



Central California Land Trust

Vision for Fresno's First Community Land Trust

The Central California Land Trust will create and preserve housing in Fresno, stewarding community ownership, and ensuring permanent affordability, long-term stability, and access to wealth-building in neighborhoods historically torn apart by displacement and disinvestment.

Across California, the US, and internationally, community land trusts are an established tool for securing and sustaining affordable homes and other assets--like community-owned businesses, urban gardens, and playgrounds - that any community needs. Local governments across the US have either partnered with or established community land trusts as a key tool to cultivate neighborhood investment, and to create permanent affordability in a way that preserves public investment over the long term.

Central California Land Trust was established in 2017 as a community land trust program of Fresno Habitat for Humanity. Now, CCLT has emerged as an autonomous entity, re-activated as a crucial tool to address specific challenges in Fresno housing. It will introduce the CLT model to Fresno as shown below:

Permanent Affordability

Foundational to a Central California Land Trust is establishing permanently affordable homes through the CLT model. Every home is preserved as forever-affordable - surpassing the more common affordability covenants of 15, 35 or 55 years. A CLT conserves the public or philanthropic subsidy, and keeps housing costs aligned with local wages. In times of economic uncertainty and increasing speculation, permanent affordability keeps families and neighborhoods in place.

Foreclosure Prevention and Intervention

Fresno is at risk for another foreclosure crisis in the immediate future, given its extremely low-income homeowners and the ending of Covid-related mortgage relief in summer 2021. Modeled on successful efforts in other cities, a CLT program can help families stay out of foreclosure, and can work with families already in foreclosure to preserve equity in their homes while benefitting from CLT financial support and stewardship.

continued

Our Goals

- Preservation of Affordable Housing
- Foreclosure Prevention and Intervention
- New Construction on Land Held in Trust

Our Approach

- Community-Controlled Land and Housing
- Resident and Community Voice and Vote
- Support for CDC Neighborhood-based Efforts

New Multifamily Construction on Land Held In Trust

While many organizations develop new affordable multifamily units, CCLT can work in partnership to develop and/or preserve newly developed multifamily units from re-entering the speculative market in the future - by placing them in trust and protecting affordability over the long term.

Community Controlled Land and Housing

Community Land Trusts exist to keep communities involved in real estate decisions that deeply affect their quality of life. This promotes a community's sense of home and self-determination. CCLT will develop projects with communities and CDC's, and then through stewardship will preserve those assets within the community's control.

Resident and Community Voice and Vote

As it re-invents itself, a key priority for CCLT is to work in partnership with communities and CDCs to incorporate resident and community voice and vote on its board of directors and in its projects, drawing from the experience of CLTs in other communities, including a tripartite board structure.

Add capacity to neighborhood efforts for community-owned housing and assets

Central California CLT will partner with CDCs' and other non-profit efforts already underway in Fresno neighborhoods. Many of these organizations see housing as a priority, but could use additional expertise, financing, and asset management/ stewardship support in order to bring projects to completion. CCLT will engage in strategic partnerships with neighborhood organizations to learn how it can be most supportive in local efforts for community-controlled housing.

Invitation

CCLT is now inviting initial start-up investment to develop a business plan. This plan will focus on creating permanently affordable, community-controlled housing across Fresno neighborhoods, in strategic partnerships with government and foundations while deeply collaborating with residents and community organizations.

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