

Why Create (or Support) a CLT?

1. *Stewardship: Preserving Scarce Resources*

- a. Preserving affordability one generation after another.
- b. Preserving public subsidies, lands, and inclusionary units.
- c. Preserving the condition and design of publicly-funded amenities.

2. *Mobility: Rebuilding the Housing Tenure Ladder*

- a. Multiplying the choices that low-income people have when they seek to improve the type and tenure of their housing.
- b. Allowing low-income people to step up to homeownership – in smaller steps.

3. *Security: Backstopping Low-income Households*

- a. Supporting first-time homeowners *after* they purchase a home.
- b. Intervening to cure defaults and prevent foreclosures.

4. *Stability: Supporting Development without Displacement*

- a. Reinvesting in dilapidated areas without fueling gentrification.
- b. Enacting “smart growth” measures without imposing additional burdens on inner-city neighborhoods and vulnerable populations.

5. *Flexibility: Adapting to Sites, Funds, & Folks*

- a. Abandoning a one-size-fits-all approach to community development.
- b. Mixing uses of land and types of housing in scattered-site projects.

6. *Frugality: Shifting Administrative Burdens and Costs*

- a. Delegating responsibility for monitoring publicly-funded projects.
- b. Delegating responsibility for enforcing publicly-mandated controls.