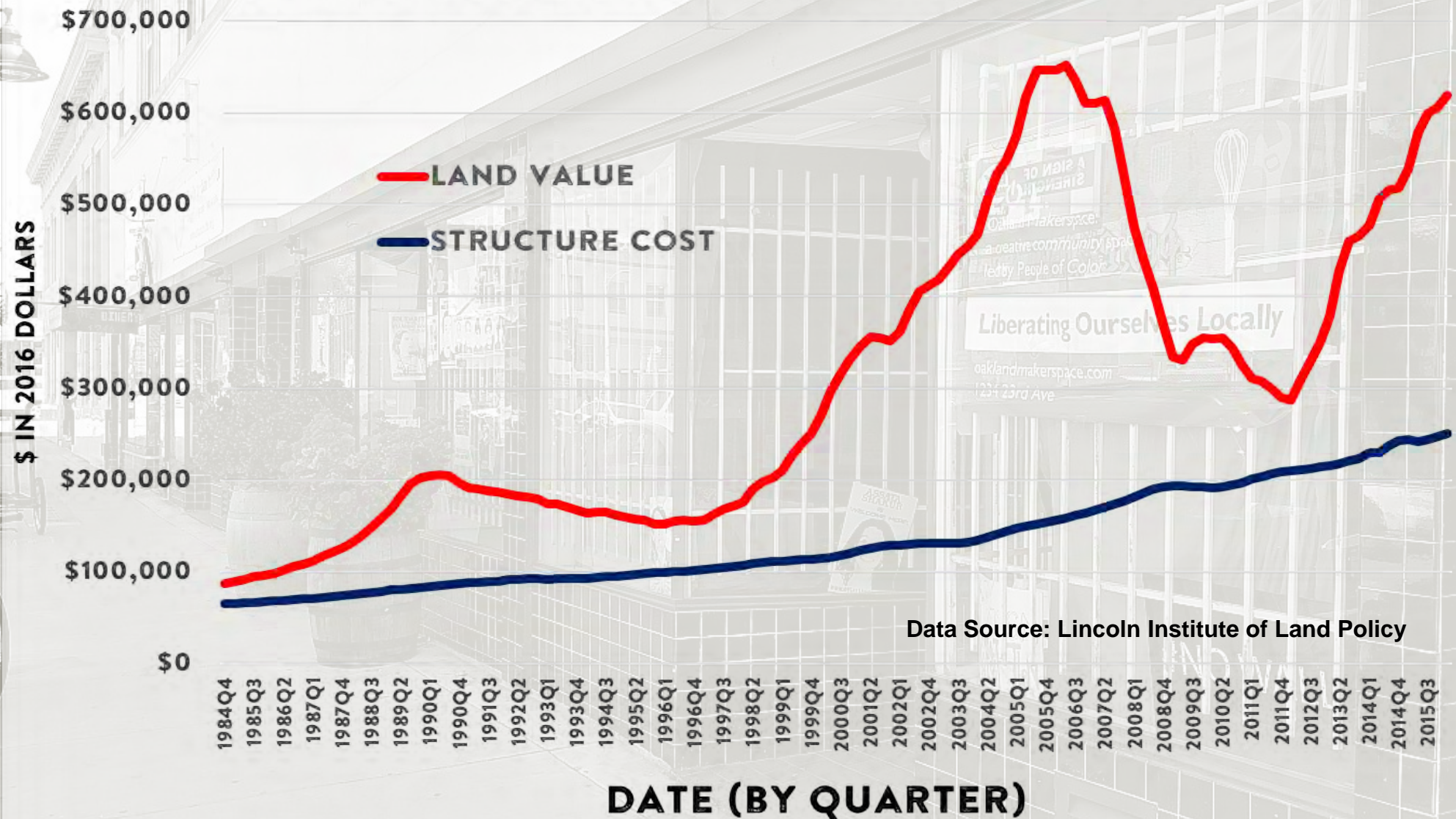
**99 YEAR GROUND LEASE**

# COMMUNITY OWNERSHIP OF LAND



# Why a Community Land Trust?

## LAND VS. HOUSING COST IN OAKLAND (1984-2016)

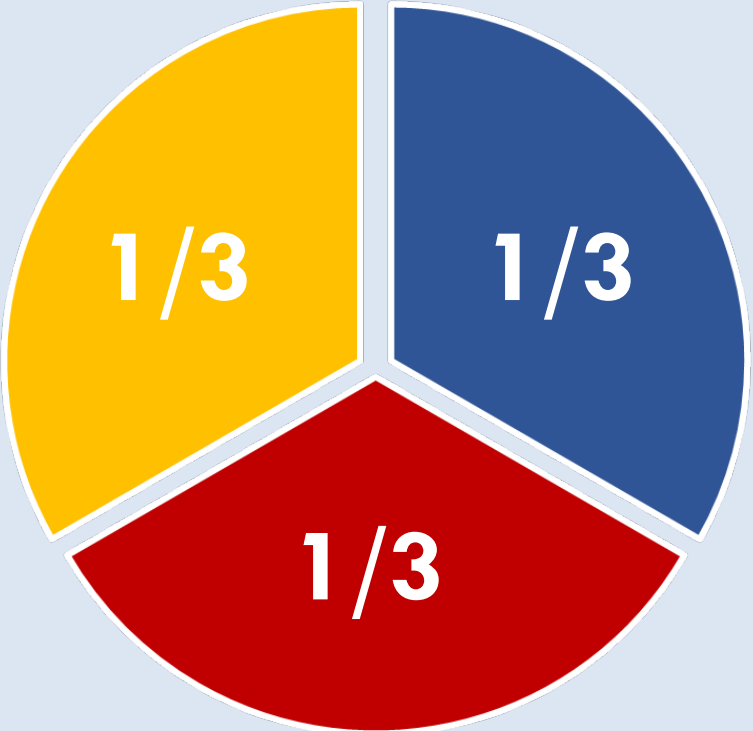


Data Source: Lincoln Institute of Land Policy



# Governance: *Sharing Power*

**OakCLT Residents  
& Lessees of  
OakCLT Land**



**Residents of  
OakCLT  
Neighborhoods**

**Technical experts & other  
Mission-aligned Org Reps**

# Values of the Oakland CLT

1

Community Control of  
Land & Housing

2

Permanent Affordability

3

Stewardship

# Origins of OakCLT

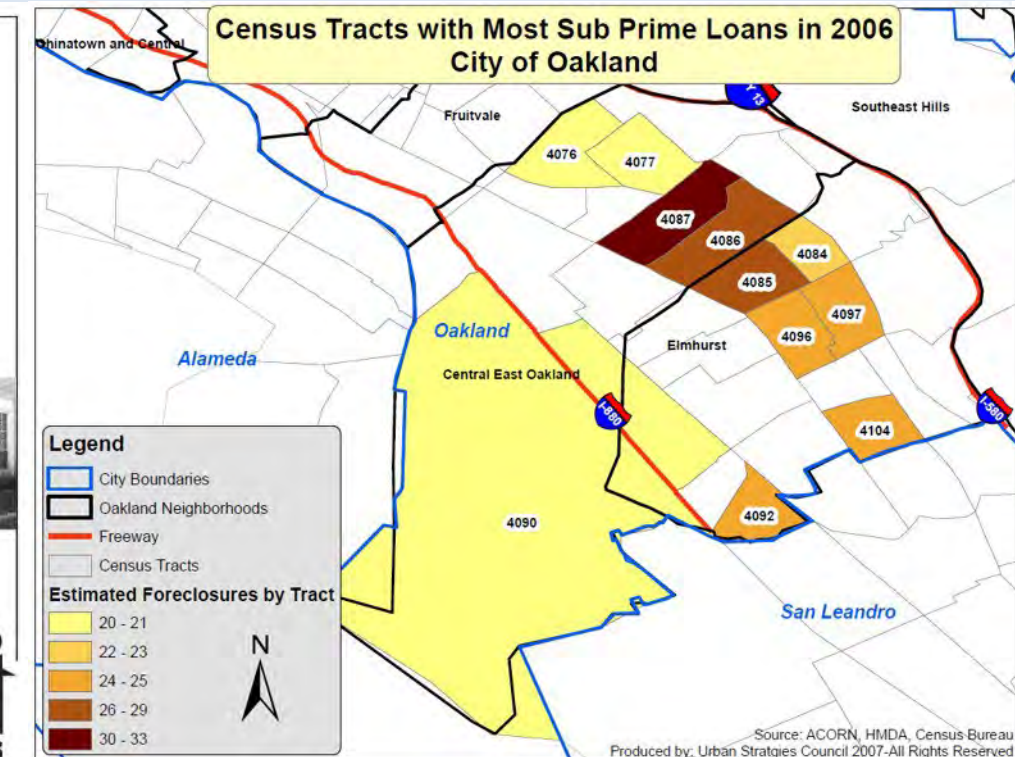


## HOME INSECURITY: FORECLOSURES IN Oakland NEIGHBORHOODS

A graphic showing a house with a foreclosure sign on the lawn. The sign features a house icon with a red 'X' over it, indicating a foreclosure. Below the house, the ACORN logo is visible.

**ACORN**  
Association of Community Organizations for Reform Now  
1024 Elysian Fields Avenue • New Orleans, Louisiana 70117  
ACORN (504) 943-0244 ext. 135 • www.acorn.org

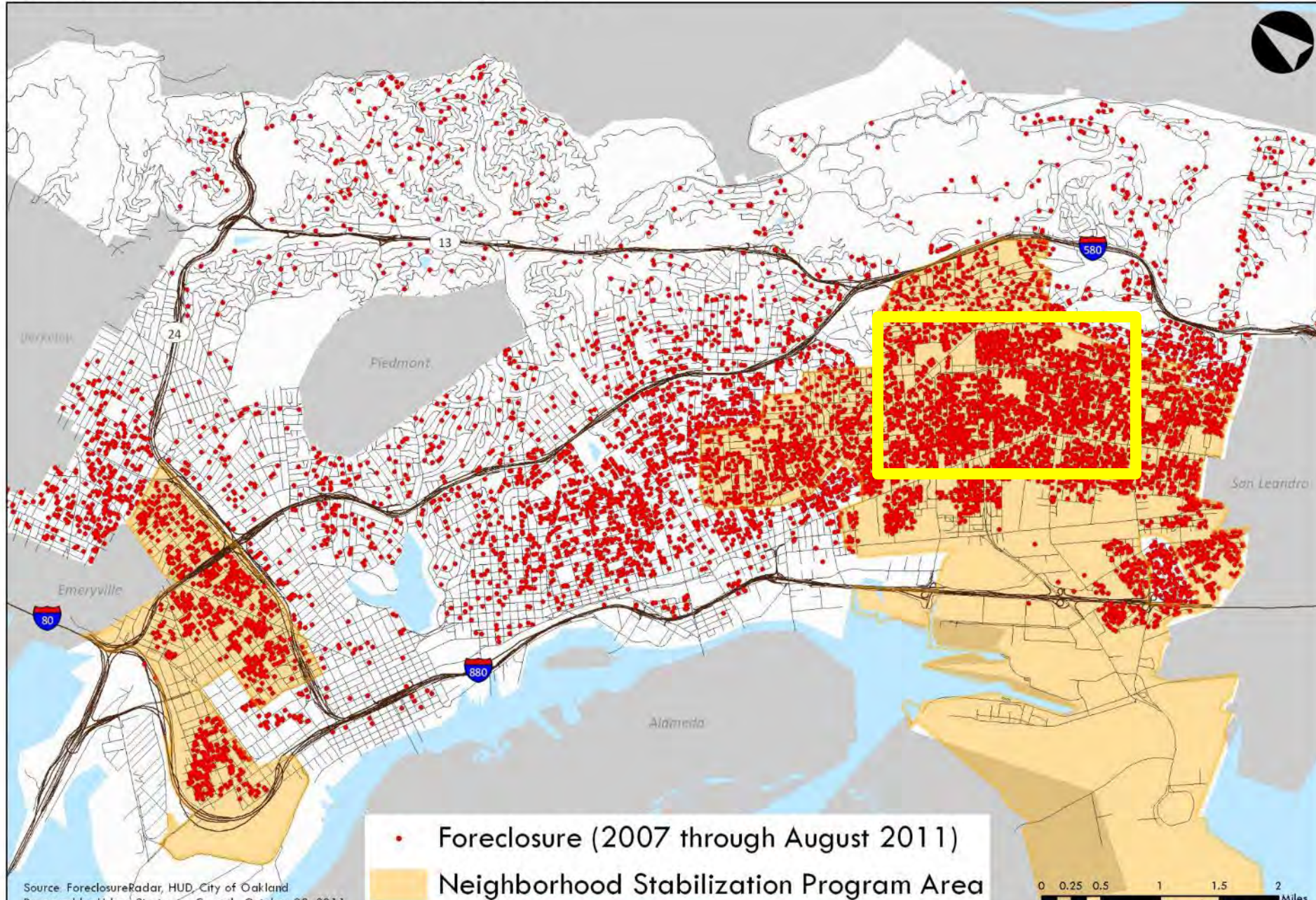
**CAMPAIGN TO  
STOP FORECLOSURES**





# City of Oakland

Foreclosed Properties, 2007 through August 2011

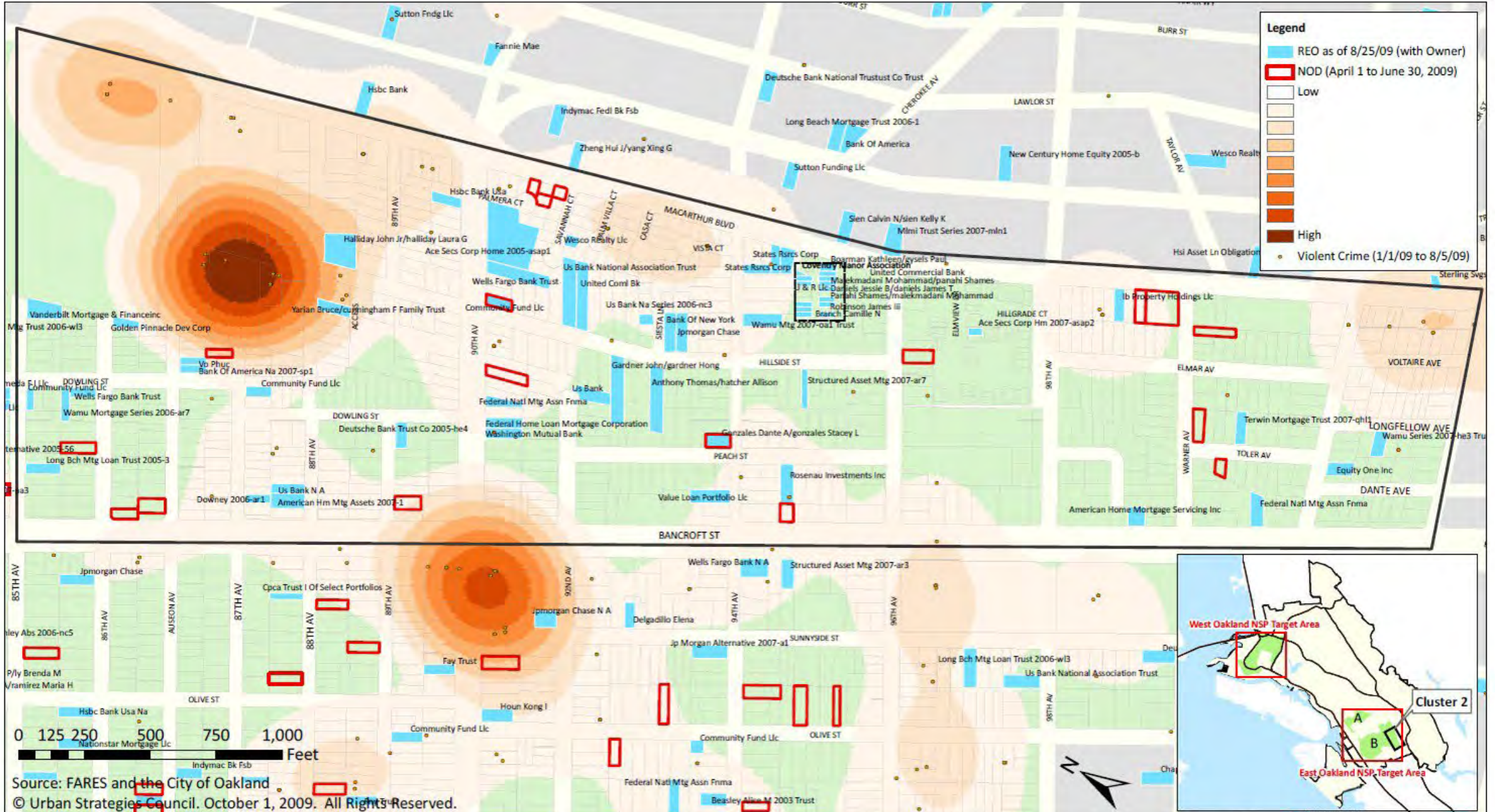


Source: ForeclosureRadar, HUD, City of Oakland  
Map Date: 08/20/11



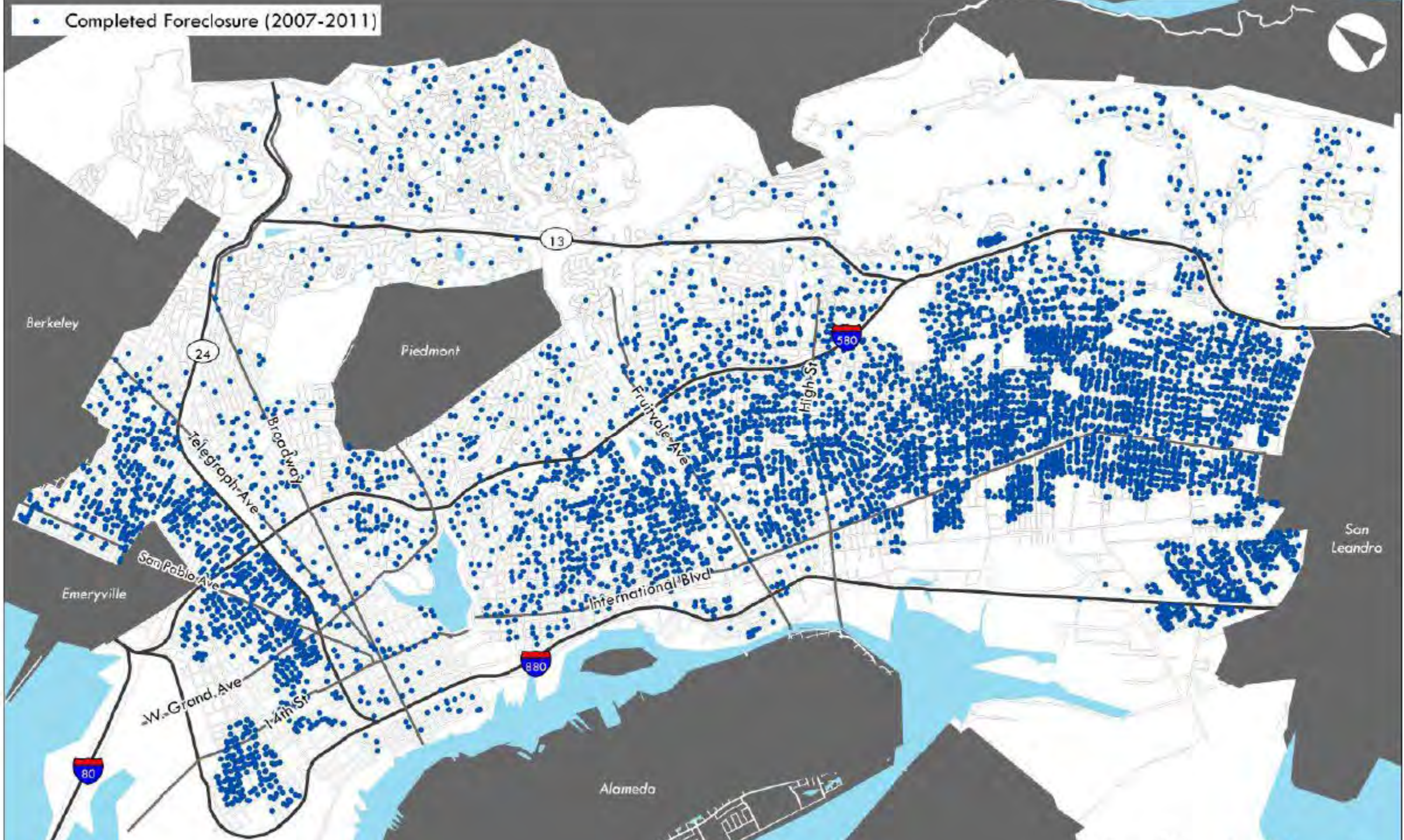
# East Oakland NSP Target Area B - Cluster 2

with REOs (as of 8/25/09), Notices of Defaults (4/1/09 to 6/30/09), and Density of Violent Crimes (1/1/09 to 8/5/09)

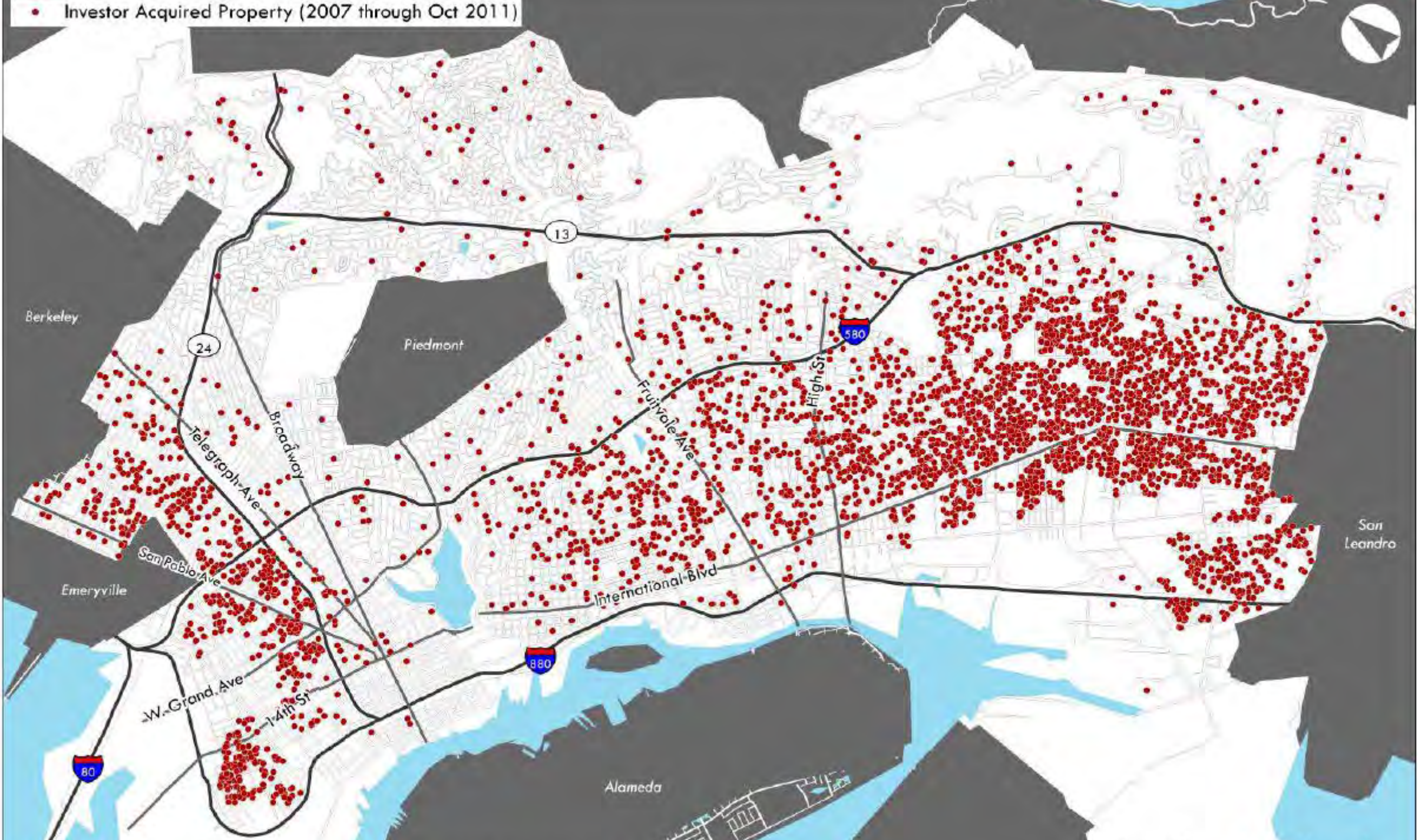


Source: FARES and the City of Oakland  
 © Urban Strategies Council, October 1, 2009. All Rights Reserved.

• Completed Foreclosure (2007-2011)



• Investor Acquired Property (2007 through Oct 2011)



'The Oakland we knew is not going to remain'



BUSINESS > REAL ESTATE • News

# Rising Bay Area rents hit communities of color hardest

Black, Latino communities moving to outer suburbs and beyond

Rising Bay Area rents between 2000 and 2015 had the greatest impact on low income black, and Asian communities, according to Jeff Vendsel - Marin Independent Journalist

BAY AREA

## Bay Area housing prices push low-income minorities farther out, study finds

dated: Feb. 7, 2019 8:37 p.m.

TRENDING: Muse Musing

# The Forces Driving Gentrification in Oakland

The East Bay has seen displacement of people who doesn't have to be there

By Kathleen Richards

## Rising housing costs are re-segregating the Bay Area, study shows

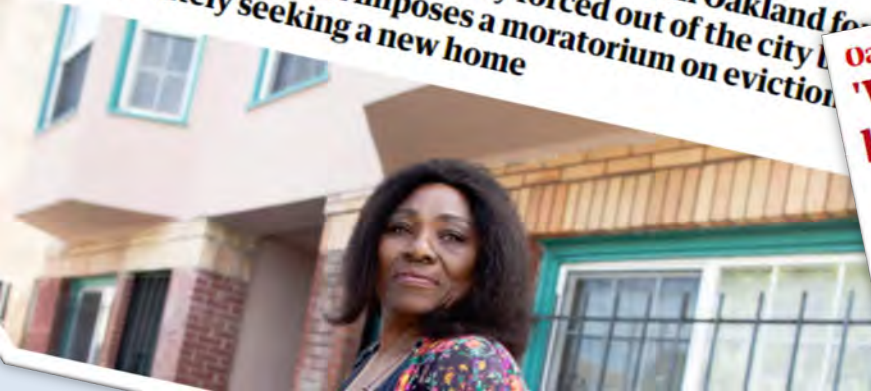
By Public Affairs



Resilient cities Cities

# Oakland's housing crisis: 'I'm the last one here. I don't know if I can stay or go'

Paula Beal is a housing advocate who has lived in Oakland for 20 years. She has seen her entire family forced out of the city. Now, as the council imposes a moratorium on evictions, she is desperately seeking a new home



# Oakland sees exodus of nonprofit workers from downtown as market booms

Kimberly Veklerov  
April 22, 2017 | Updated: April 22, 2017 11:21 a.m.



## Oakland 'We're being pushed out': the displacement of black Oaklanders

After police were called on a barbecue, black Oaklanders share stories of racism and evictions



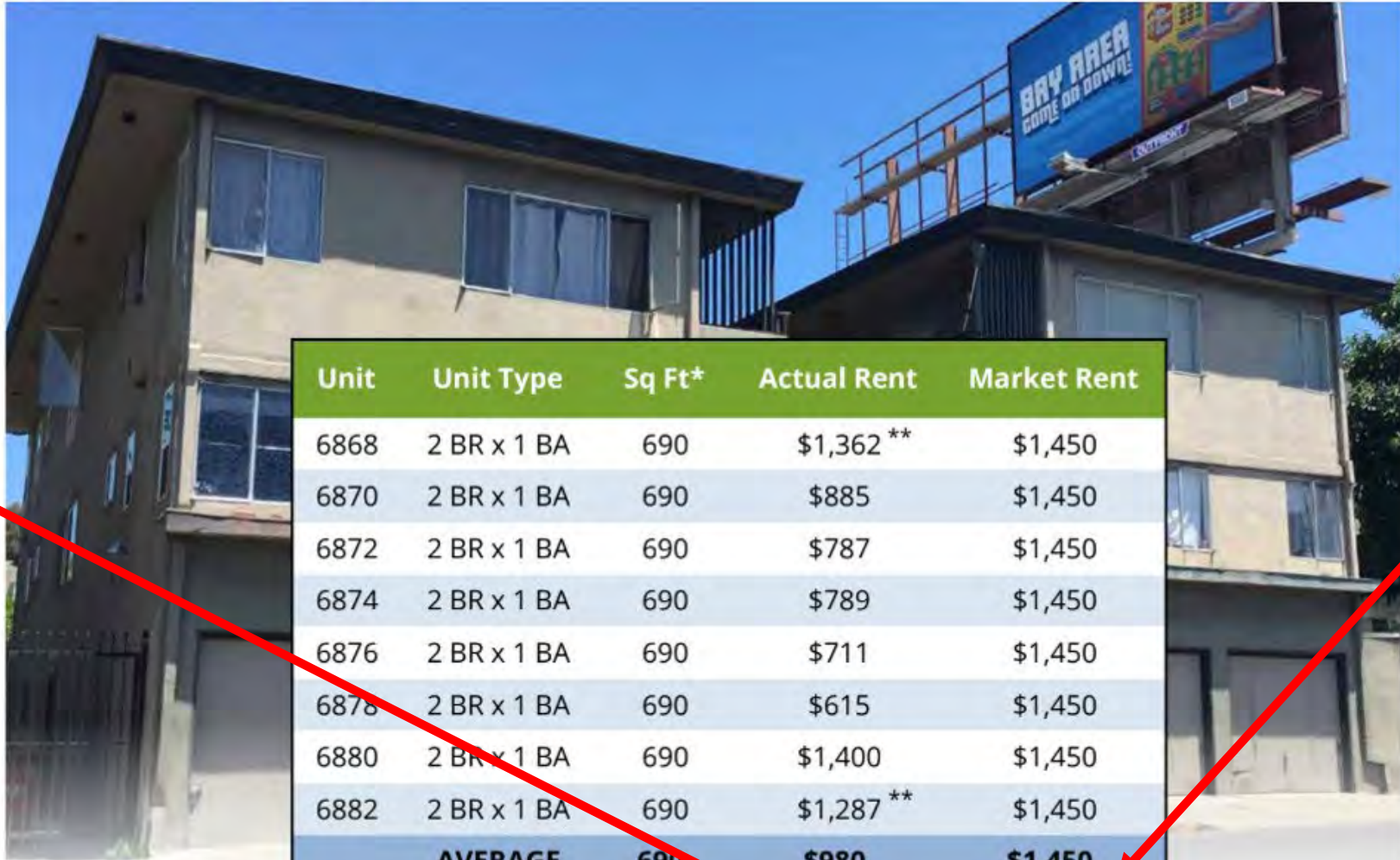
Sam Levin in Oakland  
@SamTLevin  
Fri 1 Jun 2018 04:00 EDT

# Shifting Strategies for OakCLT + ACCE

1. Flexibility of the CLT model
2. Housing market recovery + Tech-boom overdrive
3. Single-family ownership through CLT difficult without new subsidy sources
4. Increasing instability for tenants as investors flood previously disinvested parts of Oakland
5. Particular vulnerability in properties not subject to rent control (single-family homes & units build after 1983)
6. No local capacity to transition small, tenant-occupied properties to nonprofit/community ownership

# Combating Market Fueled Displacement

OFFERING MEMORANDUM



Unit	Unit Type	Sq Ft*	Actual Rent	Market Rent
6868	2 BR x 1 BA	690	\$1,362 **	\$1,450
6870	2 BR x 1 BA	690	\$885	\$1,450
6872	2 BR x 1 BA	690	\$787	\$1,450
6874	2 BR x 1 BA	690	\$789	\$1,450
6876	2 BR x 1 BA	690	\$711	\$1,450
6878	2 BR x 1 BA	690	\$615	\$1,450
6880	2 BR x 1 BA	690	\$1,400	\$1,450
6882	2 BR x 1 BA	690	\$1,287 **	\$1,450
<b>AVERAGE</b>		<b>690</b>	<b>\$980</b>	<b>\$1,450</b>
<b>TOTAL</b>		<b>5,520</b>	<b>\$7,836</b>	<b>\$11,600</b>

OakCLT  
Motive:

*Stabilize*

*Existing Rents,  
or Lower Rents*

Investor/  
Speculator  
Motive:

*Raise Rents to  
"Market Rate"  
= Maximize  
Rents*

\*SF has been estimated based on total bldg. Sq. Ft.

\*\*Denotes Section 8 occupied units



**NOAH is a HAUTMSS**

**NOAH**

**NATURALLY OCCURRING  
AFFORDABLE HOUSING**

**HAUTMSS**

**HOUSING AFFORDABLE  
UNTIL THE MARKET  
SPECULATION STARTS**

# Building a Proactive Anti-Displacement Strategy

1. Organizing tenants with ACCE, APEN, other partners
2. Data support for organizing: identifying problem owners/bad actors, ownership patterns, corporate ownership, code enforcement violations
3. Case-making for small-site, resident-led housing preservation
4. Pushing for local funds to support preservation strategy (local infrastructure bond w/ set-aside)
5. Organizing lenders, philanthropy, donors to support
6. Demonstrating success & impact through high-profile projects

Arts & Culture Critics' Picks Cultural Commentary Food & Drink Bay Area Hip-Hop

**ARTS & CULTURE**

## Art Studios Saved as Oakland Community Land Trust Acquires First Live-Work Building

By Sam Lefebvre Aug 22, 2018

Save Article

f t e



## We win \$12 million in FY 2019-21 budget for community land trusts to preserve affordable housing!

With ACCE and Oakland Community Land Trust, we won \$12M in the FY 19-21 budget, creating a new **Preservation of Affordable Housing Fund to take housing off the speculative market** and provide affordable ownership for Oakland tenants facing threat of displacement.

Help us raise \$20,000 to celebrate 20 years. For a limited time, your donation will be matched.

**\$2,063 RAISED / \$2,063 MATCHED**

Home / Urbanist News / Economic Justice / Oakland Community Hub Rallies to Save Itself From Gentrification

## Oakland Community Hub Rallies to Save Itself From Gentrification

"Staying is a powerful political act."

ALINE REYNOLDS MARCH 20, 2018



**NEXT CITY**

Help us raise \$20,000 to celebrate 20 years. For a limited time, your donation will be matched.

**\$2,063 RAISED / \$2,063 MATCHED**

**EBX**  
EAST BAY EXPRESS

TRENDING: Trick or Treat?

## Is the Only Way to Make Housing Affordable By De-Commodifying It?

Community land trusts, and similar housing models, take housing out of the for-profit market in order to preserve affordability for the long haul.

Darwin BondGraham | Sep 19, 2018



**The New York Review**

## Moms 4 Housing: Redefining the Right to a Home in Oakland

**E. Tammy Kim**

In Oakland, a coordinated, grassroots response to the housing emergency is revealing new potential for inspiring change.

March 9, 2020



**THE BOTTOM LINE**

Home / Urbanist News / Economic Justice / A Worker Cooperative and a Community Land Trust Bought a Building...

## A Worker Cooperative and a Community Land Trust Bought a Building Together

Through a raft of clever tactics, the worker-owners of Hasta Muerte were able to acquire the building in partnership with the Oakland Community Land Trust.

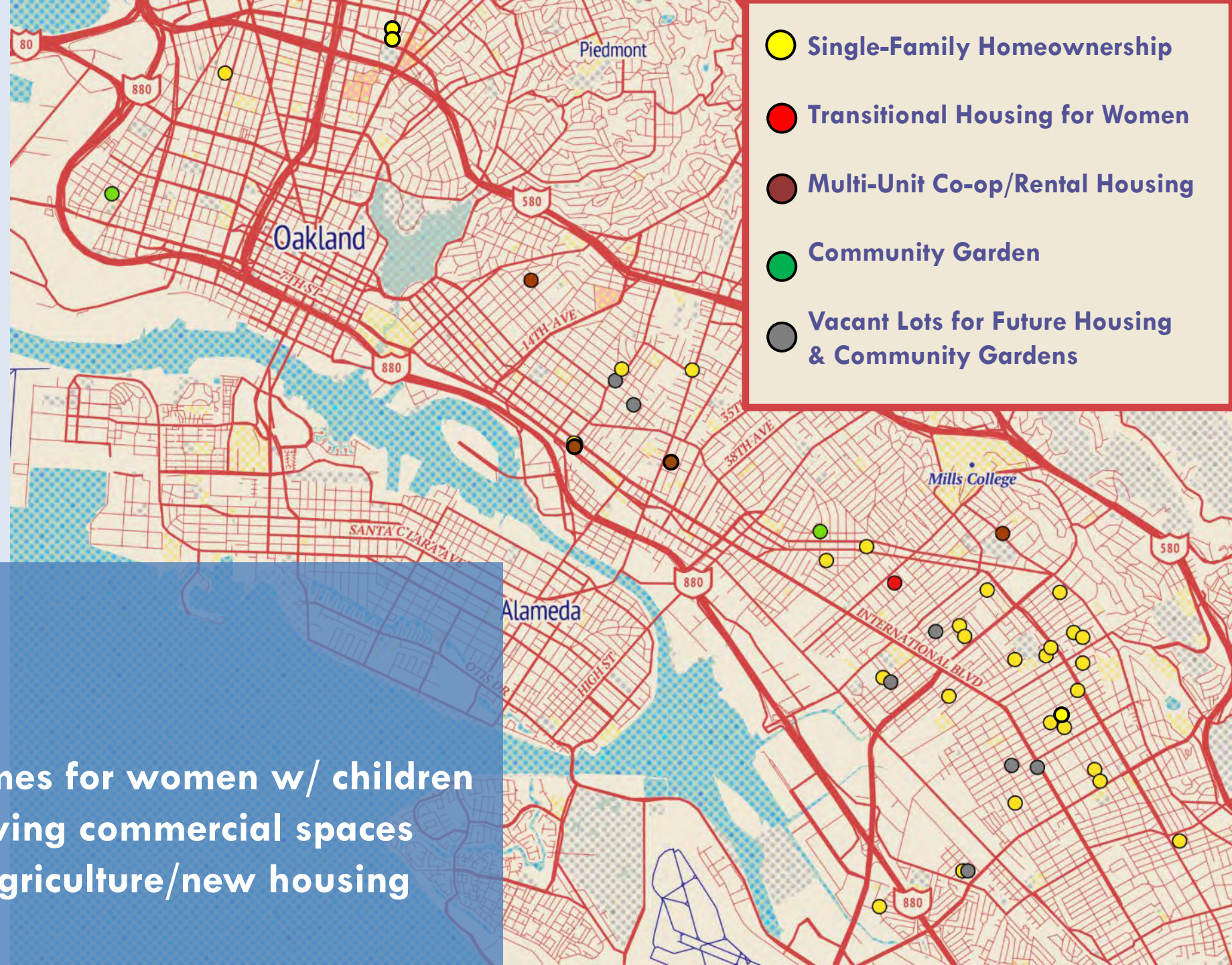
OSCAR PERRY ABELLO JUNE 18, 2019

SHARE



The Oakland Community Land Trust Allowed Shekinah Samaya-Thomas And Christopher Thomas To Buy An Affordable Home. Credits: Photo By Darwin BondGraham

# OakCLT's Community Land



## Currently:

- 45 sites
- 68 housing units
- 2 transitional homes for women w/ children
- 5 community-serving commercial spaces
- 9 lots for urban agriculture/new housing
- 160+ residents

**Property Type: Mixed Use**  
***(Residential + Commercial)***

**Structure:**  
**Limited-Equity Housing Co-op**



**Property Type:**  
**Single Family Homes**

**Structure(s):**  
**Lease to Own and/or**  
**Shared-Equity Ownership**



**Property Type: Single Family Home**

**Structure: Long-term Lease to Transitional Housing Provider**



**A Diamond in the Ruff's  
Harvest House**



**Moms 4 Housing  
Mom's House**

**Property Type: 2-4 Units**

**Residential**

**Structure:**

**Limited Equity Condominium**



**After a real-estate deal that triggered \$1,000 rent hikes  
Oakland families face eviction**





**Property Type: Mixed Use**  
**(Residential + Commercial)**

**Structure:**  
**Limited Equity Condominium**



**Property Type: Apartment Bldg**  
***(Residential)***

**Structure:**

**Rental >> Limited Equity Coop**



**Property Type: Multi-Unit**

***(Live/Work)***

**Structure:**

**Limited-Equity Housing Coop**



