

Affordable Housing and Preserving Community Self-Governance



CAI **SUPPORTS** AFFORDABLE HOMEOWNERSHIP AND DEFENDS SELF-GOVERNANCE FOR COMMUNITY ASSOCIATIONS

COMMUNITY ASSOCIATION HOUSING MODEL:

CAI advocates for and represents the 77.1 million people living and working in America's 369,000 community associations, which include homeowners associations, condominiums, and housing cooperatives. While community associations come in many forms and sizes, all associations share three basic characteristics: (1) membership in the association is mandatory and automatic for all property owners; (2) the community association governing documents bind all owners to defined land-use requirements administered by the community association; and (3) all property owners pay mandatory lien-based assessments that fund association operations.

HELPING AMERICANS THRIVE: As a shortage of affordable housing located near employment and transportation continues, CAI engages in conversations on how condominiums and housing cooperatives can be positioned as solutions for housing affordability.

CAI supports efforts to increase access to affordable and stable housing for all people, including those who choose to rent or own homes in community associations, so that the dream of homeownership can become a reality. CAI also supports the establishment of diverse housing options along the spectrum of affordability, including middle housing and workforce housing options, given that

protections for existing community associations are preserved.

PRESERVING COMMUNITY SELF-GOVERNANCE:

Governance should occur at the lowest possible level. Laws at every level must acknowledge the right of self-determination by owners who elect volunteers and have a vested interest in their communities. CAI does not support government pre-emption of lawful zoning and land-use policies adopted by municipalities or of community association covenants that govern property use.

TAKE ACTION

Support policies that increase housing affordability nationwide while preserving community self-governance.

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