

1 [Community Land Trust Task Force]

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3 **Resolution establishing a Community Land Trust Task Force to develop**
4 **recommendations for consideration by the Board of Supervisors on steps necessary to**
5 **implement community land trusts in San Francisco, establishing the membership of**
6 **the Task Force, directing the Task Force to establish its rules of operation which shall**
7 **include compliance with the Sunshine Ordinance, directing the Clerk of the Board to**
8 **provide staff assistance for research and compliance with the Sunshine Ordinance,**
9 **and providing that the Task Force shall report back to the Board and sunset its**
10 **operations within six months of the appointment of its members.**

11
12 WHEREAS, Housing trusts are a method by which governments and nonprofit
13 organizations can use a dedicated stream of revenue to assist in the development and
14 preservation of affordable housing; and,

15 WHEREAS, A community land trust, which is a nonprofit membership organization
16 formed to acquire and hold land for the benefit of the community; is one subtype of housing
17 trust; and,

18 WHEREAS, Community land trusts primarily provide permanently affordable housing to
19 low- and moderate-income people, but may also provide housing for seniors and persons with
20 disabilities as well as parks, open space and community centers for the benefit of the larger
21 community; and,

22 WHEREAS, The Institute for Community Economics, a national community
23 development intermediary organization that specializes in community land trusts, has stated
24 that, as of December, 1999, 114 community land trusts were operating throughout the United
25 States, collectively supplying 4,793 units of affordable housing; and,

1 WHEREAS, San Francisco already operates a number of programs which could be
2 considered "housing trust funds" in that they are dedicated to providing revenue for affordable
3 housing projects targeted to low-income and very-low-income persons and to the multiple-
4 needs population; and,

5 WHEREAS, The existing City programs take the form of development of rental
6 housing, assistance to first-time homebuyers, and addressing the rehabilitation needs of
7 existing homeowners; and,

8 WHEREAS, The community land trust model is one area of affordable housing strategy
9 that has not been aggressively pursued in San Francisco; and,

10 WHEREAS, While community land trusts may not explicitly address the City's problem
11 of a shortage of rental housing, they may assist in enhancing ownership opportunities and
12 addressing the high cost of housing in San Francisco; and

13 WHEREAS, The Legislative Analysts Office has issued two reports on community land
14 trusts, one to the full Board of Supervisors dated March 26, 1999 and one addressed to
15 Supervisor Gonzalez dated March 20, 2001; now, therefore, be it

16 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
17 hereby establishes an advisory task force which shall be known as the Community Land Trust
18 Task Force ("Task Force"); and be it

19 FURTHER RESOLVED, That the Task Force shall consist of the following sixteen (16)
20 members:

- 21 • five (5) at large seats representing San Francisco neighborhoods appointed by the
22 Board of Supervisors;
- 23 • one (1) affordable housing advocate or nonprofit housing developer appointed by
24 the Board of Supervisors;
- 25 • one (1) tenant advocate appointed by the Board of Supervisors;

- 1 • one (1) homeless advocate appointed by the Board of Supervisors;
- 2 • one (1) member of an existing community land trust organization appointed by the
- 3 Board of Supervisors;
- 4 • one (1) person experienced in the private financing of housing and experienced as
- 5 a licensed realtor appointed by the Board of Supervisors;
- 6 • one (1) person experienced in the public financing of housing appointed by the
- 7 Board of Supervisors;
- 8 • one (1) representative of the small business community to be nominated by the
- 9 City's Small Business Commission or the San Francisco Chamber of Commerce
- 10 and appointed by the Board of Supervisors;

- 11 • the Director of the Mayor's Office of Housing, or his or her representative;
- 12 • the Director of the Mayor's Office of Economic Development, or his or her
- 13 representative;
- 14 • the Director of the San Francisco Redevelopment Agency, or his or her
- 15 representative; and
- 16 • the Director of the Planning Department, or his or her representative; and, be it

17 FURTHER RESOLVED, That the Task Force shall make policy recommendations to
18 the Board of Supervisors concerning the following:

- 19 • What steps can the City take to establish a citywide community land trust and/or
- 20 community-based community land trusts, including but not limited to the availability
- 21 of land and acquisition timelines?
- 22 • What financing mechanisms are available through local, state and federal agencies
- 23 to create community land trust organizations, including but not limited to assistance
- 24 with incorporation fees and technical assistance training?
- 25

- 1 • What financing mechanisms are available through local, state and federal agencies
2 to finance development, acquisition or rehabilitation of existing properties, including
3 but not limited to bond financing, tax credits and General Fund commitment?
4 • What are the advantages/disadvantages of home ownership versus rental-type
5 community land trusts?
6 • What legislative or policy changes would assist in the implementation of community
7 land trusts in San Francisco?
8 • What steps would be necessary to expand the pool of affordable housing
9 acquisition, development and rehabilitation funds to assist in establishing
10 community land trusts in San Francisco?

- 11 • Such other matters as the Task Force shall consider relevant to the implementation
12 of community land trusts in San Francisco; and be it

13 FURTHER RESOLVED, That the Task Force is hereby directed to establish its own
14 rules of operation, including election of a chairperson and establishing a schedule for its
15 meetings, which shall comply with the City's Sunshine Ordinance requirements; and be it

16 FURTHER RESOLVED, That the Clerk of the Board of Supervisors is directed to
17 provide the Task Force with research assistance by a legislative analyst and such other staff
18 support as is necessary to notice meetings, maintain minutes of the meetings, follow up with
19 information requests to City departments and otherwise comply with the requirements of the
20 City's Sunshine Ordinance; and be it

21 FURTHER RESOLVED, That the Task Force is directed to issue a comprehensive
22 report to the Board of Supervisors and sunset its operations no later than six months from the
23 date of the appointment of its members.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Resolution

File Number: 011279

Date Passed:

Resolution establishing a Community Land Trust Task Force to develop recommendations for consideration by the Board of Supervisors on steps necessary to implement community land trusts in San Francisco, establishing the membership of the Task Force, directing the Task Force to establish its rules of operation which shall include compliance with the Sunshine Ordinance, directing the Clerk of the Board to provide staff assistance for research and compliance with the Sunshine Ordinance, and providing that the Task Force shall report back to the Board and sunset its operations within six months of the appointment of its members.

August 13, 2001 Board of Supervisors — ADOPTED

Ayes: 10 - Ammiano, Daly, Gonzalez, Leno, Maxwell, McGoldrick, Newsom,
Peskin, Sandoval, Yee

Absent: 1 - Hall

File No. 011279

I hereby certify that the foregoing Resolution was ADOPTED on August 13, 2001 by the Board of Supervisors of the City and County of San Francisco.



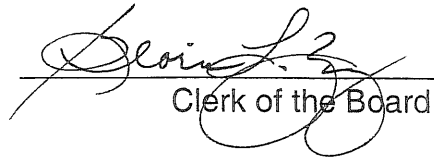
Gregoire Hobson
Acting Clerk of the Board

Date Approved

Mayor Willie L. Brown Jr.

Date: August 24, 2001

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter.



Clerk of the Board

File No.
011279