Community Land Trust Working Group Meeting 2- Friday, June 8th Notes

Members present: Co-chairs Alderman Ewen-Campen and Teresa Vazquez-Dodero, Ben Baldwin, Fred Berman, Alex Bob, Alex Galimberti, David Gibbs, Scott Hayman, Alderman JT Scott and Ellen Shachter

The main focus areas of meeting 2 of the Community Land Trust Working Group (WG) were to determine the population and service area of the CLT the WG is looking to establish and to discuss potential community engagement strategies the WG will engage in during the coming months. Materials provided at this meeting were the Community Land Trust Business Planning Assumptions Worksheet, Chapter 6 of Starting a Community Land Trust entitled Educating and Organizing and Chapter 2 of the CLT Technical Manual entitled Initial Choices.

In an effort to gain a clearer understanding of who the CLT will serve, the WG discussed various demographics and populations that are currently struggling to find or maintain stable and decent affordable housing in Somerville. It was agreed that the overall population of residents at risk of displacement has grown to include a significant portion of the City, beyond those traditionally considered to be 'low-income'.

Through this discussion it was ultimately decided that the entire Somerville community should potentially have access to purchasing or renting CLT property; one reason for this being a lack of rationale behind denying someone with a high income who is *committed* to contributing to the CLT and maintaining the affordability of their property for future households. It was emphasized by the WG however, that this is only acceptable as long as high-income earners are not taking away potential homes or units from low/moderate-income individuals and families without other alternatives.

Populations initially identified for potential preference for CLT housing were as follows*: low/moderate-income individuals and families, families with children enrolled in Somerville Public Schools, individuals and families at immediate risk of displacement* and *long-time Somerville residents*. This is not an exhaustive list, but there was overall support for providing preference to those who fall in these categories in an effort to prevent displacement and to allow those who wish to stay in Somerville the opportunity to do so.

The following items were identified for immediate follow up-

1) WG will collaborate to develop a **mission statement** to be finalized at the 3rd meeting. WG will determine guiding principles for the CLT that will assist in establishing how it will operate and who it will serve.

2) WG will begin to develop **community engagement plan**, with concrete next steps decided by end of 3rd meeting. Steps may include, but are not limited to, tabling at SomerStreets and other events, holding community meetings, providing materials online for public viewing and conducting a community survey.