

CLOSER TO PLACE. CLOSER TO PRACTICE.

Building shared equity in the Southwest

TX CO NM OK

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**Attorney
Policy strategist
CLT practitioner**

More than a decade in
affordable housing and
community development

ENTERPRISE COMMUNITY PARTNERS

Advanced state and local housing policy, tenant protections, housing trust funds, and community agreements.

ELEVATION COMMUNITY LAND TRUST

Helped establish the nonprofit, model documents, and municipal agreements. Built housing authority partnerships and led stewardship, homeowner engagement, and public partnerships.

GROUNDED SOLUTIONS NETWORK

Now connect regional conditions and local partners with GSN's national policy, finance, research, and technical assistance expertise.

Who Is GSN?



NATIONAL CAPACITY

01

Policy and systems

Advance public policies and fair housing practices that make lasting affordability possible.

02

Programs and technical assistance

Help organizations design, launch, operate, and strengthen shared equity programs.

03

Capital, data, and learning

Bring finance strategies, HomeKeeper, research, training, and field knowledge to implementation.

04

A connected field

Link practitioners to peers and national experts who have already worked through similar questions.

Lasting Affordability At Scale Depends On An Enabling Environment



GSN'S THEORY OF CHANGE

Equitable policy and public practice

Communities need fair housing practices, inclusive land use, public investment, and a meaningful resident voice in decisions.

A durable supply of affordable homes

A significant share of homes must remain affordable, with enough land, subsidy, and capital to produce and preserve them.

A healthy delivery ecosystem

Capable nonprofits and public partners must own, operate, steward, coordinate, and advocate for lasting affordability.

GSN works across policy, programs, capital, data, and field capacity because no single intervention can deliver lasting affordability at scale.

National Reach Cannot Replace Sustained Local Relationships



The limit

A small national staff cannot maintain deep knowledge of every local market, policy environment, and implementation barrier.

A single training or technical assistance engagement may solve an immediate question without building the relationships needed for long-term growth.

The regional effect

Place-based staff stay close enough to understand how policy, capital, and organizational capacity interact in each community.

The Hub deepens member relationships, adapts national resources to local conditions, and carries regional lessons back into national strategy.

Regional presence creates continuity after a single engagement ends.

The Southwest Already Had The Foundation For A Regional Hub



WHY THIS REGION

An established field

Texas and Colorado already had active CLTs, shared equity practitioners, members, and HomeKeeper users.

Projects and demand

Communities were advancing significant pipelines while housing need continued to outpace supply.

GSN relationships

Existing technical assistance, member relationships, and regional partners gave the Hub a strong base for deeper work.

Room to connect and grow

The opportunity was to link existing expertise, strengthen regional infrastructure, and support more lasting-affordability production.

The Hub Has A Clear Regional Mandate



WHAT THE SOUTHWEST HUB IS CHARGED WITH

Build regional expertise

Develop a working knowledge of local policy, market conditions, organizational capacity, and shared equity activity.

Deepen engagement

Build sustained relationships with members and organizations positioned to expand lasting affordability.

Localize GSN support

Coordinate national staff and tools so technical assistance responds to regional conditions.

Strengthen policy work

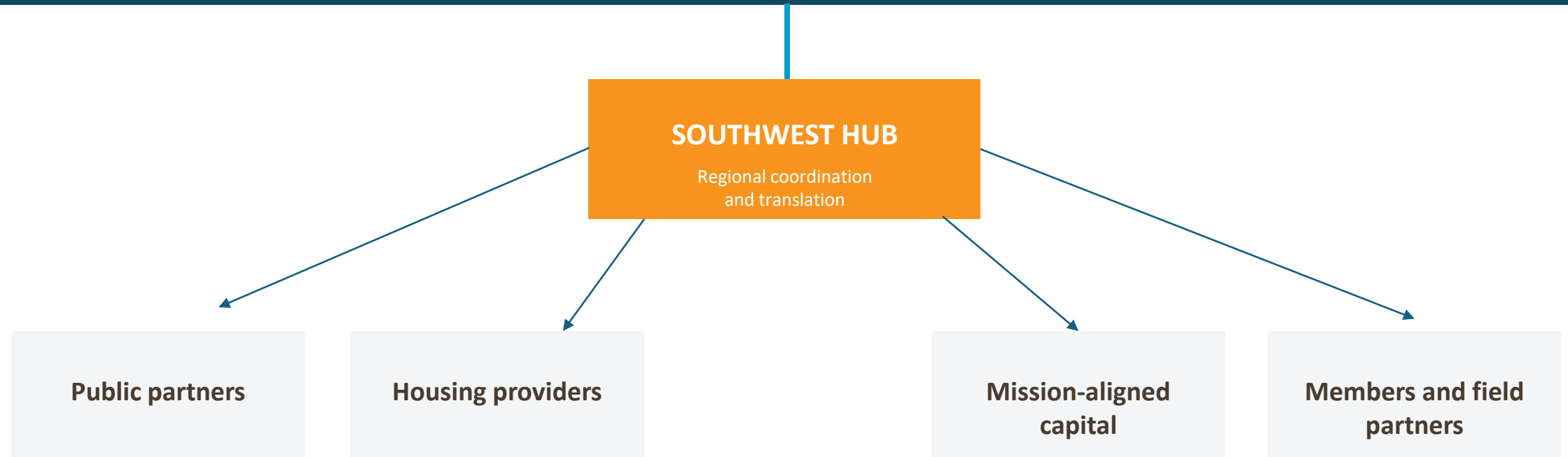
Use local knowledge and relationships to support effective public policy and bring implementation lessons to national advocacy.

The Hub Connects National Resources To The Regional Housing Ecosystem



GSN NATIONAL EXPERTISE

Policy Research Training HomeKeeper Innovative finance Technical assistance



The Hub coordinates access to national expertise and keeps the relationships, context and follow-through regional

My First Phase Is Building The Regional Operating Picture



CURRENT WORK

Stakeholder outreach

Meet practitioners, public agencies, funders, and lenders to understand current work and build durable relationships.

Landscape assessment

Map regional capacity, policy conditions, technical assistance needs, and the places where shared equity can grow.

Partnership development

Connect local organizations with GSN experts, peer practitioners, and potential implementation partners.

Feedback and action

Identify common barriers, shape regional learning opportunities, and move local experience into GSN policy and program work.

Texas And Colorado Partners Are Naming Similar Growth Constraints



WHAT I AM LEARNING

The expertise already exists

Established CLTs and housing partners understand the model. They need support that respects local experience and helps existing work grow.

Interest needs a pipeline

Political interest, public resources, and individual projects have greater impact when communities build repeatable development and program systems.

Operations shape scale

Stewardship funding, staff capacity, data, homeowner support, and reserves determine whether portfolios can grow responsibly.

Alignment must happen earlier

Public agencies, developers, lenders, funders, and stewards need shared expectations before projects reach implementation.

Texas Has Momentum, But Each Market Needs A Different Pathway



EARLY REGIONAL SIGNALS

Existing interest

Major metros have active networks and emerging shared equity work. Smaller and rural communities need different entry points.

A next-step gap

Many groups understand the model and now need help with feasibility, structure, partnerships, and implementation.

Uneven policy conditions

State law offers a foundation, while local interpretation, tax treatment, and public funding decisions vary.

Ecosystem needs

Programs require capable developers, public partners, lenders, long-term stewardship, and operating support.

The Hub Can Turn Separate Efforts Into Shared Progress



A REGIONAL COORDINATION ROLE

See the wider field

A regional view helps identify overlapping efforts, missing connections, and places where organizations are solving similar problems separately.

Coalesce related work

The Hub can bring organizations around shared needs so limited time, funding, and staff capacity support complementary work rather than duplication.

Create peer learning

Convenings and working sessions give practitioners space to compare approaches, share tools, and learn from implementation experience.

Help move roadblocks

I can help clarify the issue and determine whether my expertise, GSN's national team, or both can help a partner move toward its goals.

ROAD Creates A Clearer Federal Lane For Shared Equity



WHAT CHANGED

A broader CLT definition

Recognizes nonprofits, states, local governments, and governmental instrumentalities. Allows ground leases, deed covenants, and similar enforceable measures.

Stronger recognition through HOME

Reauthorizes HOME and explicitly recognizes shared equity homeownership, CLTs, limited equity cooperatives, and other HUD-approved mechanisms.

A stronger federal signal

Gives jurisdictions greater certainty and recognizes that communities may use different structures to preserve affordability.

The definition also requires monitoring, at least 30 years of affordability, and a preemptive purchase option when needed to preserve affordability.

ROAD Creates Opportunity, But Implementation Will Determine Its Effectiveness



Opportunities

Clearer federal recognition

More flexibility in program structure

Greater certainty for HOME administrators

A stronger basis for local funding and partnerships

Cautions

ROAD does not appropriate funding

HUD still must operationalize several changes

Mortgage and secondary-market barriers remain

Flexibility increases local responsibility

Recognition opens the door. Capacity, capital, and stewardship determine what comes through it.

ROAD Shows Why Regional Coordination Matters



POLICY AND PRACTICE NEED EACH OTHER

Federal decisions

Congressional funding and HUD rulemaking will determine how ROAD's shared equity provisions work in practice.

Practitioner knowledge

CLTs and housing partners understand the operational consequences, opportunities, and unintended barriers that federal decision-makers need to hear.

Hub and policy support

The Hub and GSN's federal policy team can track developments, translate what matters, and organize regional input.

A collective voice

Coordinated feedback gives the field a stronger chance to shape implementation and funding so the changes benefit the organizations doing the work.

Practitioners should not have to monitor every federal development in order to influence it.

Texas Partners Can Prepare Now For ROAD Implementation



A PRACTICAL AGENDA

01

Map public resources

Identify public land, HOME allocations, and existing housing programs that could support lasting affordability.

02

Set local priorities

Decide which households, geographies, and housing types local shared equity strategies should serve.

03

Build the program

Pair the legal mechanism with stewardship, governance, staff capacity, homeowner support, and reserves.

04

Align policy and capital

Connect land use, subsidy, lender participation, and development finance to a workable pipeline.

The Hub can help partners compare approaches, connect to expertise, and turn early implementation lessons into stronger policy.

**JOIN US
IN
AUSTIN!**



AUSTIN HAPPY HOUR

Wednesday, October 28, 2026

5:30-7:30 pm

Send your RSVP to policy@groundedsolutions.org

Policy. Practice. Power. comes to Austin

GSN's national conference will be held May 25 to 27, 2027, at the AT&T Hotel and Conference Center.

The Hub is here to build relationships now and help Texas implementation lessons shape the wider field.

Thank you!



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**GROUND
ED
SOLUTIONS
NETWORK**

strong communities
from the ground up

We work nationally, connecting local experts with the networks, knowledge, and support they need. We promote housing solutions that will stay affordable for generations so communities can stabilize and strengthen their foundations for good.