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**Permanently Affordable Homeownership**

**& Community Land Trusts**

**Sustainable models that use a one-time public investment to
create a permanently affordable home**

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What are CLT and PAH Programs?
Community Land Trusts (CLTs)** are nonprofit organizations that provide lasting community assets and permanently affordable

**In 46 states:**

>200 CLTs

>600 PAH programs

> 150,000 homes

housing opportunities for lower-income families. CLTs are best

known for their **permanently affordable homeownership (PAH)** programs. Along with CLTs, some Community Development Corporations (**CDCs**), Community Development Financial Institutions (**CDFIs**), **Habitat for Humanity** affiliates, and government-based **inclusionary zoning programs** have
PAH programs.

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**How Do They Work?**

**A one-time public investment is used in a self-sustaining way** to keep homes forever affordable to families with modest incomes. **PAH programs** invest public funds into a property to make home purchase affordable for a lower-income family. The program supports the family to **attain *and* sustain homeownership**. In return, the homeowner agrees to sell the home at an affordable price to another lower-income homebuyer in the future. Consequently, the family is able to successfully own a home and build wealth, while the program is able to **preserve the public’s investment in the home *permanently* to help family after family.**

**% of Mortgages that are 90+ Days Delinquent
or in Foreclosure Proceedings**
(Thaden 2011)

 **What Do They Accomplish?**

1. **Increase access** to successful homeownership among
 lower income and minority families.

1. **Buffer the adverse impacts of gentrification**
 by providing a stock of housing that remains
 affordable.
2. **Stabilize** **neighborhoods** by increasing owner
 occupancy, promoting residential stability,
 preventing foreclosures, and maintaining homes
 in good condition.

**TEXT: WHAT DO YOU WANT THE ELECTED OFFICIAL TO DO?**Provide background information on the issue that you will be discussing in the meeting. Explain why the issue is broadly important.

**Homeowner Story:**

Use a homeowner (or other) story to highlight how the issue impacts real people in a real community. This story should be directly related to the issue and the ask.

Insert Resident Photo/Name

**Our Issue**Drill down and explain how the issue is impacting your organization or program. If you have a chart or an image that helps make your case, include it here.

**Our Ask**This is what you would like the elected official to do on your behalf. It should be phrased as a request. Your “Asks” should be timely and actionable.