



T.R.U.S.T. South LA: Returning Land to the Commons

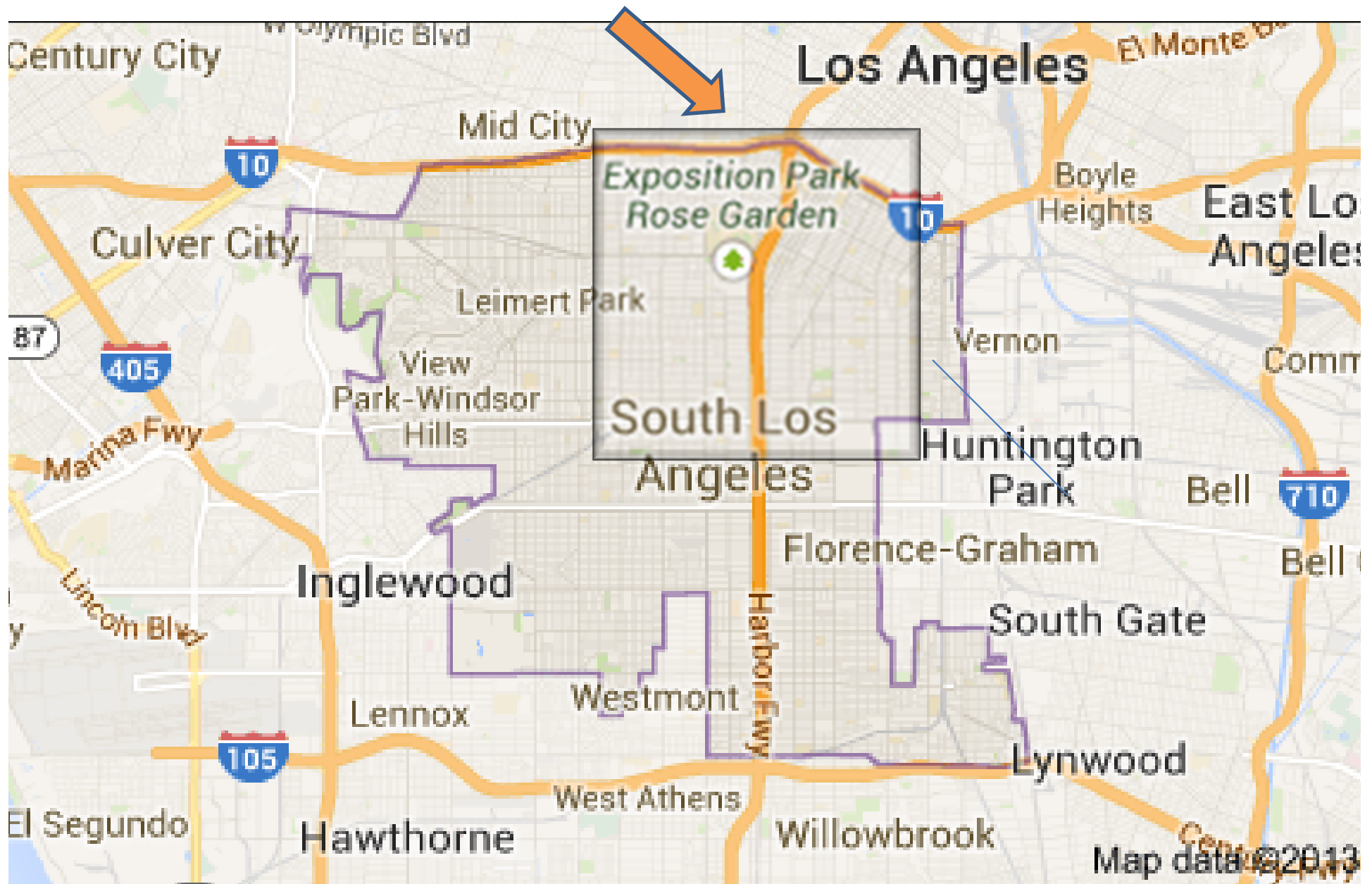
**Housing is a Human Right: Building
Affordability Through Community Ownership**

Seattle, Washington – December 2016

Tenemos que Reclamar y Unidos Salvar la Tierra-South LA
Together, we must reclaim and save the land

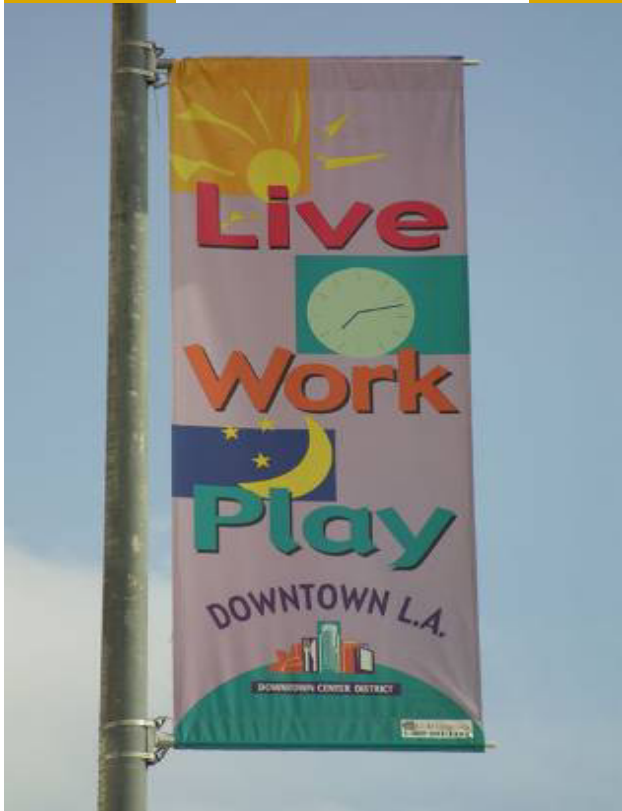


TRUST South LA's Neighborhoods





Impact #1: Development of Downtown LA



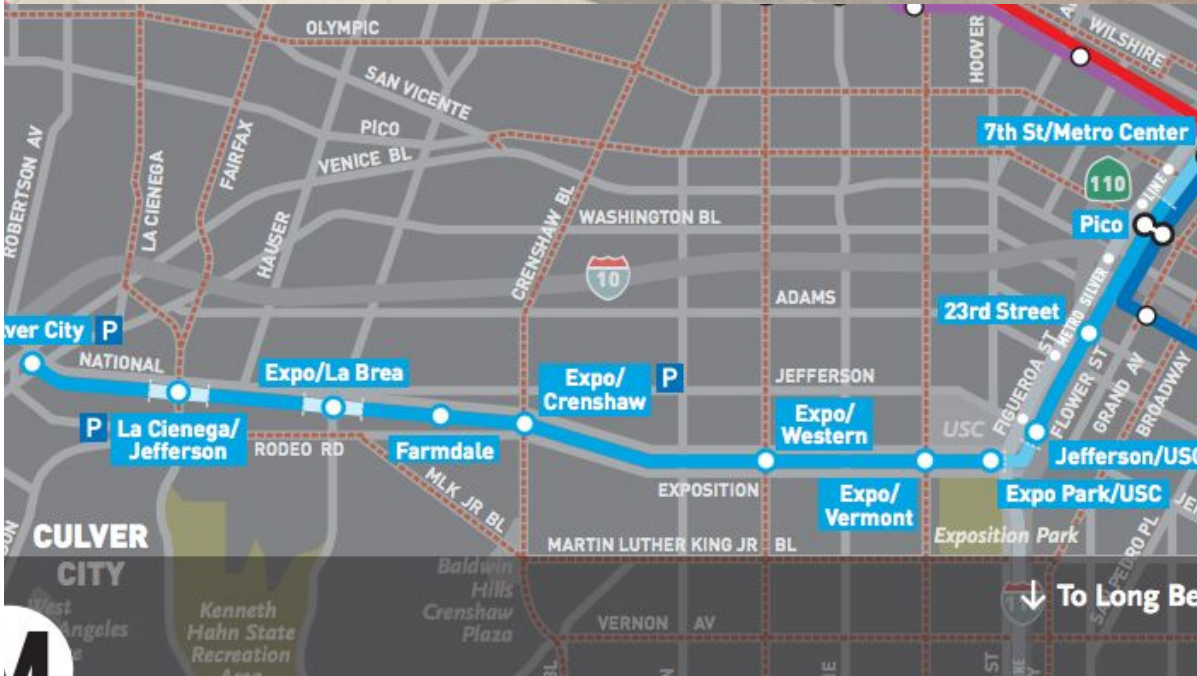


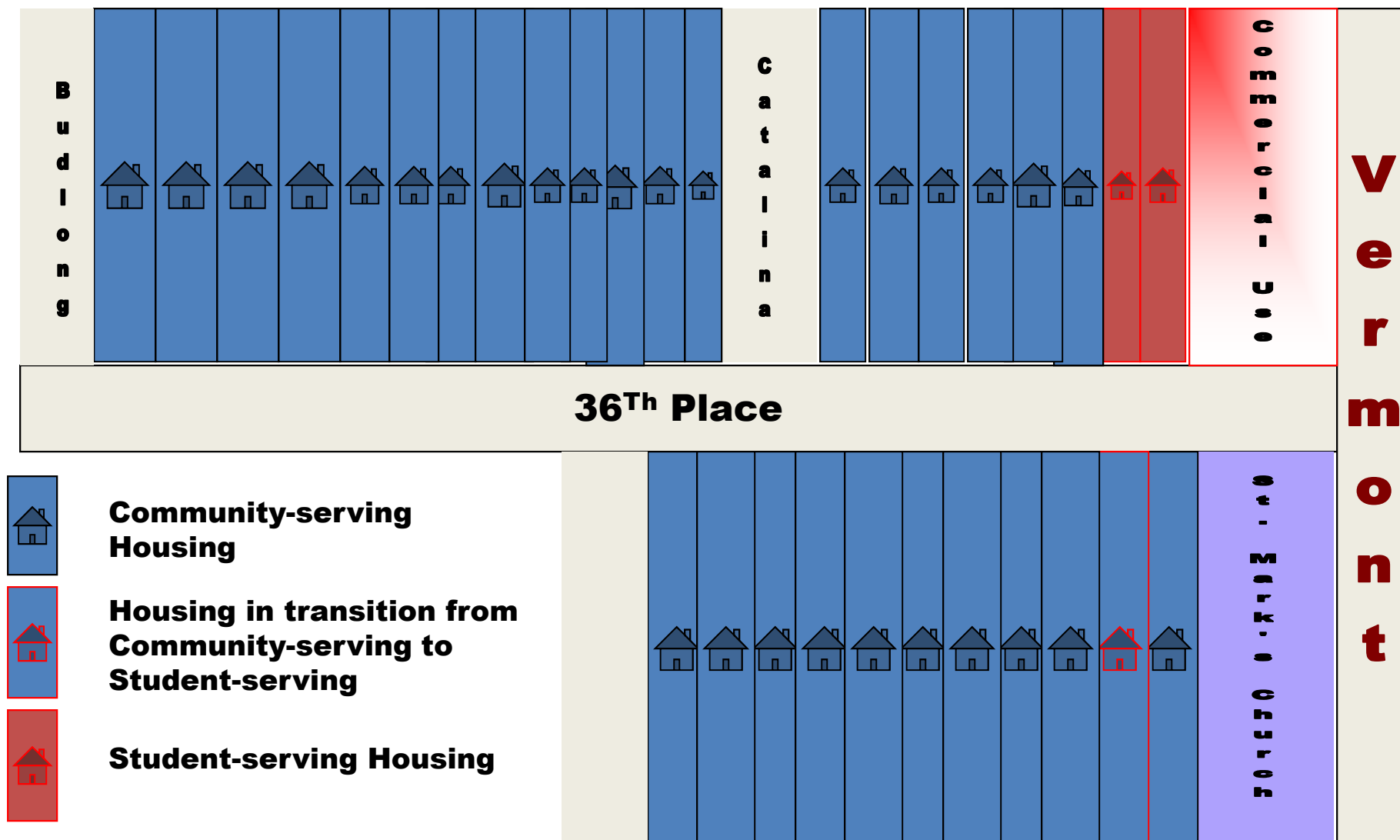
Impact #2: USC's Growth

Until 2014: Nearly 52,000 accomplished high school seniors from every U.S. state and 80 other countries applied for a place in this fall's entering class of USC, reflecting growing interest from international students and U.S. applicants. The admitted group of 9,225 students was selected from a highly competitive and diverse pool of 51,800 applicants with broad geographic, ethnic and socioeconomic representation. This represents a 17.8 percent admission rate, the lowest in USC's history.

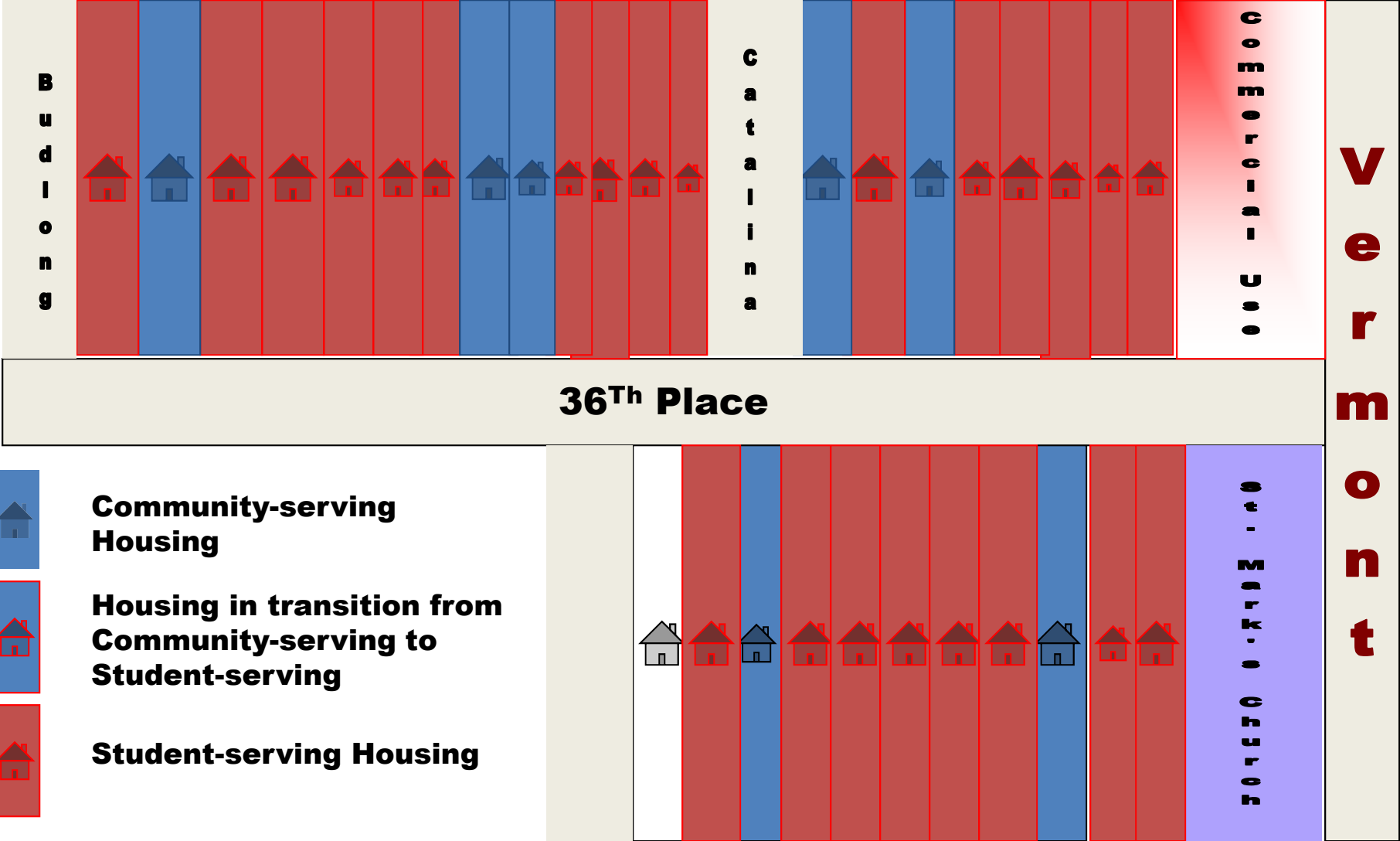


Impact #3: Transit Investment





Housing in Our Community in 2009



Established
1904



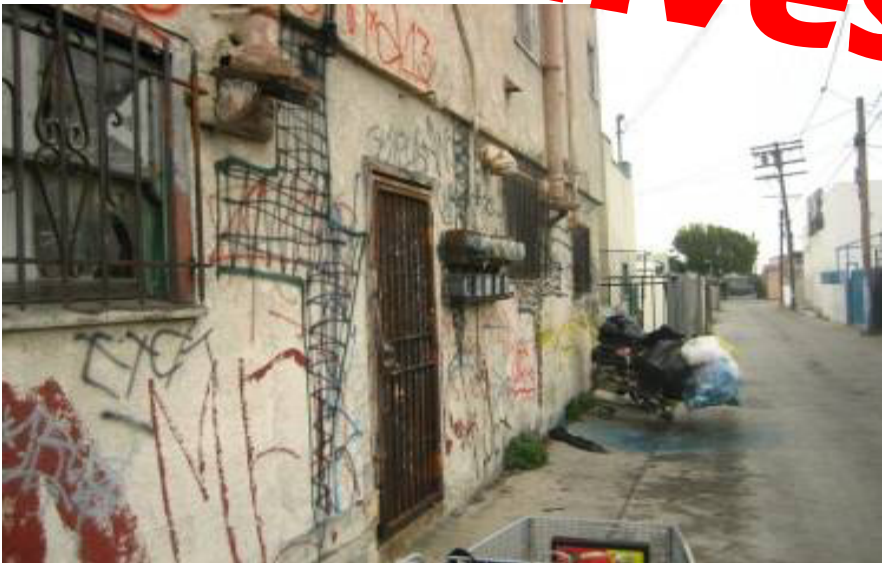
What happens to communities being displaced?:

- Social networks torn apart
- Disrupted education
- Increased commute time/cost
- Overcrowding
- Reticence to fight abusive landlords
- Poor quality housing = poor health

BUT, just head South past MLK...

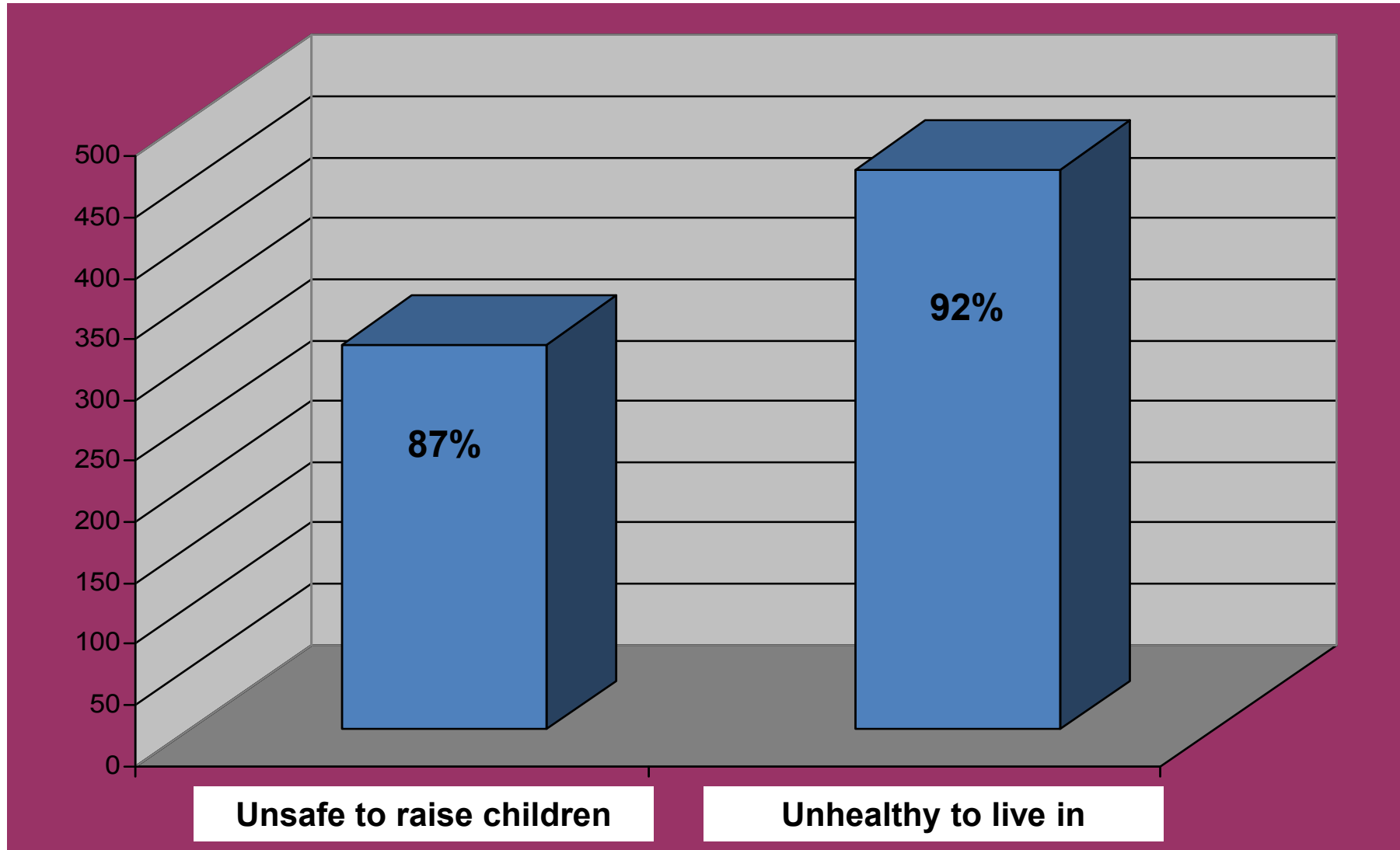


Disinvestment!



Community Health Survey Results

“Rate your community.”



Community Health Survey Results

“What makes a community healthy?”

Parks and recreation spaces:	76%
Access to fresh and affordable food:	73%
Affordable housing:	73%
Cultural events:	71%
Access to health care:	66%
Knowing their neighbors:	66%
Good jobs:	65%

The Cycle of Gentrification:

White flight => Disinvestment => Property values fall => 'Hip' neighborhoods => Investment => Property values rise => Whites return => Working class People of Color displaced



Our Response?: Establish community control over land

A community-based approach to planning, housing, and community development.

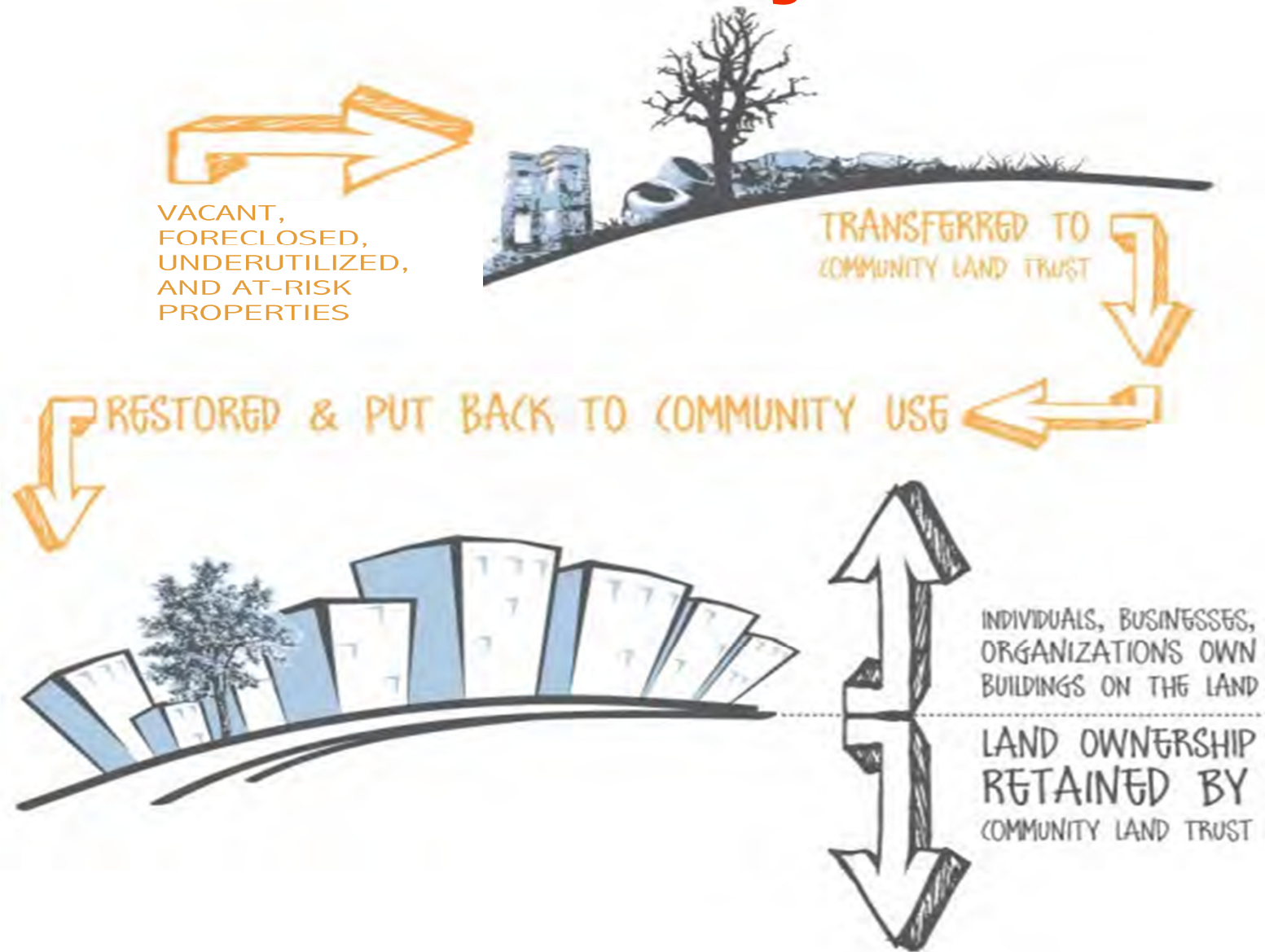




T.R.U.S.T. South LA – *Tenemos que Reclamar y Unidos Salvar la Tierra* - South LA – is a community-controlled land trust established as a **democratic and permanent steward of land**, to challenge the role that speculators, absentee owners and corporations have played in deciding our neighborhood's future.



What is a community land trust?



Structure of our Land Trust

Membership:

- Lives or works in the area
- Eligible to live in housing 60% AMI and ↓
- Pays annual dues \$25 or 3 hours volunteer
- Participates in annual meeting elects Board
- Committed to Mission and Principles



COMMUNITY LAND TRUST 2009 BOARD ELECTIONS



Member Abundio Flores, and Land Trust staff Tafari Bayne and Sandra McNeill (right to left) listen to presentations at April Membership Meeting

Founding Board Member and Land Trust Community Organizer Monic Uriarte trains Members on bylaws and the responsibilities of a board of directors

Candidate Rosa Giron speaks to the membership about her commitment to the Land Trust at the May 2009 Social Dinner





TRUST South LA's Organizational Principles

- **#1: Educate and develop our consciousness**
- **#2: Develop a new generation of leadership**
- **#3: create a local economy and a community that has control over land**
- **#4: take care of the earth, and help her heal**
- **#5: Delegate work and Share knowledge and skills with others.**
- **#6: Have flexibility, be curious and experiment.**
- **#7: Maintain credibility through transparent structures of communication and access to information**
- **#8: inclusion of all people**
- **#9: make collective decisions.**

Our Work



**Land for the
People**

- Leadership Development
- Community Self-Determination
- Systems Change

**Safer Streets
Vibrant
Communities**

Leadership Development: On-going “Concientizacion”



Leadership Development: Creative and Engaging Process



Leadership Development: Grassroots Organizing and Advocacy

- Participatory research
 - Mapping
 - Surveys
- Community Engagement
 - Door-knocking
 - Neighborhood Organizing Committees
 - Programs (TRUST Riders & Walkers, Peer Lending Circle)
- Direct Action
 - The REEF
 - Mobility Plan 2035



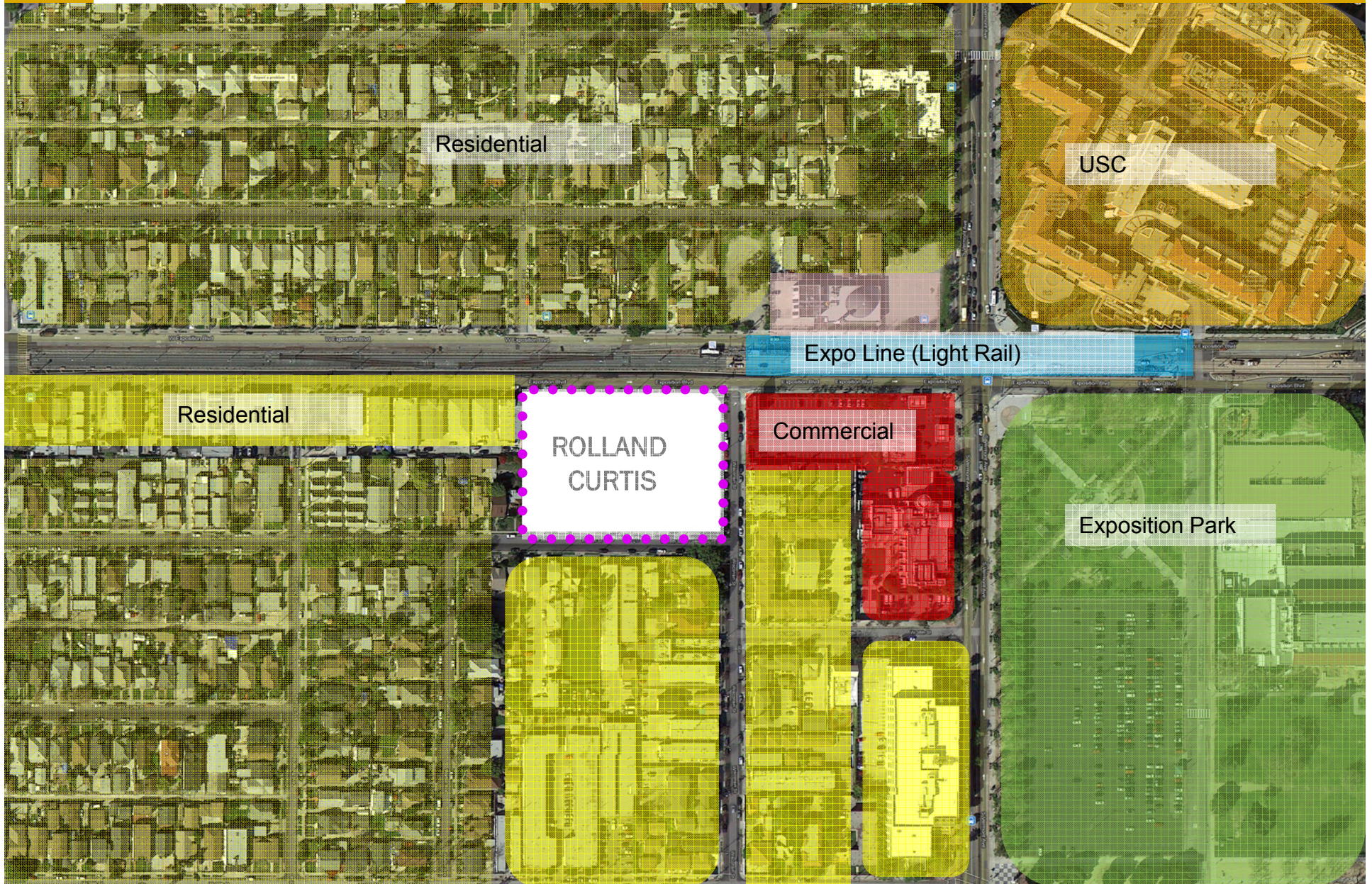
How does T.R.U.S.T. South LA control land?

3 Strategies:

1. Land Stewardship of multifamily, mixed-use new construction
2. Land Stewardship of small multi-family buildings (acquisition/rehab) - with option of tenant ownership
3. Community utilization of public land for active transportation & recreation



Rolland Curtis Gardens: Site & History





**David & Delmy:
Slumlord tried to evict their families
and 46 neighbors**



Jeff Greene
Net Worth \$2.3 B As of March 2013
At a Glance
Age: 58
Source of Wealth: real estate, investments, self-made
Residence: Palm Beach, FL
Country of Citizenship: United States
Education: Master of Business Administration, University; Bachelor of Arts / Science,

- In July of 2012, after **15 months** of organizing a tenant-led campaign, T.R.U.S.T. South LA and Abode Communities purchased the property.
- **Goals:** maintain affordability, create commercial and more housing uses, and respond to recent transit development in the area



- Neighborhood Residents
- Public Officials and Agencies
- Community Organizations



Community Planning Process



Key TOD Outcomes:

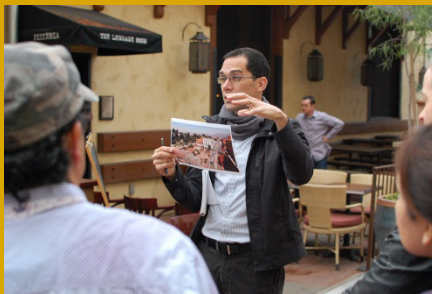
- Affordability in perpetuity through groundlease with CLT
- Increased density (from 48 to 140 units)
- Reduced residential parking (.8 to 1)
- 6500 sq ft medical/dental clinic, plus 1500 sq ft retail
- 176 bike parking, bike maintenance shed
- New bike/ped infrastructure
- 3 years of bike/ped programming
- On-site car share





A Guide to Community-Driven Transit Oriented Development Planning

www.trustsouthla.org/TODguide



Building Community Equity

- ❖ Raise social capital from philanthropy and local government to build “community equity” for investment into the low income neighborhoods
- ❖ Leverage community equity to secure private financing and acquire properties
- ❖ Work with development partners to build or preserve affordable housing and other community-serving uses
- ❖ Community equity remains in the projects to support long-term affordability for local residents, and affordability ensured in perpetuity through CLT stewardship and groundlease
- ❖ Engage residents in social and economic justice struggles to create new opportunities and to achieve systems change

Resources to learn about CLTs



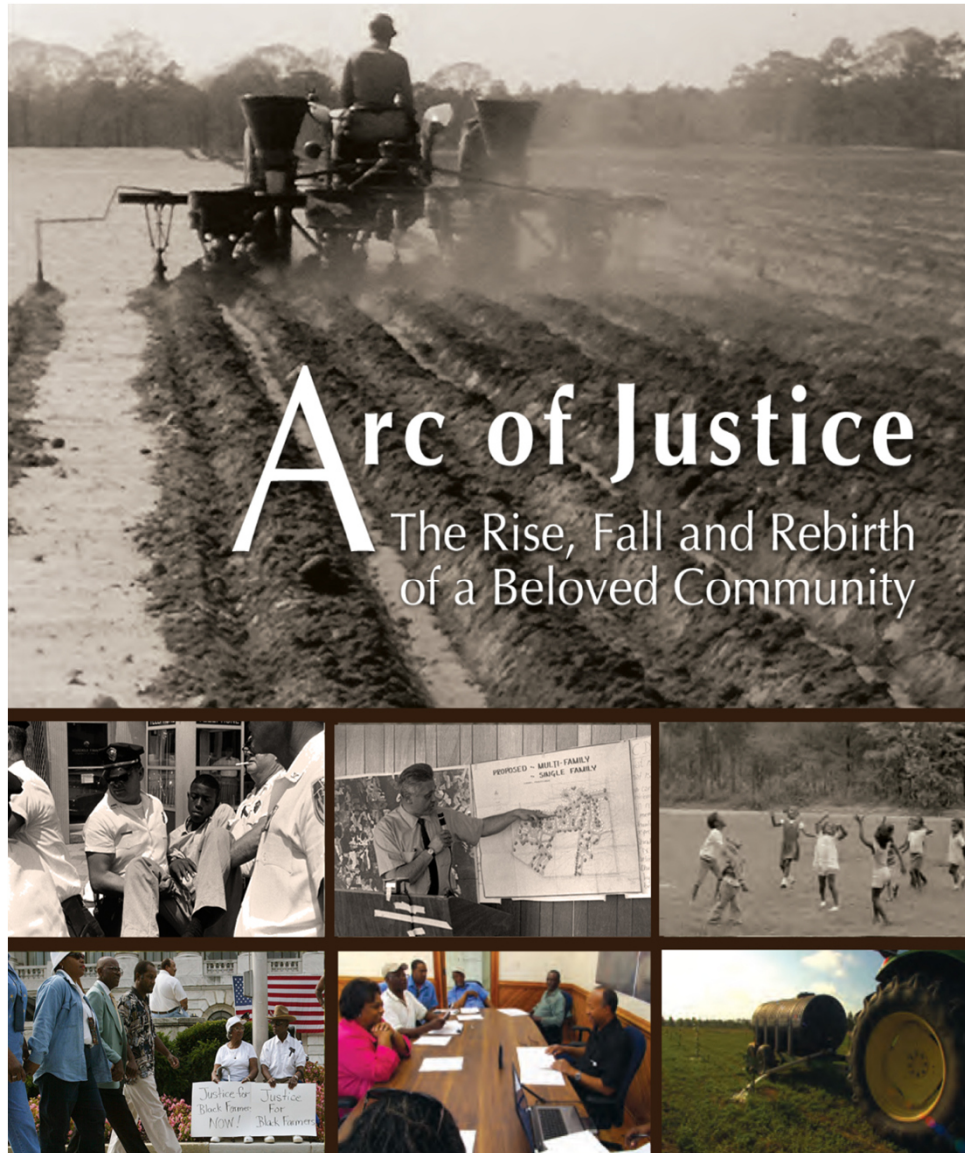
**GROUND
ED
SOLUTIONS
NETWORK**

strong communities
from the ground up

Originally as **The National Community Land Trust** and **Cornerstone Partnership** the **Grounded Solutions Network**, is dedicated to creating and sharing tools, resources and best practices to help create, steward and refine affordable housing programs across the nation. work with our members, funders and partners to build and preserve communities where everyone can live

www.groundedolutions.org

Resources to learn about CLTs



ROOTS & BRANCHES is a digital archive of historical materials tracing the origins and evolution of the Community Land Trust (CLT), as both a model and a movement.

www.cltroots.org

HOMESTEAD



Community Land Trust

Let's Talk About:

**HOW DO WE
TAKE THE WORK
TO SCALE?**



Leveraging Greenhouse Gas Reduction Funds

Linking Housing, Transportation, Jobs and Urban Greening

- \$34M committed to convert Metro right-of-way to 8-mile Rail-to-River biking/walking path
- Connect people to jobs and school via transit while also bettering the local economy, health outcomes for residents, and the local environment
- Adjacent to TRUST's 7-acre Slauson & Wall park/housing project
- Within SLATE-Z Promise Zone

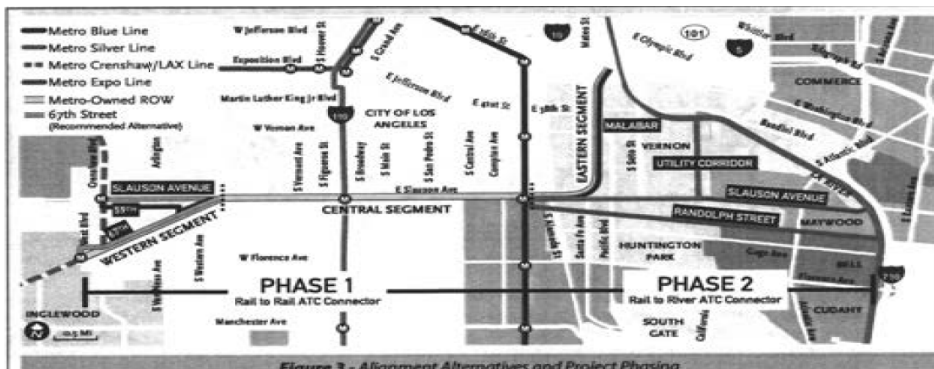


Figure 3 - Alignment Alternatives and Project Phasing





The Power of Coalitions & Negotiating Tactics

Better Neighborhoods, Same Neighbors

- United Neighbors in Defense Against Displacement (UNIDAD) is a community collaboration formed to prevent the displacement of residents in South Central LA
- Seeks to improve the health and economic well-being of low-income communities of color through responsible development
- Pioneered CBA's. Providing framework for citywide anti-displacement policy efforts .





Letting the voters decide

Affordable housing built by local workers

- Unprecedented coalition between organized labor and housing advocates
- Prop. JJJ requires developers who want zoning changes to build some affordable housing and 30% of the construction workers have to be Angelenos who need the jobs most
- Broke through City Hall's 15 year freeze on housing policy



How can local government support CLTs

Type of Support	Los Angeles	Seattle ?
TOD (Transit Oriented Development) Fund	LA Metro (\$5M seed) + CDFIs	
NOAH (Naturally Occurring Affordable Housing) Preservation fund	Only thru CBAs	
Inclusionary zoning	No (until Build Better LA/Prop JJJ 2016 ballot initiative)	
Preferential scoring in affordable housing awards	No	
Municipal land bank	No	
City-sponsored land trust	No	
Tenant Opportunity to Purchase	No	
Subsidy for low-income home-owners	Sometimes	

Let's Talk About:

**WHAT RESOURCES
TO YOU NEED,
AND WHAT CAN
YOU OFFER?**

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