

CAI Announces New Policies on Housing Affordability, Community Association Ombudsperson Programs, and Sustainability

New and updated policies provide guidance for policymakers on housing affordability, community association ombudsperson programs, and energy efficiency.

LOS ANGELES, CA, UNITED STATES, August 25, 2026 /EINPresswire.com/ -- [Community Associations Institute](#) announced new and updated public policies on housing affordability, community association ombudsperson programs, and sustainability and energy efficiency. The policies outline CAI's positions as lawmakers consider proposals that could affect the nearly [1 in 4 Americans](#) living in 373,000 community associations nationwide.



“Policy decisions on housing affordability, ombudsperson programs, and energy efficiency can directly affect homeowners and the communities where they live,” says Dawn M. Bauman, CAE, chief executive officer of CAI. “Healthy communities should be affordable to enter, financially sustainable to live in, fairly governed, and resilient for the future.”

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- Housing Affordability

CAI's new housing affordability policy recognizes

condominiums as an important source of housing and a pathway to homeownership, particularly as buyers look for more affordable options in many markets. CAI emphasizes that condominium affordability extends beyond the purchase price. Monthly assessments, insurance, reserve contributions, maintenance, and major building repairs all affect the long-term cost of ownership. The policy encourages lawmakers to consider these ongoing costs and support

policies that allow condominium communities to adequately fund shared infrastructure and future repairs. Sound financial planning can help reduce unexpected special assessments and support long-term housing affordability.

- Community Association Ombudsperson Programs

Several states have established or considered ombudsperson programs to provide homeowners with education, assistance, and a process for addressing community association concerns. CAI's new policy establishes principles for how ombudsperson programs should operate if states choose to create or expand them. CAI supports homeowner education, fair internal procedures, and alternative dispute resolution before state intervention. The policy recommends that ombudsperson programs remain neutral, have clearly defined authority, require homeowners to first use available internal remedies, and avoid unnecessary costs or administrative requirements for homeowners and community associations.

- Sustainability and Energy Efficiency

Rising utility, insurance, maintenance, and infrastructure costs are increasing pressure on community association budgets. At the same time, boards are evaluating energy and infrastructure improvements that may reduce long-term operating costs. CAI's updated sustainability and energy efficiency policy supports communities pursuing measures such as energy-efficient building systems, water conservation, renewable energy, and electric vehicle infrastructure when those investments are financially and operationally appropriate. The policy also encourages communities to evaluate these improvements through reserve planning, preventive maintenance, and capital projects while preserving local decision-making and financial flexibility.

The new and updated positions join nearly 50 CAI public policies that provide guidance to policymakers on issues affecting homeowners and community associations nationwide.

For more information about CAI's public policies, visit caionline.org/advocacy/public-policies/.

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