

Fund the removal of land from the speculative market and into the hands of the people

1. **Establish a Community Land Trust Fund for preservation of affordable housing and community priorities in perpetuity.** \$5 million to be replenished annually to support CLTs to use creative community- controlled strategies to stabilize our communities. [Update: City wrote a \$2m allocation for CLTs into FY 2022 budget] **Increase funds and per unit guidelines for the Acquisition Opportunity Program.** Raise the allocation from \$100,000 up to a maximum of \$300,000 per unit, and index with the market. [Update: AOP increased from \$13 million in 2021 to \$28m in 2022]
2. **Emphasize preservation in creating IDP Off Site Affordable Housing partnership** In addition to CTAB demands to increase IDP resources and target deeper affordability, establish a priority for CLTs and acquisition of scattered site preservation using offsite IDP resources.
3. **Pair affordable preservation projects with project-based vouchers for operating subsidy.** Prioritize vouchers for CLT/non-profit owned and permanently affordable housing, and assign Project Based Vouchers to at least half of total unit count of CLT acquired properties.
4. **Using PILOT, incentivize or mandate hospital endowments for affordable housing investment.** Include priorities for deep affordability (30% AMI and lower) and permanent affordability through CLTs.

Community Process for Healthy Communities

5. **Work toward a centralized system, common priorities and processes for disposition of all public land.** Formalize a priority for CLT involvement in the disposition of public parcels; Create a centralized system to document/inventory all publicly owned land; Establish a land bank with participatory community oversight.
6. **Work with CLTs to turn more private homes into permanently affordable housing.** Support CLTs with resources to purchase land and deed restrictions from existing homeowners; Create a pathway focused on seniors to end predatory offers, facilitate transfer of property to CLTs, and provide in-home care services.
7. **Support urban farms, affordable commercial and open space.** Double City funds to DND to support ecological agriculture and food forest development of open space; Lead an initiative to develop 25 new urban farms by 2025; Work with CLTs to stabilize and grow small businesses by providing property acquisition funding, low interest loans, and technical support.

Statewide

8. **Advocate for increased resources and anti-displacement policies at the state level.** Real Estate Transfer Fee (HD 1911 and SD 565); Housing and Environment Revenue Opportunities (HD 1252, SD 611); Tenants' Option to Purchase Act (TOPA, HD2984 and SD 1672); In addition, move vacant or misused state-owned land into community control through CLTs.