Policy Recommendations
for
Alternative Homeownership Models

Housing Policies for New Realities
March 25, 2015

- State housing policy change to address establishing an equitable taxation policy in conjunction with permanently affordable rental and ownership properties and housing programs.
    - This would permit a fair taxation rate given that Community Land Trust homeowners will never benefit from the full appraised value of their property.
    - State legislation needed to standardize assessor property valuation practices for price-restricted and resale controlled ownership property.
- State housing policy change is needed to recognize public and private non-profits, such as community land trusts, long term and permanent affordable housing resale restrictions as serving a public purpose.
    - The State legislation to recognize community land trust deed restrictions when valuing ownership property would protect future opportunities for affordable ownership housing.
    - State legislation needed to recognize community land trust deed restrictions when valuing ownership property.
- State housing policy change is needed that would allow for inclusionary housing ordinances if local jurisdictions choose to adopt one.
- State housing policy is needed to support home ownership programs that use a one-time public investment when creating permanently affordable homeownership through the Community Land Trust model.