

## **National CLT Network Public Policy Strategy - 2009**

The Network's advocacy efforts in 2009 will focus on connecting CLTs to national issues and creating meaningful impact on policy and appropriations. The Network will achieve this by:

- (1) pro-actively educating stakeholders
- (2) promoting the value and effectiveness of CLTs
- (3) advocating for strategic resources and programmatic support to ensure financial viability and successful outcomes.

### **Most effective message to effect change:**

Key concepts to promote:

- Permanent affordability of housing
- Low foreclosure rate for owners of CLT housing

CLTs are very effective stewards of community assets. However, many people do not understand the term stewardship, or are not comfortable with the notion of shared appreciation, typically involving separation of ownership between land and building or deed restrictions.. We need to identify concepts and language that help to reduce this barrier. CLTs are effective on many levels:

1. Homes and people – CLTs support wealth creation by providing access to homeownership, and support residents who experience financial difficulty. (foreclosure survey)
2. Local Community – provides a housing option for communities to help residents to live where they work, and to sustain mixed-income neighborhoods over generations.
3. National assets – by creating permanent affordability, CLTs efficiently lock-in public subsidy to benefit communities now and in the future.

### **Political Allies:**

- Elected officials: legislators, mayors
- Coalitions such as NHC and the Shared Equity Coalition
- Habitat
- Affordable housing sector

### **The Network's 2009 Legislative Agenda:**

The following Networks legislative agenda for 2009 will guide our advocacy efforts.

1. Promote additional funding for CLTs and permanent affordability in economic stimulus legislation.
2. Advocate for changes to existing programs that will enhance existing CLT capacity (FHA regulations and HOME funding).
3. Advocate for policies that protect home buyers and owners (counseling, predatory lending).
4. Advocate for policies that expand resources for rural housing.

The Network will also work with partners to track and monitor various HUD funding items including HOME, CDBG, CDFI, as well as financial issues such as CRA and tax credits related to housing and community development.