



Affordable Homeownership Made Possible.

About the Houston Community Land Trust

A photograph of a modern, single-story house with a gabled roof and a large yellow text overlay. The house has light-colored siding and a dark roof. A concrete walkway leads to the front door, and there is a small tree in the front yard. The text overlay is a bright yellow rectangle with white text.

Houston Community Land Trust's mission is to make **affordable** homeownership achievable for limited-income households in Houston, Texas. We connect income-qualified homebuyers with **perpetually affordable, quality homes** and provide post-purchase stewardship services to help homeowners succeed.

How Does a “Community Land Trust” Work?



The home's purchase price is set at a significantly **below market price** in order to be affordable to an income qualified buyer.



The Houston Community Land Trust **owns the land** beneath the home.



The buyer purchases the **home only** and **leases the land** from the CLT for a term of 99 years. (This is how the CLT protects the **perpetual affordability** of the land.)



Property taxes are **stabilized** and tax bills are substantially lower than with market-rate homes.



The **resale price** of the home is limited to ensure the home remains affordable to future generations.

How Does a “Community Land Trust” Work?

The CLT Ground Lease:

- Has a term of **99 years**.
- Is **renewable** and **inheritable**.
- Grants **exclusive** rights to use the land to the homeowner.
- CLT lease fees are **\$100/mo.**, payable to the CLT (50% goes to home repair escrow account).
- The CLT **cannot** sell the land to another owner or raise the monthly lease fee (other than to adjust for inflation).

The homeowner must:

- Use the home as their **primary residence**.
- Agree to sell the home to an **income qualified buyer** for no more than the **Resale Formula Price**:

*Original purchase price + 1.25%
simple interest each year
= Resale Formula Price*



\$75,115 @1.25%

Simple Interest

Beginning Value \$75,115

End of Year 1	\$76,054
	76,993
	77,932
	78,871
Year 5	\$79,810
	80,749
	81,688
	82,627
	83,566
Year 10	\$84,505
	85,444
	86,383
	87,322
	88,261
Year 15	\$89,200
	90,139
	91,078
	92,017
	92,956
Year 20	\$93,895
	94,834
	95,773
	96,712
	97,651
Year 25	\$98,590
	99,529
	100,468
	101,407
	102,346
Year 30	\$103,285

Resale Formula Price Example:

Initial Price: \$75,115

Year Resale Formula Price

Year 5	\$79,810
Year 10	\$84,505
Year 15	\$89,200
Year 20	\$93,895
Year 25	\$98,590
Year 30	\$103,285

Equity at Year 30:

\$28,170 + paid-down mortgage principal

CLT vs. Conventional Ownership

Highlighted Similarities

- Exclusive use of land
- Getting a mortgage
- Accumulating equity
- Inheriting assets
- Paying property taxes
- Qualifying for homestead exemptions

Highlighted Differences

- CLT home is less expensive
- Homeowner leases the land
- Property taxes are stable
- Property taxes are less expensive
- Post-purchase support
- Resale price of home is restricted





Outreach

2-3 info Sessions per month

Connecting to local churches

Realtor specific info sessions

Homebuyer Education info sessions

Grassroots outreach

Preparing to move into new communities

Program Information

How to get more information?

- Call or e-mail us!

Ashley Allen, Executive Director
ashley@houstonclt.org
(832) 638-6763

Nina Culotta, Housing Director
nina@houstonclt.org
(281) 236-1424

- Visit our website for home listings, application, and program information: www.houstonclt.org



Questions?
Comments?
Discussion!