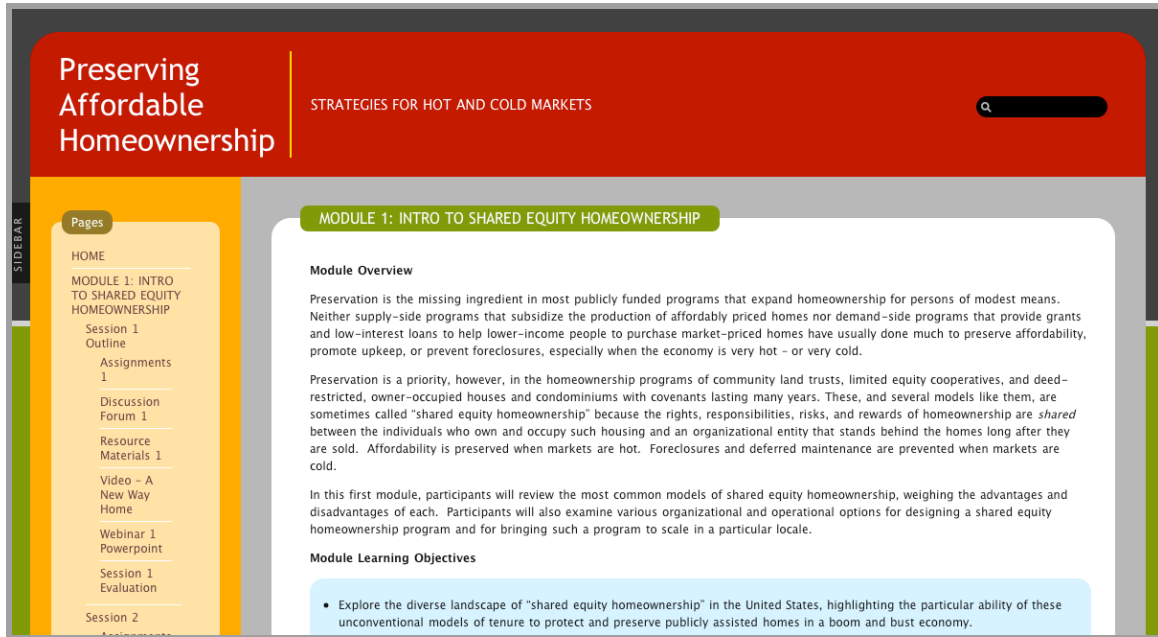


CLT ACADEMY DISTANCE LEARNING COURSE PERMANENTLY AFFORDABLE HOMEOWNERSHIP



COURSE OVERVIEW: This is a 6-week distance learning course focusing on the different elements of permanently affordable homeownership programs. There will be a live 90-minute webinar each week, led by our instructors John Davis and Julie Brunner. There will be assigned readings and written exercises, requiring no more than 2 hours each week.

COST TO PARTICIPATE: Tuition for this course is \$100. If you need tuition assistance, please contact course administrator Greg Rosenberg at greg@cltnetwork.org.

WEBINAR SCHEDULE: The 6 weekly 90-minute webinars will be held on Thursdays, starting on September 23rd, at 9 AM Pacific / noon Eastern time.

REGISTRATION: To register for the course, or for additional information, please contact Greg Rosenberg at greg@cltnetwork.org.

COURSE DESCRIPTION

The six weeks of this course are broken down into 2-week modules. The following is an overview of each 2-week module.

Module One – Introduction to Shared Equity Homeownership: Preservation is the missing ingredient in most publicly funded programs that expand homeownership for persons of modest means. Neither supply-side programs that subsidize the production of affordably priced homes nor demand-side programs that provide grants and low-interest loans to help lower-income people to purchase market-priced homes have usually done much to preserve affordability, promote upkeep, or prevent foreclosures, especially when the economy is very hot – or very cold.

Preservation is a priority, however, in the homeownership programs of community land trusts, limited equity cooperatives, and deed-restricted, owner-occupied houses and condominiums with covenants lasting many years. These, and several models like them, are sometimes called “shared equity homeownership” because the rights, responsibilities, risks, and rewards of homeownership are shared between the individuals who own and occupy such housing and an organizational entity that stands behind the homes long after they are sold. Affordability is preserved when markets are hot. Foreclosures and deferred maintenance are prevented when markets are cold.

In this first module, participants will review the most common models of shared equity homeownership, weighing the advantages and disadvantages of each. Participants will also examine various organizational and operational options for designing a shared equity homeownership program and for bringing such a program to scale in a particular locale.

Module Two – Long-Term Stewardship: Long-lasting contractual controls that preserve the affordability of owner-occupied homes, while limiting the pool of future buyers to households who are income-eligible, are a distinguishing feature of community land trusts, limited equity cooperatives, and the homeownership programs of many community development corporations that attach affordability covenants to the deeds of newly built houses and condominiums. More recently, such restrictions have become a common feature of the homeownership programs of many cities and states as well. A lengthening list of housing trust funds, inclusionary housing programs, and housing incentive programs now require, as a matter of course, durable controls over the affordability and eligibility of any owner-occupied housing being produced through the investment of public dollars or the exercise of public powers.

These contractual controls are not self-enforcing. They require the continuing administrative presence of a capable, watchful steward to monitor and to enforce them, ensuring that: (1) the affordability of resale-restricted homes will be preserved; (2) the

quality, durability, and livability of these homes will be maintained; and (3) the homeowners' security of tenure will be protected, making foreclosure a rare event.

In this module, participants will examine contractual mandates, organizational requirements, and homeowner services that ensure the effectiveness of a stewardship regime. The course is focused on the period after a resale-restricted home is sold, although some consideration will be given to the steward's pre-purchase responsibilities.

Module Three – Managing Resales: This module focuses on the design and administration of long-term contractual restrictions of the resale of shared equity homes. The module's content is instructive both for organizations or municipalities that are considering the introduction and implementation of affordability controls for the first time and for those that may have been administering affordability controls resale for several years but are now in the process of revising their resale formulas, homeownership assistance policies, or administrative procedures.