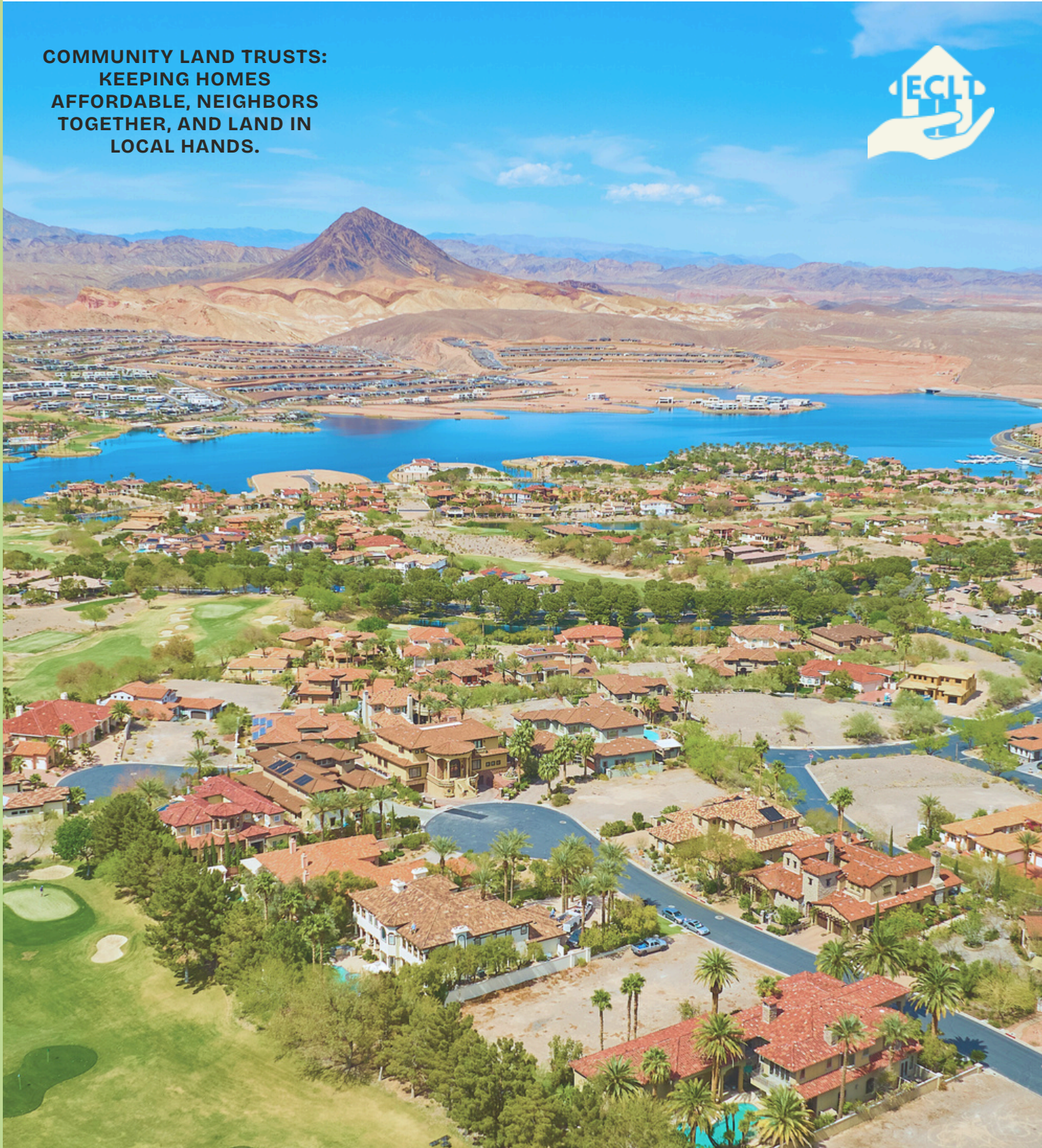


Inland Equity Community Land Trust

THE GROUND WE RISE FROM: A PEOPLE'S
BLUEPRINT FOR HOUSING JUSTICE

COMMUNITY LAND TRUSTS:
KEEPING HOMES
AFFORDABLE, NEIGHBORS
TOGETHER, AND LAND IN
LOCAL HANDS.





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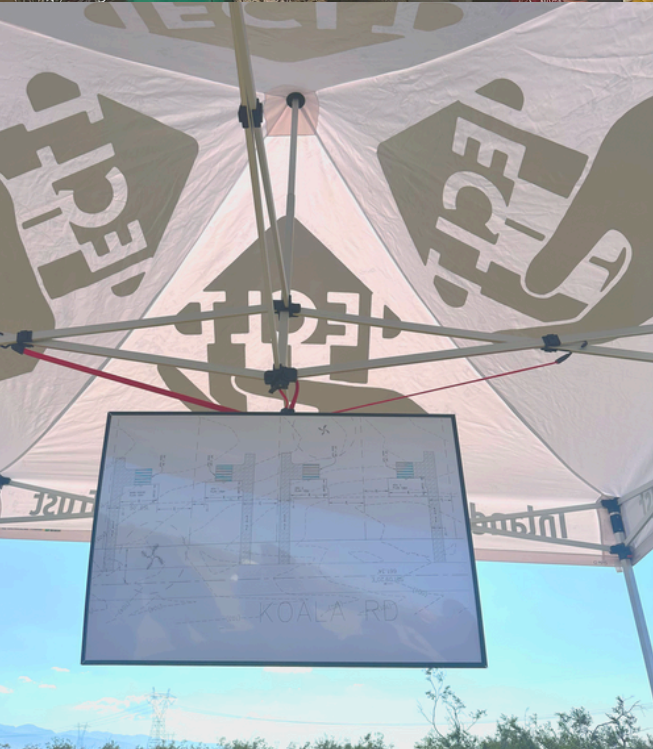
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Foreword

By Anabel Nevarez
President, Inland Equity Community
Land Trust



Seeds in Borrowed Soil

I come from the Inland Empire, a place built by resilient minds and diligent hands, where neighbors became family as we continued to grow alongside the region's infrastructure. I've watched these same people build homes, churches, parks, and small businesses, only to lose them when developers and landlords decided our worth was in the land, not in the lives on it.

That's what happens when housing becomes a market instead of a right. They buy, they flip, they profit, and we pack, move, and start over. Again and again.

The Inland Equity Community Land Trust was never about charity. It's about control, the power to decide what stays, what grows, and who gets to belong. When we say "community ownership," we mean that the people who've carried this region on their backs will no longer be pushed aside when it starts to rise.

Our movement was born from necessity, out of rent hikes, broken promises, and the will to stay rooted. This plan carries that spirit forward: a blueprint for liberation that turns struggle into structure and resistance into roots. Every home we build, every union we form, every acre we reclaim brings us closer to what this region has always deserved, permanence for the people who built it.

We're not waiting for approval or permission. We're building the future right here, with our hands, our voices, and our land.

Because if we don't own the ground beneath us, we'll keep fighting on borrowed soil.

It's time to plant our future where we stand.

In solidarity,
Anabel Nevarez
President, Inland Equity Community Land Trust



“When we free the land from the market, we free our communities from its grip.”

What Is a Community Land Trust (CLT)?

A COMMUNITY LAND TRUST IS A SIMPLE BUT TRANSFORMATIVE IDEA: THE LAND STAYS IN COMMUNITY OWNERSHIP, WHILE THE HOMES ON THAT LAND BELONG TO THE PEOPLE.

HERE'S HOW IT WORKS:



1. THE CLT OWNS THE LAND. THAT LAND IS HELD FOREVER FOR COMMUNITY BENEFIT. IT CAN'T BE FLIPPED OR SOLD FOR PROFIT BY THE CLT.



2. RESIDENTS OWN OR RENT THE HOMES. PEOPLE CAN BUY HOMES AT AFFORDABLE PRICES OR RENT THEM BELOW MARKET RATES.



3. A “GROUND LEASE” KEEPS IT AFFORDABLE. IT'S A LONG-TERM AGREEMENT (USUALLY 99 YEARS) THAT GIVES FAMILIES STABILITY AND ENSURES THE NEXT GENERATION CAN AFFORD THEIR HOME TOO.



4. A COMMUNITY-LED BOARD, MADE UP OF RESIDENTS, NEIGHBORS, AND LOCAL PARTNERS, MAKES ALL MAJOR DECISIONS. THE LAND IS GOVERNED BY THE PEOPLE, FOR THE PEOPLE.



5. WHEN OWNERS SELL, HOMES STAY AFFORDABLE. A “SHARED-EQUITY” FORMULA LETS HOMEOWNERS KEEP PART OF THE PROFIT, WHILE THE REST STAYS IN THE HOME SO FUTURE BUYERS CAN AFFORD IT.



Executive Summary

BUILDING POWER THROUGH COMMUNITY OWNERSHIP: A FIVE-YEAR ROADMAP FOR HOUSING JUSTICE IN THE INLAND EMPIRE

Over the past five years, the Inland Equity Community Land Trust (IECLT) has grown from an idea into a movement for housing justice in the Inland Empire. We believe everyone who helps build our community should have a secure and affordable place to live in it.

Our plan for the next five years is simple but powerful: put land back in the hands of the community. We do this through a model called a Community Land Trust, a nonprofit that owns land so homes can stay affordable forever. That means families don't get pushed out when rents rise, and first-time buyers can afford to stay rooted.

By 2030, IECLT have:

- Launched a regional pilot advancing housing justice, with 60+ units built or acquired (e.g., townhomes, single-family, multi-family homes), showing how community land trusts can expand across Inland Empire.
- Expanded tenant unions (groups of renters who organize for fair housing) from 6 to 14 cities
- Grown to 100-150 active, due-paying community members who have a real voice in what gets built
- Reached a \$350,000–\$400,000 operating budget and a \$3 million capital fund for new projects
- Created a construction cooperative that trains and hires local residents
- Ensured that at least 40–50% of homes serve families who've been locked out of ownership, including justice-impacted and historically marginalized neighbors

It's about belonging, stability, and dignity, building a future where homes belong to the people, not the landlords or the market.



PHOTOGRAPHY: KELSEY ORTIZ / STYLED BY: LAUREN HOOVER / COURTESY OF DANTE SKITCHEN



Plan Adelanto: Where the Future of Community Ownership Begins

About Plan Adelanto

- Located on 20 acres near Adelanto High School.
- Eight single-family homes, each around 1,100 square feet.
- Built with sustainable materials and designed for long-term affordability.
- Developed in two phases of four homes each.

What Makes It Different

- The land stays in community ownership, protected from market rate prices.
- Families own their homes at affordable prices, building stability and equity.
- Local workers, trained through IECLT's construction cooperative, build the homes themselves, keeping jobs and skills in the community.
- Every home helps the next; when one family sells, part of the value stays in the trust to make the next home affordable.
- Residents have a voice in decisions.

Homeowners, renters, and community members sit on the board that governs the trust, ensuring the people who live here help lead here.





*“We defend housing
as a human right
and organize city by
city so no one has to
fight alone.”*



Organizing for Housing Justice: The IE Tenants Union

ACROSS THE INLAND EMPIRE, FAMILIES FACE RISING RENTS, UNSAFE HOUSING, AND RETALIATION FOR SPEAKING UP. THE IE TENANTS UNION GREW FROM THIS STRUGGLE, UNITING RENTERS AND ALLIES TO CHALLENGE CORPORATE LANDLORDS AND THE CONDITIONS THAT PUSH WORKING PEOPLE TO THE EDGE. INLAND EQUITY COMMUNITY LAND TRUST HAS JOINED TENANTS TOGETHER, ALIGNING OUR LOCAL WORK WITH A STATEWIDE MOVEMENT FOR TENANT RIGHTS.



BUILD TENANT POWER:
WE HELP RENTERS FORM
LOCAL TENANT UNIONS THAT
NEGOTIATE DIRECTLY WITH
LANDLORDS FOR FAIR RENTS,
REPAIRS, AND DIGNITY.

LEADERSHIP DEVELOPMENT:
WE TRAIN MEMBERS AS TENANT
ORGANIZERS AND COMMUNITY
ADVOCATES, ELEVATING LEADERS
WITH LIVED EXPERIENCE.



**LEGAL AND ADVOCACY
SUPPORT:**
WE CONNECT TENANTS TO
PRO BONO LEGAL HELP, KNOW
YOUR RIGHTS TRAININGS, AND
EVICTION DEFENSE SUPPORT.

PATHWAY TO OWNERSHIP:
TENANT UNION MEMBERS
BECOME PART OF THE LARGER
CLT ECOSYSTEM, SHAPING HOW
HOMES SHIFT FROM PRIVATE
SPECULATION TO COMMUNITY
OWNERSHIP.



POLICY CHANGE:
WE ADVOCATE FOR LOCAL LAWS
THAT PROTECT RENTERS,
INCLUDING JUST CAUSE EVICTION
POLICIES, RENT STABILIZATION,
AND ANTI HARASSMENT
ORDINANCES.

WHERE WE ORGANIZE NOW
ACTIVE CHAPTERS ARE BUILDING POWER
IN VICTORVILLE, REDLANDS, SAN
BERNARDINO, HEMET, PERRIS, AND
RIVERSIDE.

WHERE WE ARE GROWING NEXT
NEW CHAPTERS ARE FORMING IN
ADELANTO, PALM SPRINGS, HESPERIA,
CORONA, JURUPA VALLEY, BANNING, AND
MORENO VALLEY.



Five Years to Reclaim What's Ours: What's Next for IECLT



Reclaim the Ground Beneath Us

- Create or acquire 60+ affordable units, while diversifying housing types (e.g., single-family home, townhomes, multi-family homes)
- Develop pre-approved home designs in at least 5 cities to speed up construction and cut red tape.

Grow Community Power

- Expand tenant unions to 14 Inland Empire cities, uniting renters, homeowners, and allies under one movement.
- Reach 100-150 active, due-paying members who help decide where and how IECLT builds.

Keep Housing Truly Affordable

- Ensure families spend no more than 30% of income on housing.
- Guarantee that 40–50% of homes go to historically marginalized families and individuals.

Build Our Own Workforce, Build Our Own Future

- Launch a community construction cooperative that provides living-wage jobs, apprenticeships, and pathways to union work.
- Partner with local schools, trade programs, and workforce agencies to train the next generation of builders rooted in equity and sustainability.

The People's Economy Starts Here

- Reach an annual operating budget of \$350K–\$400K and grow a capital fund of \$3.0 million.
- Generate community wealth through ground lease income that reinvests directly into new homes and neighborhood improvements.

