

What is a Community Land Trust?

- A Community Land Trust (CLT) is a non-profit organization that owns land on behalf of the community.
- The CLT splits the title between the land and the housing. The CLT retains ownership of the land forever and either sells or rents the housing that sits on the land. Renters must be below 80% of area median income.
- Buyers purchase the home but not the land. Removing the value of the land from the purchase makes home ownership more affordable.
- The CLT leases the land to the homeowner through a 99-year ground lease. A resale formula built into the ground lease ensures the home will be affordable to future owners.



What is CLAM?



- CLAM is the acronym for Community Land Trust of West Marin. Started 20 years ago.
- CLAM's mission is to provide stable and permanently affordable homes in an environmentally responsible way in the communities surrounding Tomales Bay.
- The communities surrounding Tomales bay are rural. Mostly zoned for single family housing. Few multi-family housing projects.

Providing homes in an environmentally responsible way.

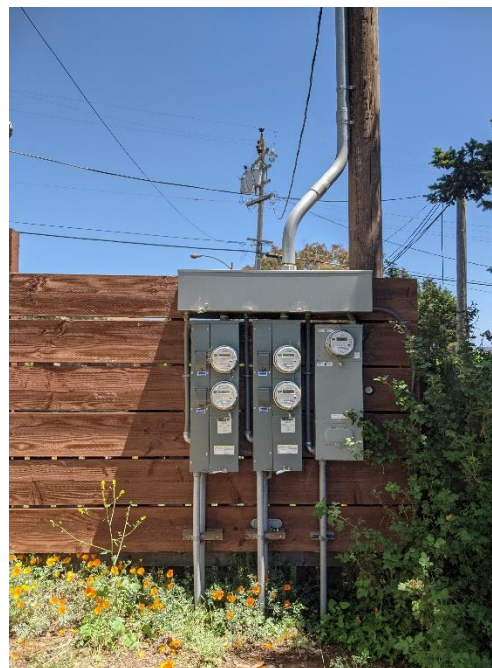
- First NEW construction passive home in California. Super insulated, air-tight, passive solar panels supply endless hot water and HRV system.



- First home sold on CLT ownership model in Marin was a sick home rehabbed with energy efficiency upgrades:
 - triple-pane windows,
 - high-value insulation in floor and attic,
 - high energy efficient appliances including hybrid heat pump hot water heater.
 - Many on-site materials recycled into the rehab project.

Mesa Apartments Electrification Project

- Hot water was supplied by propane and individual tanks for each apartment. Plan was to replace the hot water system with Sanden heat pump system.
- The heat pumps required an electric panel upgrade. Old 1964 electric panels in need of an upgrade.



- Layered funding for the project
 - CDBG grant funding for heat pump conversion.
 - MCE rebates for the heat pumps.
- Additional energy efficiency upgrades
 - MCE rebates also received for upgrading single pane windows
 - Insulating the crawl space.



Successes

- Greater comfort for residents.
- Energy saving for organization.
- Layered funding made it feasible.
- Looking to repeat for 8-unit complex in Stinson beach.

Challenges

- Grant process can take a lot of time.
- Electric panel upgrade is daunting. Coordinating contractors, coordinating with PG&E, avoid displacing tenants during switch over.
- Finding knowledgeable contractors in a rural area.
- Finding maintenance and repair technicians for cutting edge energy efficient systems in a rural area.

