

CLT NETWORK GRASSROOTS NATIONAL CONFERENCE

TRACK:	A	B	C	D	E	F	G
	Look Within: organizational development for <u>newcomers</u>	Look Within: organizational development for <u>mature CLTs</u>	Look for the Money: financial & legal matters	Look Around: building coalitions & partnerships	Look Up!: project development	Look Out! ...for each other: homeownership programs and support	Wildcard
Wednesday - August 17, 2005							
Session #1: 09:00A -10:30A PLENARY (all participants) -							
Session #2:							
10:45A... ...12:15P	CLT 101 - Part I	Using Data to Make Your Case	Building & Developing Operating Support	Partnerships with Habitat for Humanity or other CDC's	Housing Development 101	Homebuyer Counseling, Orientations & Marketing	When two CLT's are in the same area: Different experiences in Chicago and Portland
Workshop Learning Objectives	Overview of the CLT Model; Rationale for the Community Land Trust model- the case for permanent affordability; applications and variations in the CLT model	How can Geographic Information Systems help you in your work? What are the cautions for using GIS? What are the resources available to you as a Community Based Organization? Includes discussion on data gathering and its uses for CLT's with funders, government officials and others.	Everyone wants to fund projects, so where does the money come from to pay salaries and office expenses? Learn ways to diversify your organization's revenue sources for on-going operational support.	Learn about ways that CLT's, Habitats and other Community Development Corporations can partner effectively together while each maintain their own identity and mission	How does the money flow in a project? Learn about subsidizing development and structuring the deal as well as project pro- formas, budgets, spreadsheets, and layering subsidies.	How to market to potential homebuyers; How to qualify new homebuyers; How to select homebuyers; How to work with Realtors	Chicago: Comparing the formation of two CLT's, one a suburban, wealthy and white CLT begun by the municipality and the other a grass roots, low- income, black & Latino community located in the inner city. Portland: Stories of how the CLT serving the City of Portland has worked collaboratively with nearby Clackamas County CLT on joint programs and funding.
Presenter	Burlington Associates in Community Development (confirmed)	Lincoln Institute (confirmed)	Sean Allen, First Homes (confirmed); Aaron Miripol, Thistle CLT (confirmed)	Susan Levy, Chapel Hill (confirmed); Jeff Washburne, City of Lakes CLT (confirmed); Marge Misak, Cuyahoga CLT (confirmed)	Michael Brown, Burlington Associates (confirmed); Rick Jacobus, Burlington Associates (confirmed); Amy Demetrowitz, Burlington CLT (confirmed)	Loretta Walker, Clackamas CLT (confirmed); Katie Ulrich, Portland CLT (confirmed); Kiersten DeLuca, Burlington CLT (confirmed)	Bill Howard, First CLT of Chicago (confirmed); Mary Ellen Tamasy, Highland Park CLT (confirmed); Allison Handler, Portland CLT (confirmed); Nancy Yuill, Clackamas CLT (confirmed)
12:15-1:45 Lunch On Your Own							

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Session #3:							
1:45P... ...3:15P	CLT 101 - Part II	Negotiation Skills	Grassroots Fundraising for Operating & Project Support	Universities, Urban Institutions & Employer Assisted Housing	Thinking inside the boxes: development of multi-unit housing	Managing Resales	Across Time and Space: The Community Land Trust Movement and its Gandhian Roots
Workshop Learning Objectives	Organizational issues and choices in creating a CLT; The quest for permanent affordability a look at the numbers and finances of CLT homes	This session will focus on ways to improve ongoing interactions between community land trusts and those they deal with professionally, including residents, neighborhood associations, and municipal employees. Participants will learn how to apply a range of communication and mediation skills to the ongoing management of land.	Participants will gain an overview of membership and fundraising fundamentals, including techniques for running a membership campaign; identify and take home at least two steps for increasing support from members; become aware of the potential that exists by engaging donors as investors and lenders to your organization	To introduce participants to ways they might engage with universities (or other similar urban institution e.g., hospital, church, etc.) in a collaborative fashion to increase the stock of long-term affordable housing in your community. Includes case study of Mayo Clinic's central role on creation of CLT in Rochester, MN.	Discussion of the unique implications for CLT's in the development of condos and town homes	Yes, the CLT model really works! Learn how to set up a successful re-sale operation	This presentation will focus on the roots and early ideology underlying the community land trust model. How did this philosophy find its way to the Community Land Trust Movement in the United States? Who were the key players in this story? How did the trusteeship model of land reforms perform in India in comparison to the CLT model in the US?
Presenter	Burlington Associates in Community Development (confirmed)	Ona Ferguson, Consensus Building Institute (confirmed)	Lisa Byers and Mary Blackstone, OPAL CLT (confirmed)	Lincoln Institute (confirmed); Sean Allen, First Homes (confirmed)	Jeff Yegian, ICE (confirmed); Colin Bloch (confirmed), Burlington CLT; Eugene Grant (invited)	Emily Higgins, Burlington CLT (confirmed), Etta Habegger, Thistle CLT (confirmed)	Harini Venkatesh, Lincoln Institute (confirmed); Ellie Kastanopolous, Equity Trust (confirmed); Julie Orvis, ICE
3:15P - 3:30P BREAK							
Session #4:							
3:30P... ...5:00P	CLT 101 - Part III	If the CLT model is so good, why are the numbers so small?	Understanding Financial Reports and Balance Sheets	Housing Trust Funds and Effective relationships with City Staff	Non-residential Development on Leased Land	Post-Purchase support for homeowners and Long-term maintenance of CLT homes	Funding and Developing Rural Housing
Workshop Learning Objectives	Brief overview of CLT ground lease; brief overview of designing resale formulas; CLT's in action: a panel of practitioners from selected CLT's.	After 30 years, a few thousand units of affordable ownership housing nationwide. Something to celebrate? ...or be concerned about? Or, both? Should we "keep on keeping on"? ...or make adjustments? Join this discussion. Help us imagine community land trusts over the next 30 years	A practical workshop to help participants gain familiarity and comfort with these essential documents	A case study of how a municipality participated in creating a housing trust fund to assist a newly created CLT. Alternative funding methods for the housing trust fund will be explored.	Case studies of examples where CLT's have developed commercial and/or industrial spaces, including nonprofit facilities such as daycares, offices, health centers	What are the roles and responsibilities of the CLT over time in relation to the homes on its land? How do we ensure that CLT homeowners are successful over the long run? Hear about some successful post-purchase support programs for CLT homeowners.	Learn how CLTs can utilize SHOP (Self-Help Opportunity Program) funds for land acquisition and/or infrastructure development, either in conjunction with the USDA Rural Development Mutual Self Help program or independently.
Presenter	Burlington Associates in Community Development (confirmed)	Moderator: Lisa Byers (confirmed); Panelists: Tim McKenzie, Burlington Associates (confirmed); Jeff Corey, Northern CLT (confirmed); Walt Dixie, Jubilee (confirmed); Sue Cotner, Albany (invited)	Mary Houghton, Burlington CLT (confirmed)	Trell Anderson, City of Portland (confirmed); Jeff Yegian (confirmed); Mary Ellen Tamassy, Highland Park CLT (confirmed)	Rick Jacobus, Burlington Associates (confirmed); Amy Demetrowitz, Burlington CLT (confirmed)	Etta Habegger, Thistle CLT (confirmed); Emily Higgins, Burlington CLT (confirmed); Jason Webb and John Barros, Dudley Street Neighborhood Initiative (confirmed)	Sandra Wood, Community Frameworks (confirmed); Rural Development Self Help Program staff (invited)
Dinner & Evening (...On Your Own)							

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THURSDAY - August 18, 2005							
Session #5:							
9:00A... ...-10:30A	Setting up a ground lease	Evaluating Programs and Measuring Success	Land & Housing Economics	Building alliances with the Smart Growth Movement	Redevelopment of Vacant, Abandoned, and Brownfield Properties	Buyer-Initiated Programs	Creating a master lease to preserve a mobile home park community
Workshop Learning Objectives	Participants will come away with an understanding of what is a ground lease; how to protect both the CLT's interests & the leaseholder's; how to minimize risk	How do we know if the model is working? How do we measure how it is performing? This workshop will stress the importance of data collection for telling the story and responding to critics. In addition, it will measure success as more than just numbers of units produced but also in terms of neighborhood revitalization.	Understand the contribution that land makes to housing prices, and how capturing land values by the community, rather than individual householder, keeps housing affordable in perpetuity. Discuss core CLT question of relationship between wealth building by individuals and permanently affordable housing for the community.	CLT's have a natural fit with Smart Growth. Learn ways to develop & promote this shared agenda.	Workshop will provide an overview of brownfields and their relevance to the CLT mission. It will highlight factors unique to brownfields redevelopment, the legal and financial resources available, how to identify brownfields with good redevelopment prospects and ways to partner with the private and public sectors that can result in successful redevelopment.	Learn the secrets to the surprisingly user-friendly Homebuyer-Initiated program, where buyers bring homes to CLT's instead of the other way around	Description of how residents of Mapleton Mobile Home Park organized and worked with more traditional housing agencies to preserve their affordable housing while establishing resident control of the Park. Workshop will highlight Thistle and MHA's relationship and roles (formalized in a master land lease) attaining permanent bond financing, a national first, and the plans for much needed infrastructure rehab.
Presenter	Jeff Yegian (confirmed), Mollie Stewart (confirmed); David Abromowitz (confirmed); Randy Amos, Burlington CLT (confirmed)	Tim McKenzie, Burlington Associates (confirmed); Roger Lewis, Thistle CLT (confirmed); John Barros and Jason Webb, Dudley Street Neighbors CLT (confirmed)	Lincoln Institute (confirmed)	Tasha Harmon (confirmed)	Lavea Brachman & Allan Mallach, Lincoln Institute (confirmed)	Jim Mischler-Philbin, Northern CLT (confirmed); Erika Malone, Kulshan CLT (confirmed)	Etta Habegger, Thistle Community Housing (confirmed); Aaron Miripol, Thistle Community Housing (confirmed)
10:30A - 10:45A BREAK							
Session #6:							
10:45A... ...12:15P	Membership Development	Staff & Board Development	Mortgage Financing	Building statewide & multi- state coalitions	Housing Design for Sustainability and Accessibility	Home Equity Loans, Home improvement Loans & Re- Financing	Getting the Message Out: How do we talk about Affordable Housing?
Workshop Learning Objectives	How do CLT's build a base of community support within their service areas? How do we involve community residents in the CLT's governance and programs? How do we recruit new members, and nurture a membership over time?"	What is the appropriate division of labor between staff and board? What is a healthy balance of power and responsibility between the two? How do you get a diverse representation of stakeholders on your board?	Learn what programs are out there that already work with CLT's and discuss any gaps in mortgage financing options.	How to build and maintain a robust, effective statewide or multi-state coalition; Identify the potential benefits of organizing a statewide or regional coalition; How to raise money to staff a coalition	Practical workshop with examples of design standards in home construction that can have a significant impact on both accessibility issues for people with disabilities and environmental concerns in the context of "green building".	What are the risks & benefits in providing these post-purchase financial options to CLT homeowners	Learn how to communicate with politicians, funders, neighborhood coalitions and other invested groups about affordable housing. Discover what is the best language to use to make our case and what language makes it more difficult to garner support.
Presenter	Randy Amos, Burlington CLT (confirmed); John Barros and Jason Webb, Dudley Street Neighbors CLT (confirmed)	Rick Jacobus, Burlington Associates (confirmed); Tasha Harmon (confirmed)	Michael Brown, Burlington Associates (confirmed); Julie Brunner, OPAL (confirmed); Emily Higgins, Burlington CLT (confirmed)	Paul Schissler, Kulshan CLT (confirmed); Jeff Corey, Northern CLT (confirmed); Mike LaFontaine, New Hampshire Community Loan Fund (confirmed)	Roger Lewis, Thistle CLT (confirmed); Fred Wacker, Home Depot (invited); Gabriel Olmsted, OPAL CLT (confirmed)	Kirsten DeLuca; Burlington CLT (confirmed); Mary O'Hara, Burlington Associates (confirmed);	Sam Chase and Michael Anderson, Community Development Network (confirmed); Nita Hansen (confirmed)
12:15-1:45 Lunch On Your Own							

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Session #7:							
1:45P... ...3:45P	Selecting a Resale Formula	Strategic Planning for Long-term organizational sustainability	Legal Roundtable	Partnering with Conservation Land Trusts and Urban Agriculture	Green Building	Property Taxes	Lessons Learned
Workshop Learning Objectives	Do you use an appraisal based formula or an indexed one? How do you balance the need for the individual to build assets with the need for subsidy retention to ensure an on-going supply of affordable housing for the community? Which formula is easiest to explain & implement?	Do we have to forever be dependent on grant writing and the ups & downs of government subsidies? This workshop will share ways in which CLT's can become financially independent organizations that don't have to depend on selling the CLT model over and over again.	Bring your legal questions to this panel of experts! Workshop will be a Q& A format; learn from the questions others ask on the most pressing legal issues in the on-going management of CLT's, from resale formulas to ground leases, foreclosures, covenants, deed restrictions, etc.	Where can the missions of conservation & housing land trusts complement each other? How can urban CLT's create & protect green space and/or Community Supported Agriculture? Discussion of how the leasehold model relates to this, including the development of a model agricultural lease.	How to incorporate environmentally sound and creative techniques in the production of CLT homes - while keeping them affordable	Sharing strategies and successes in developing a fair tax amount for CLT homes and land	Anticipating common pitfalls in order to avoid them and learning from things that haven't worked
Presenter	Rick Jacobus, Burlington Associates (confirmed); Julie Brunner, OPAL CLT (confirmed); Colin Bloch, Burlington CLT (confirmed)	Tasha Harmon (confirmed); Mary Houghton, Burlington CLT (confirmed)	Mollie Stewart (confirmed); Tad Everhart (confirmed); David Abromowitz (confirmed); Randy Amos, Burlington CLT (confirmed)	Ellie Katanopolous, Equity Trust (confirmed); Greg Rosenberg, Madison CLT (confirmed); Nita Hansen, Vermont Housing & Conservation Board (confirmed)	Fred Wacker, Home Depot (invited); Gabriel Olmsted, OPAL CLT (confirmed)	Tim McKenzie, Burlington Associates (confirmed); David Canary (confirmed); Celia Howes (confirmed)	Mary O'Hara, Burlington Associates (confirmed); Nancy Yuill, Clackamas CLT (confirmed); Mike LaFontaine (confirmed)
Session #8: Spontaneous Workshop follow-up							
4:00P... ...5:00P							
Networking Reception 5:30-7:30pm							