AFFORDABILITY: Providing Homes that Remain Permanently Affordable

1. **Affordable taxes.** Property taxes paid to the city are made more affordable and stabilized over time because of the CLT’s ownership of the land and the CLT’s permanent cap on the resale price of the home.

2. **Affordable utilities.** As a CLT is established and more communities choose to establish themselves as CLTs, they can collectively campaign for subsidized utilities. [See “Advocacy,” below.]

3. **Lower purchase price for subsequent homebuyers.** Ownership of the underlying land by the CLT, combined with the cap established on the resale price of any housing on that land, keep CLT homes permanently affordable, one owner after another.

SECURITY: Providing a Maximum Level of Tenure Security

4. **Prevent forced eviction.** A CLT provides security of tenure that is greater than the leases previously provided by the government and greater than individual titles, both of which are more susceptible to Eminent Domain claims. This is because while the homes are owned by residents, the community owns the land, so government must negotiate with or threaten the community at large in order to carry out evictions.

5. **Prevent gentrification.** By guaranteeing permanently affordable housing, the CLT ensures low-income individuals are benefiting from homes in the community. By maintaining the community fabric, the CLT ensures that shops and cultural events in the community continue to reflect community history and interests, rather than attracting activities that may cause residents to leave against their wishes.

INFRASTRUCTURE: Maintaining the Built Environment While Providing a Formal Structure for Ensuring Community-Controlled Upgrading

6. **Promote repairs.** The quality and safety of CLT homes are promoted by periodic inspections and by the CLT’s ongoing support for improvements that are well constructed and durable.

7. **Undertake upgrades.** Streets and community infrastructure can be developed collectively now with official recognition and approval, and with support from technical advisors in ways that address community needs and are well constructed and durable.

EQUITY: Encouraging Wealth Creation While Minimizing the Risk of Wealth Loss

8. **Opportunity for an increase in personal wealth.** Despite the affordability cap on the resale price of CLT homes, most CLT homeowners earn a fair return on their investment in a CLT home. When they resell, they walk away with more money in their pockets than they had when first buying the home.

9. **Protection against the loss of personal wealth.** Homeowners who are not in a CLT can lose whatever savings they used to buy their homes if they default on their mortgage or lose possession of their home.
through other means. In a CLT, homeowners have the added security derived from an organization that stands watchfully and supportively behind the homeownership opportunity it helped to create, actively working to prevent such losses.

**ADVOCACY: Strengthening Community Unity and Applying It Effectively**

10. **Control of development by CLT residents.** CLT homeowners and other CLT members have a collective voice in governing the CLT and guiding its decisions about the uses and development of any parcels of land acquired by the CLT. Its land may be used for housing, commercial development, urban agriculture, or any other community facility. The CLT can also advocate that public resources destined for improvements be directed to the CLT to undertake upgrading and infrastructure improvements.

11. **Advocacy for affordability guarantees.** CLTs can work together to advocate for subsidized utilities and other affordability guarantees, since CLTs are foregoing the speculative potential of the land in order to guarantee permanently affordable housing, i.e. a public good, which will save public resources normally destined to public housing, social rent, and other housing subsidies.

12. **Solidarity in defending and improving the neighborhood.** As a membership organization that builds a base of support among and beyond the households who live in homes on the CLT’s land, the CLT can mobilize residents and a wide network of supporters – including CLTs around the world – on behalf of public policies and investments that improve a local neighborhood.

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