

**First Annual Meeting Minutes  
National Community Land Trust Network  
July 12, 2006  
Boulder Outlook, Boulder, CO**

**Introductions, Review Groundrules and Agenda**

Ona Ferguson and Stacie Smith, facilitators, welcomed participants to the First Annual Meeting, and introduced the planning team that worked to design the day's agenda: Jim Mischler-Philbin, Colin Bloch, Connie Chavez, Christine Westfall, Lisa Byers, Alice Stokes. It was noted that all votes taken would be counted at one vote per organization.

**Overview of Network History**

Lisa Byers (Executive Director of the OPAL CLT in Orcas, WA) and Christine Westfall (of OCHLT in NC) served on the Interim Board. Chester Hartman is an ICE board. Lisa, Christine and Chester noted the five core values of the CLT movement:

- Perpetual access and affordability holding land for the community in perpetuity
- Perpetual responsibility: responsible stewardship of land
- Community control of land
- Resident ownership and leadership
- Tri-partite board

Chester Hartman spoke about the roots of the CLT movement. He noted that community land trusts bring together permanent affordability with limited wealth creation, and that the racial wealth gap is growing in the US and CLTs provide an entry into wealth creation for people of color. The ICE board understands that their decision to cancel the CLT conference in 2005 triggered the development of the new National CLT Network, and wants to work cooperatively with the Network as it is launched.

Chester gave some background, including that the International Independence Institute (the progenitor of ICE) published The Community Land Trust: A Guide to a New Model of Land Tenure in America in 1972. In 1982, ICE published the Community Land Trust Handbook. ICE has acted as a think tank and funder for CLTs in all stages. In the 1990s, the need for services grew as the number of CLT increased.

In 2005, the ICE revolving loan fund held ~\$13 million. The ICE board would like to responsibly steward this resource. The ICE board has been exploring a merger with another organization, likely the National Housing Trust ([www.nhtinc.org](http://www.nhtinc.org)), a housing development group. If it goes through, it is hoped that the active HUD technical assistance contracts would continue and that they would be carried out by the folks who know the most about CLTs. ICE also holds the rights to materials such as the CLT Legal Manual that are important to the CLT movement. It seems likely at this point that these materials will be transferred to the CLT Network.

Christine discussed the exponential growth of CLTs in the 1990s and the growing needs of the network. In 2005, ICE recognized that they were no longer able to meet those needs and they, along with the Lincoln Land Institute and Fannie Mae, sponsored the 2005 CLT conference in Portland, OR, that enabled this Network to form. She noted that while household incomes for those in the bottom 40% have not increased since 1970 (adjusted for inflation), in 2005 alone there was a 9.4% increase in housing prices. In many areas of the country, the median home price is 4 times the AMI. The rental market is even bleaker, requiring folks earning minimum wage to work two jobs in order to be able to pay rent. Our challenge today is to found a network that can rise to the challenges presented by this housing climate.

Lisa spoke about the CLT as a community based organization. It is time for the CLTs to step up and take the mantle of leadership to forward our vision. The movement has grown from a grassroots organization and spread throughout the nation and matured. Now, we need to establish a data collection system in order to demonstrate our success. We need to tell our stories, the stories of our homeowners. As more and more groups implement the CLT model on a larger scale and use the model in new ways, we need to balance growth and the needs of the community and the five core values of the movement. That is our challenge and we need each CLT to take a role in the Network.

## **Structure and Membership**

### Overview of progress since the Portland meeting:

Jim Mischler-Philbin and Colin Bloch reviewed progress over the past year. In August 2005, there was a planning meeting in Portland, OR at which an Interim Board of Directors was given the go ahead by participants to work on developing an independent CLT Network. The board was charged with the creation of bylaws, developing membership criteria, considering data collection, determining what resources are necessary, organizing the annual conference, and developing the CLT Academy. There were initially about 25 members. In the end, 20 individuals worked throughout the year. Working groups were formed to address the issues identified above. Jim Mischler-Philbin and Colin Bloch served as co-chairs of the board, and along with the chairs of the work groups formed the Executive committee. In May, the governance group issued draft bylaws that were forwarded to CLTs via the listserv and the CLT e-mail list from ICE for comments. Comments were gathered via a web survey, and the governance and membership committees used them to make changes to the bylaws. The revised bylaws were distributed in early July.

Colin recognized the contribution of the Lincoln Institute of Land Policy in monetary and logistical support for the Network's efforts over the past year. Thistle Community Housing also contributed tremendous time and resources to planning the conference. And Colin thanked the members of the Interim Board of Directors for their efforts in preparing for the conference and Network meeting. The National CLT Network was officially incorporated on July 10, 2006 in California; however the Network may still select an alternate name to do business as.

### Governance Committee process and overview of bylaws

Kirby White and Greg Rosenberg offered an overview of the bylaws. While changes could not be made to the bylaws at the meeting itself, there will be a process for revisions in the future. On May 10, 2006 the Interim Board e-mailed the draft bylaws to the CLT listserv and requested comments from the field. The majority of the comments revolved around corporate purposes, membership criteria and the issue of land reform vs. affordable housing. There is a difference between the corporate purpose, which must comply with the IRS guidelines for a 501(c)3 organization, and the organizational mission of the Network. The purpose is designed to give the Network as much flexibility as possible and to ensure a smooth 501(c)3 approval process. Kirby noted that there is an ongoing question about whether the movement is about land or housing.

Greg reviewed the means of achieving the purpose, the membership dues, the rights of members, the Board of Directors and committee structure, techniques for amending the certificate of incorporation and bylaws, dissolution, and first annual meeting. The Initial Board of Directors as named in the articles of incorporation are the members of the Executive Committee (Colin Bloch, Jim Mischler-Philbin, Kirby White, Norma Jean Sawyer-Atanda, Rick Casey, Roger Lewis and Ian Winters) plus Christine Westfall. In order to comply with California law, there may be changes to the bylaws.

### Participants had some questions and comments on bylaws and responses:

- It is important that we retain a broad vision. This means not only tax-exempt housing for the poor, but land reform on a broader scale and building sustainable communities.

Specifically, the purposes as outlined seem to be designed to qualify as a 501(c)3 solely for helping people of low income. There are other ways to attain this tax exempt status, for example by including education as a corporate purpose. It would be great if there were another membership category for supporters. Kirby responded that the Board could consider creating another category in the future. The focus on supporting organizations that have charitable purposes was intended to make the tent big enough to include all of the groups currently doing this work.

- The first place that most people encounter problems with the land tenure system in the US is in housing. Through the experience of lacking access to land, people are becoming aware of the problem, which makes this a good area to focus on.
- Does the Network need to be a 501(c)3 organization? The core values are exclusive. How can organizations that don't meet the membership criteria be involved? Kirby responded that the Network needs 501(c)3 status to avail itself of funding sources.
- Regarding Article 2a, about only serving people of low income: How does this affect CLTs ability to serve moderate-income people or develop other projects?
- How can CLT networks or funders be involved in the organization?
- Who are the fundraising efforts of the board intended to benefit – the Network or individual CLTs? Kirby responded that the board's first responsibility is to raise funds for the Network operations.
- Regarding committees, the bylaws state that the Membership Committees shall consist of four members appointed by the President and that two will be board members. Do the others have to be Members as well? Kirby said that was assumed but not explicitly stated in the bylaws.
- I am concerned about the need to tailor the Corporate Purposes to the IRS. Greg responded that the intent is to state the organization's general areas of activity.
- Article 1.2.e states the purpose to protect the natural environmental and promote the ecologically sound use of land and natural resources and the long-term and safety of the community. Is it possible to include the term "conservation"? Many in the room responded that they think the terms included are equivalent to conservation.
- It is possible to address many of these issues, including business, schools, middle income etc. Kirby said that the IRS does allow for a tax-exempt organization to serve non-low income people but cannot *subsidize* them: e.g. must charge market-rate rents, etc.
- Where does cultural preservation fit in to this? Also, they focus on fighting gentrification and displacement. Will these subjects meet membership guidelines?
- If an organization is primarily educational, the income levels of populations served are not so important. Is that worth looking at as an alternative route to qualifying as a 501(c)3 corporation? Kirby responded that yes, educational purposes are enough to get 501(c)3 status.

#### Membership structure

Norma Jean Sawyer-Atanda gave an overview of the membership structure. The membership committee did their best to design criteria that would be narrow enough to preserve the identity of the CLT model and broad enough to include organizations that are not quite in-line with the Classic CLT definitions. It was very important that the member organizations adhere to the core values, but not that all organizations fit into the CLT Classic category. The CLT Variations category is intended to include groups that are doing the work but don't meet all of the Classic guidelines. Norma Jean reviewed the two membership categories.

#### Questions and comments on membership criteria with responses:

- If there is no distinction in the right of membership for each category, why create two categories in the first place? John Davis replied that there are more than 180 CLTs in the US, but there was no universal definition of a CLT to use in determining membership. The membership committee chose the federal definition of a CLT as stated in the

National Affordable Housing Act of 1992. About 75% of the organizations will qualify as Classic CLTs. Most of the variations will be slight.

- What about the sympathetic or supporting organizations? Is there anyway for those to be affiliate/supporting members to ensure that we have as many members as possible in the CLT Network and movement?
- There is value in including the broader category of CLT variations as laid out in the bylaws to enable CLTs to expand their activities to meet needs of their community.
- It is very important to have stratified membership. The CLT Classic groups have some very strong core values that shouldn't be diluted. Some would like to see some protective standards to retain the character of a CLT. Also, please establish a core values and standards committee.
- Which category does an organization fall in if it doesn't yet have residents to be representatives on the board?
- I would encourage an approach that respects different methods to serve the same goals. The two-definition structure seems like a hierarchy, even if that isn't the intent.
- It is important to understand the roots of the movement while letting there be variations. Emphasize the goal of changing people's lives, not just providing housing, but helping people take control of their destiny.
- What is the value of having the two-tiered membership?
- It is important to provide education on the Classic CLT model; that should be included in the Network Mission statement.
- We can't be inclusive of all affordable housing, but we do need to define the CLT way and preserve our values without disparaging those who do not fit.
- There should be a distinction. If we define Classic CLTs, then we have to protect those core values. This will protect the membership rights of low income people.
- In the purpose, access to housing and land are stated. In the CLT Classic definition, it speaks only about housing. This may be causing confusion.
- I don't think we need to worry about Classic CLT voices getting lost.
- Some communities don't quite fit the Classic CLT definition but they consider themselves a CLT, though they focus on more than housing.
- Are CLT Variations accountable to residents, and if so how? Be very clear.
- I am in strong support of having a "big tent," but we need a clear identity to raise the profile of CLTs on a national level. Affordable housing is the main thing that separates us from the conservation land trust.

Participants were then asked to vote on the bylaws. They were given three options on paper ballots:

1. Yes, our organization votes to adopt the Bylaws with no further comment.
2. Yes, our organization votes to adopt the Bylaws with comments below to be forwarded to the new Board of Directors.
3. No, our organization does not vote to adopt the Bylaws, with comments/reasons below to be forwarded to the new Board of Directors

The results of this vote were 50 **yes** (items 1 and 2) and one **no** (item 3).

#### Nominations Committee

Brenda Torpy discussed the process of the Nominations Committee (Brenda Torpy, Jeff Washburne, Paul Schissler, and Christine Westfall) in creating the slate of At-Large Candidates and the Regional Candidates. The committee talked about including other organizations on the board, much as the comments on the membership criteria reflected. In the end, they decided that the focus needed to be on the CLTs since this is our network, but to include some representation from these groups. The committee forwarded nine names for the At-Large seats, for a board of 14 with the five Regional Representatives. Brenda then introduced the candidates (see attached sample ballot).

### Election of Board of Directors

Organizations were each given one ballot, and asked to vote for At-large and Regional Candidates. The results of Board of Directors election were that the group elected the At-Large slate in its entirety and there was a tie for the Southwest region. It was proposed that Devika Goetschius be elected as the Regional Director for the Southwest and Roger Lewis be elected as an additional At-Large Director. This motion was made by Rick Casey and was seconded. The motion was carried without objection.

<b>Board of Directors</b>	
At-large Representatives	Robert Burns Lisa Byers Marie Cirillo John Hamilton William Howard Roger Lewis Jim Mischler-Philbin Greg Rosenberg Norma Jean Sawyer-Atanda Kelly Weiss
Regional Representatives	Mary Blackstone Jane MacKenzie Colin Bloch Dannie Bolden Devika Goetschius

### **Resources**

Colin Bloch and Rick Casey presented on the work of the Resources Committee. This work group was charged in Portland with managing the relationship with ICE, managing the listserve, and planning for the funding of the network. They see Chester Hartman's presence as the best interaction with ICE and noted that his support is appreciated. The listserve is up and running ([NACLTNetwork@yahoogroups.com](mailto:NACLTNetwork@yahoogroups.com)), with approximately 230 members to date, thanks to Alice Stokes for making that happen.

The most concrete work of the group has been to plan for the funding for the Network by developing a proposed dues structure. The dues structure will help create resources for the Network to provide services to member organizations. These services will include data collection, branding and marketing, technical assistance, conferences, training in collaboration with the CLT Academy and others. The dues structure will be important to help fund these activities, and will be supplemented with grants and other funding. The dues will provide operational funds that are more difficult to get from other sources. The dues structure is designed to create levels of participation for groups at all levels of development. The structure combines a flat fee based on operational budget and size with a per unit fee. In addition to the dues, member organizations would be expected to apply to become members of the Network. The categories are:

- **Level 1:** Emerging /Small CLTs: \$250 per year with no per unit fee
- **Level 2:** Established/Functional CLTs: \$500 per year plus \$10 per unit, not to exceed \$10,000
- **Level 3:** Mature CLTs: \$1000 per year plus \$10 per unit, not to exceed \$10,000

Participants had the following questions and comments on dues structure with responses:

- Can there be a level between levels 1 and 2? It is a big leap from 1 to 2 and there may be groups that have 1 paid staff, for example an ED, that don't yet have any units or have a very small budget.
- Suggested that Level 1 be changed to up to 25 units.
- Suggested that there be an honesty policy and let groups decide which level they fit.
- This structure could be burdensome to some.
- For those that don't charge residents a monthly fee, some may object to the per unit fee,
- Organizations have to get these fees approved by their boards.
- Would like more information about the budget of the CLTN and what the member organizations will get for the fees. This will help them ask their boards for authorization to spend that kind of money. These dues are higher than those of other trade organizations.
- In order to ensure that the work done this year will continue, and to ensure there are paid staff responsible for that, we would be willing to pay our estimated fee though we are small.
- The per unit fee is problematic, would prefer to see a percentage of operating capital.
- This is the most critical year to make sure that there are dues coming in. If we fundraise effectively from our members, we're more likely to be successful in obtaining outside funds.
- The fairest way would be to use a percentage of operating budget. Also encourage other creative fundraising efforts. The percentage of participation of members or CLTs is more important than the dollar figure.
- Resident participation is very important; can this be tied to the resident fees? This is a great opportunity for residents to be involved in a national movement.
- What defines the operating budget? Just CLT homes? Colin said just CLT operating budget and, it includes all units under permanent affordability. The membership committee will look at individual cases.
- Mobile home units are different than other homes, should there be a differentiation?
- Proposed that this is an initiation fee, encourages everyone to participate at the highest level they can and to get full participation with directions to the permanent board to examine the dues structure and revise them if needed.
- We will need to educate members about what the dues are being used for and to prevent organizations not joining because the dues seem too high.
- Believes that the fees will be well used and we should support the Network.
- Likes the idea of passing the \$10 fee onto leaseholders and thinks there is potential to write that into the ground lease. The folks on the Interim board donated a lot of unpaid staff time and it's not unreasonable to expect organizations to share some of the burden.
- In addition to the dues, the data requests of organizations are very important.
- In the spirit of 100% participation, will any amount in fact be accepted as dues from an organization?

A proposal was summarized: Consider this an initiation fee, give what you can with a goal of 100% participation. Then the Board of Directors will do more research to show the organization's potential operating budget. This proposal was approved unanimously.

**Progress on Top Five Priorities from 2005 meeting**

The five priorities from Portland, OR were reviewed, and the facilitators gave brief updates on progress that has been made on each in the past year:

1. Work through definition of a CLT and core principles of our movement. Articulate the values upon which the CLT movement is founded. (This is what the Interim Board has been working in preparing the bylaws and setting up the organization over the past year.)
2. Create the CLT Academy and best practices manual. (The CLT Academy was launched in 2006.)
3. Advanced level financing and technical tools. (This need is one the new Network will need to start working to address.)

4. Peer-to-peer networking opportunities. (This conference, the Academy, and the listserve all strive to provide these opportunities.)
5. Develop capacity to meet the needs of a racially and ethnically diverse community (don't change the language). (This is something the Governing Board will need to work on going forward.)

Lisa Byers shared some details about the CLT Academy, which has made a lot of progress and offered its first CLT 201 training. The Academy has developed as a collaboration of the Lincoln Institute and the Network Interim Board. The Academy Work Group proposes that there be a separate CLT Academy Advisory Board, whose members will be appointed by the Executive Committee of the National CLT Network. The proposals in the White Paper were approved unanimously by participants.

### **Brainstorm priorities**

Participants then brainstormed additional priorities that they want the Governing Board to consider, to be used at the July 15, 2006 Strategic Planning Session.

- REALLY good website
- Comprehensive list of CLTs with notation of who are members
- Link to the websites of all the CLTs who have them
- Partner more with agencies and organizations that can support the network
- Collect, research, and publish best practices
- Where will the Network be housed?
- Develop a toolkit of resources
- Establish core principles
- Assist residents so that they can protect their own interests
- Address displacement and gentrification (within #5 on list from Portland)
- What is the timeline for hiring an ED?
- Developing national policy program
- Monthly e-newsletter with ideas and success stories for marketing
- Worst practices
- Facilitate regional and statewide networking and collaboration
- Education and outreach to establish the Network as the expert
- Media/marketing assistance to member organization
- Encourage regional networks
- Set a national CLT production goal for 3-5 years
- Recommendations for how to maintain assets long-term and maintaining affordability
- Work with lenders, e.g. Fannie Mae to develop secondary market products for CLTs
- Develop data collection process
- Encourage healthy design
- Conscious outreach to residents
- Movement building
- Language needs – materials in other languages, esp. Spanish
- Academy development Resident training and other language materials and trainings
- Staff retention
- Sustainable building and energy efficiency
- Lobbying
- Draft model municipal
- Utilize Community Loan Funds in states or regions
- Really good annual report format to show how groups are doing across the country
- Act as an expert
- Track legal issues that come up and draft legislation to handle obstacles

- Update CLT Legal Manual
- Inclusionary Zoning and CLT partnerships
- Find ways to reduce the amount of legal fees for development projects
- Incorporate on Fair Housing issues into trainings
- Focus on accessible housing
- Educate intermediaries about CLTs
- Develop best practices for builders, HOAs
- Organizational issues: health coverage, pension issues, etc.
- National CLT legal task force
- Stewarding intellectual property e.g. CLT Legal Manual etc.
- CLT self-sufficiency and building strong organizations
- How to preserve historic cultural and streetscaping
- Help members feel connected to the movement
- Incubating CLTs and actively searching out area that are in need of CLTs
- Incubating interns and CLT summer camp
- Group insurance for development insurance (self-insure, pool?)
- Periodic check-in on financial health of mature CLTs
- Post-purchase support materials
- Pre-purchase training materials

Note: EF Schumacher Society is interested in adding to their physical library with hard copy materials. They also own the URL [www.communitylandtrust.org](http://www.communitylandtrust.org) and want to develop a portal for CLT information.

### **CLT Network Name**

Participants also brainstormed ideas for names of the new Network. The names suggested and supporting “votes” (of which each participant was invited to give one) are listed here. The Governing Board will take the suggestions into consideration.

National Alliance of Community Land Trusts (7 votes)  
 National CLT Coalition (3 votes)  
 CLT USA (2 votes)  
 Home (1 vote)  
 National Alliance of Housing Trusts (0 votes)  
 National Alliance of Community Housing Trusts (0 votes)  
 CLT Network (0 votes)

### **Wrap-Up and Call to Action**

The current plan regarding CLT Network meetings is to alternate Policy and Annual Meetings (next to be held in 2007) with full CLT Conference and Annual Meeting (next to be held in 2008). The CLT Academy will also fill some of the networking and training needs that the conference provides. A Host Committee will be formed to put together an RFP for the next National CLT Conference to create a system for selecting the site. Allison Handler has volunteered to head up the committee. The timeframe is not yet established, but the next conference will occur in 2008, 18-24 months from now. If anyone is interested in hosting the Policy meeting next year, please let a Board member know.

Participants were thanked for their hard work and invited to attend Saturday’s Strategic Planning Session. The meeting was adjourned 4:00 pm.

## Appendix A

### Attendees at National CLT Network First Annual Meeting July 12, 2006

First Name	Last Name	Organization
Sean	Allen	First Homes
Aurelia	Andrade	Bonita Springs Area Housing Development Corporation
Phil	Bacon	Collins Center for Public Policy, Inc.
Gail	Beck	Burlington Community Land Trust
Lydia	Beltran	Florida Housing Coalition
Mary	Blackstone	OPAL Community Land Trust
Dannie E.	Bolden	Gulf County Community Land Trust
Julie	Brunner	OPAL Community Land Trust
Rebecca	Buford	Tenants to Homeowners, Inc.
Charles	Buttner	Jacobs Center for Neighborhood Innovation
Roger	Caban	Hope Community, Inc.
Bob	Calhoun	Habitat for Humanity of Key West & Lower Florida Keys
Bedilia	Campbell	Hannibal Square Community Land Trust
Whitney	Carpenter	Monadnock Community Land Trust
Richard	Casey	Middle Keys Community Land Trust
Connie	Chavez	Sawmill Community Land Trust
Erin	Comstock	Clemson University
Elizabeth	Conner	Humboldt Bay Housing Development Corp
Matt	Constantine	Adopt-A-Family of the Palm Beaches
Jeff	Corey	Northern Communities Land Trust
Quintin E.	Cross	Hudson Community Development and Planning Agency
John E.	Davis	Burlington Associates in Community Development
Thomas	de Yampert	City of St. Petersburg
Marcela	DeLeon	Bonita Springs Area Housing Development Corporation
Kirsten	DeLuca	Burlington Community Land Trust
Walt	Dixie	Jubilee Homes of Syracuse
Crystal	Fisher	Orange Community Housing and Land Trust
Carl	Florea	SHARE Community Land Trust
Robert	Gamble	CLT of Waldron Island
Kay M.	Gilbert	Beverly-Vermont Community Land Trust
Dev	Goetschius	Housing Trust of Sonoma County
Karen A.	Gray, Ph.D.	College of Social Work, University of South Carolina
Calvin M.	Greening	Wells Fargo Bank, N.A.
Roz	Greenstein	Lincoln Institute of Land Policy
Susan	Gutknecht	Global Title Company
Etta	Habegger	
George	Harris	Jacobs Center for Neighborhood Innovation
Ripley	Harrison	Northwood Renaissance
Chester	Hartman	Poverty and Race Research Action Council
Emily	Higgins	Burlington Community Land Trust
Cecilia E.	Holloman	The Legacy Campaign
William	Howard	First Community Land Trust of Chicago
Ted	Huiatt	Story County CLT
William	Jacoby	Hope Community, Inc.

FirstName	LastName	Organization
Mia L.	Joiner-Moore	NeighborWorks America® New England District
Anthony M.	Jones	Housing Finance Authority of Pinellas County, FL
Philippe	Jordi	Island Housing Trust
Ellie	Kastanopolous	Equity Trust
Robin	LeBaron	Hope Community, Inc.
Diane	Ledford	Bonita Springs Area Housing Development Corporation
Roger	Lewis	Thistle Community Housing
Deanna	Lloyd	Middle Keys Community Land Trust
Jane	MacKenzie	Northern Homes CDC
Chris	Martinez	Home Ownership Made Easy
Beth	Matsumoto	Humboldt Bay Housing Development Corp
Sandra	McNeill	Figuroa Corridor Community Land Trust
Aaron	Miripol	Thistle Community Housing
Marge	Misak	Cuyahoga Community Land Trust
Jim	Mischler-Philbin	Northern Communities Land Trust
John	Morland	National Housing Trust Community Development Fund
Carolyn	Moulton	OPAL Community Land Trust
Susan	Murphy	Bahama Conch Community Land Trust of Key West Inc.
Heather	Murphy	Northern Communities Land Trust
Mary	O'Hara	Burlington Associates
Gabriel	Olmsted	OPAL Community Land Trust
Suzanne	Olson	CLT Alliance
Olga	Perez	Home Ownership Made Easy
Greg	Rosenberg	Madison Area Community Land Trust
Jamie	Ross	1000 Friends of Florida
Norma Jean	Sawyer-Atanda	Bahama Conch CLT of Key West, Inc.
Paul	Schissler	Kulshan Community Land Trust
David	Silva	Home Ownership Made Easy
Alice	Stokes	Burlington Community Land Trust
Mary Ellen	Tamasy	Highland Park Illinois Community Land Trust
Van	Temple	Diamond State CLT
Brenda	Torpy	Burlington Community Land Trust
Katie	Ullrich	Portland Community Land Trust
Cynthia R.	Walker	Tenants to Homeowners, Inc.
Jeff	Washburne	City of Lakes Community Land Trust
Jason	Webb	Dudley Street Neighborhood Initiative
Rich	Webb	Story County CLT
Kelly	Weiss	Austin Housing Finance Corporation
Margo	Weisz	Austin Community Land Trust
Kirby	White	Equity Trust
Ian	Winters	Northern California Land Trust
Susan	Witt	E.F. Schumacher Society
Ruby	Wright	Hope Community, Inc.
John H.	Wyche	Escambia County Community Land Trust
Nancy	Yuill	Clackamas Community Land Trust

## Appendix B

### National Community Land Trust Network Official Board of Directors Ballot

The National Community Land Trust Network is holding elections for nine At-large Directors and five Regional Directors. As a member organization of the National Community Land Trust Network, you are entitled to vote for up to NINE At-Large Directors and ONE Regional Director from your region.

#### AT-LARGE DIRECTORS (VOTE FOR UP TO NINE)

- Robert Burns, NeighborWorks® America
- Lisa Byers, OPAL (Of People And Land) Community Land Trust, Orcas, WA
- Marie E. Cirillo, Woodland Community Land Trust, TN
- John Hamilton, City First Enterprises, Washington, DC
- Bill Howard, First Community Land Trust of Chicago, Chicago, IL
- Jim Mischler-Philbin, Northern Communities Land Trust, Duluth, MN
- Gregory Rosenberg, Madison Area Community Land Trust, Madison, WI
- Norma Jean Sawyer-Atanda, Bahama Conch Community Land Trust of Key West, Key West, FL
- Kelly Weiss, Austin Housing Finance Corporation, Austin, TX

#### REGIONAL DIRECTORS (VOTE FOR ONLY ONE CANDIDATE FROM YOUR REGION)

I represent a CLT in the \_\_\_\_\_ Region

##### Central Region (IA, IL, IN, KS, MI, MN, MO, NE, ND, OH, SD, WI)

- Jane MacKenzie, Northern Homes Community Development Corporation, Boyne City, MI

##### Northeast (CT, DC, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VT, WV)

- Colin Bloch, Burlington Community Land Trust, Burlington, VT

##### Northwest (AK, HI, ID, MT, OR, WA, WY)

- Mary Blackstone, OPAL (Of People And Land) Community Land Trust, Orcas, WA

##### Southeast (AL, AR, FL, GA, KY, LA, MS, NC, PR, SC, TN, VA)

- Dannie Bolden, Gulf County Community Land Trust, Port St. Joe, FL
- Joseph E. Gray, Delray Beach Community Land Trust, Delray Beach, FL

##### Southwest (AZ, CA, CO, NM, NV, OK, TX, UT)

- Devika Goetschius, Housing Land Trust of Sonoma County, Petaluma, CA
- Roger Lewis, Thistle Community Housing, Boulder, CO