

Sacramento Neighborhood Coalition Proposal for the Sacramento Housing and Redevelopment Agency Commission

Presented Sept. 21, 2016

The Sacramento Region has an affordable housing crisis. When the State of California eliminated redevelopment agencies in 2011 communities lost our only resource for proactive development solely intended to benefit communities that are neglected or blighted. Communities need a vehicle to revitalize their neighborhoods without fear of displacement.

The Sacramento Neighborhood Coalition is a group of community leaders from throughout the Sacramento Metropolitan area that have been meeting since 2014. We held a Neighborhood Policy Forum in April 2016, the results of which led to the development of our current policy platform. One of the main points of that platform is to work with our regional partners to start a community land trust.

Jurisdictions across the nation have chosen to support the establishment of a community land trust, a nonprofit corporation that develops and stewards affordable housing, community gardens, civic buildings, open space, commercial space, and other community assets on behalf of the community.

Benefits of community land trusts:

- Permanent affordability – subsidies last forever, and aren't lost on initial sale
- Wealth-building – inhabitants build equity to help dismantle intergenerational poverty
- Community engagement – residents within and around the land a community land trust owns get a say in what development looks like in their community
- Anti-displacement – as investments comes into a neighborhood, community land trusts can protect affordability so everyone benefits

Proposal

The Sacramento Neighborhood Coalition proposes that SHRA set aside all seven of the immediate sale lots and all 31 of the affordable housing sites in this plan for a community land trust to be developed and stewarded by the Sacramento Neighborhood Coalition (SNC).

These lots have been bought and maintained with public money for the public benefit, and a community land trust is the only tool currently available that will ensure that benefit continues.

The Sacramento Neighborhood Coalition would work in partnership with regional nonprofit developers, local government, and other stakeholders to develop a new nonprofit organization and board that is comprised of 1/3 residents who benefit from the housing, 1/3 residents who live near the housing, and 1/3 other stakeholders essential to the success of the organization – a tripartite board.

Once ownership of the lots is transferred to the community land trust, the development plans pursued by the community land trust and its partners will reflect the community's vision and would adhere to existing requirements of lots to be affordable housing.

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