



# Austin Community Land Trust



AHFC/ Austin Housing | 3.30.26





# Section Header

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- Austin Community Land Trust Model
- Program Design
- Preference Policy
- Current Portfolio & Future Development

# Austin Community Land Trust Model

- Why this model works (HiCOL areas)
  - Average Austin home value is \$500,627, down 5.9% year-over-year\*

## ▪ How is ACLT Unique?

The Austin Community Land Trust (ACLT) Home Purchase Program allows residents to invest in their homes without the overwhelming financial burden.

Administered by the Austin Housing Finance Corporation (AHFC), the ACLT portfolio was doubled in 2020 with the acquisition of 20 former rental homes. The portfolio is on track to more than double again in the next 5 years with the development of two new construction townhome communities by the ACLT.

This program helps the community by offering affordable homes for low- to moderate-income buyers. It also has a preference policy to ensure equitable housing and reduce displacement of Austin residents.

\*Updated from Zillow , 2/28/2026

### Benefits to ACLT Homeowners



Austin Community Land Trust homes are affordable and move-in ready for families with limited incomes



# Preference Policy – Program Design

## ■ Program Design

**2018:** City Council [Resolution No. 20180308-010](#) directed the City Manager to propose a preference policy that relates to the distribution of affordable housing units for low- and moderate-income households **based on generational ties to the City**. The proposed policy must be designed to **further the City's obligation to affirmatively further fair housing** and should include a method to prioritize the waitlist for programs and resources, such as homeownership and rental assistance programs, for low- and moderate-income households who are displaced. The policy should **also be based on household size**.

- **Applies to 50% of affordable units when  $\leq 2$  units are available and 40% when 3+ units are available.**

**Preference Policy Pilot implemented through the Austin Community Land Trust (ACLT) in 2020.**



99 YEAR GROUND LEASE

# Preference Policy – Program Design



## 3 Main Components of the Preference Policy

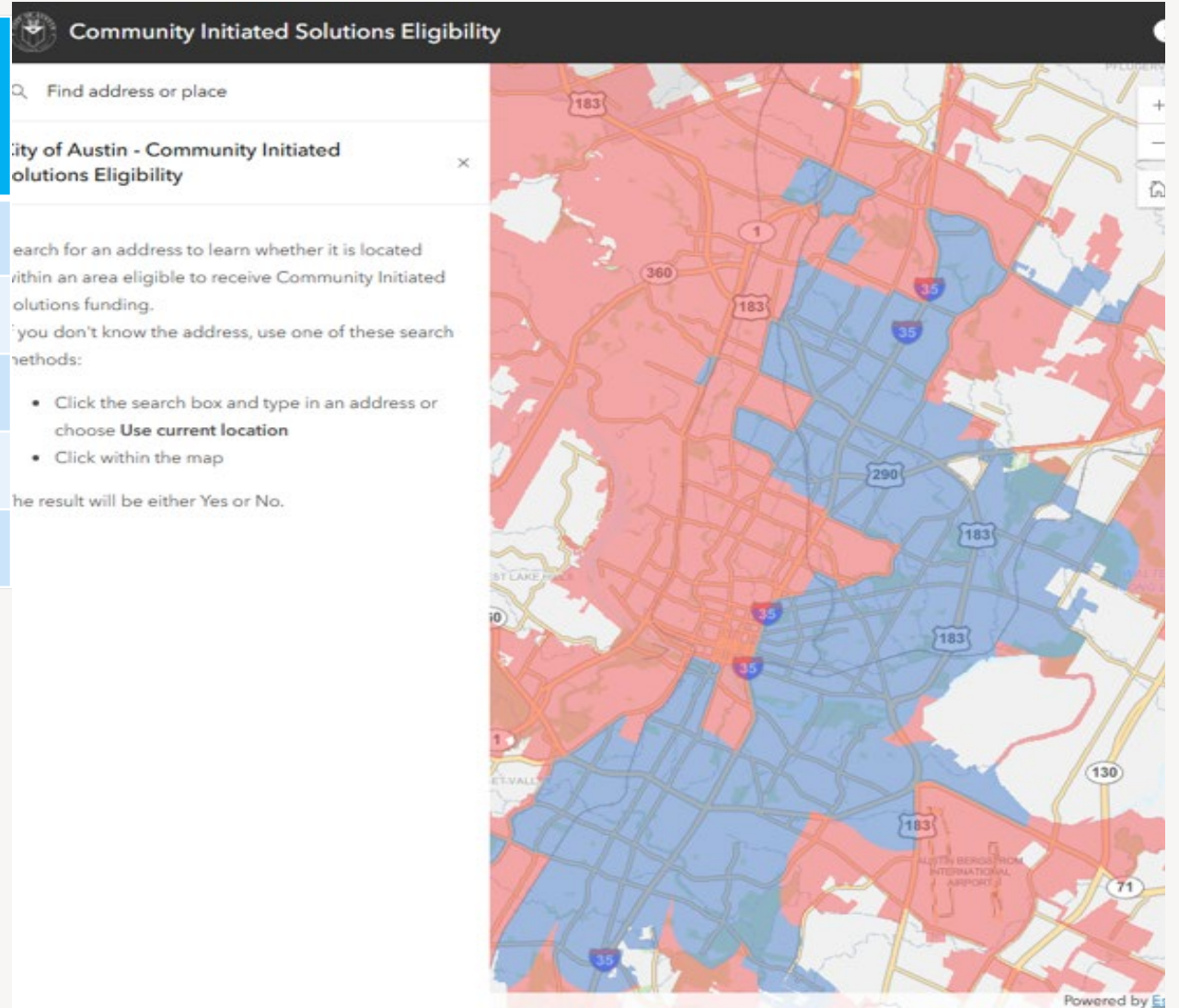
The preference policy includes preferences for household size, disability, and three types of preferences related to generational ties and displacement.

- **Disability:** applies to accessible units. Households with disabled members will receive priority for units with disability modifications.
  - **Applies to all accessible affordable unit**
- **Household Size:** a household whose square footage requirements for sleeping areas based on the Property Maintenance Code are equal to or are less than the size of the available housing unit.
- **Generational Ties & Displacement:** the following preferences address the topics of generational ties and displacement of low- to moderate-income (LMI) households:

# Preference Policy – Program Design

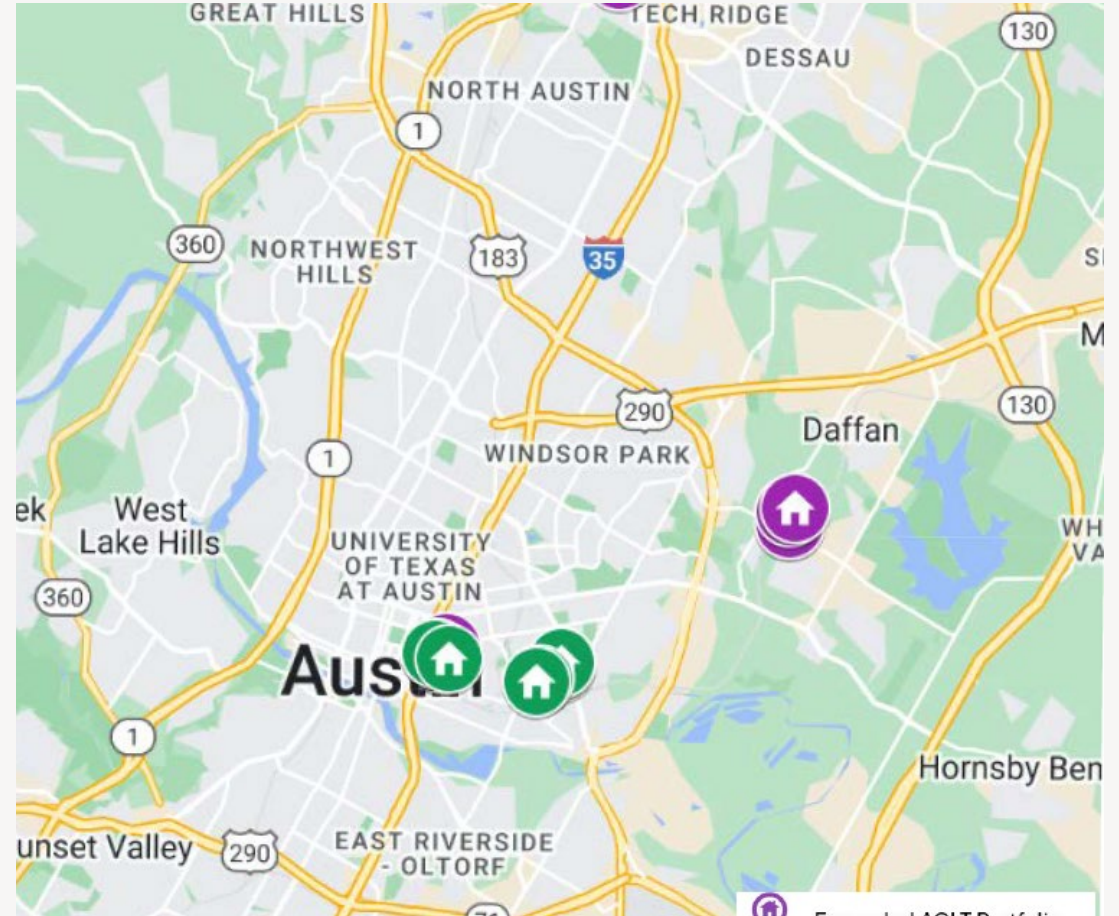
# Bedrooms	Minimum # of Persons	*Suggested Maximum # of Persons
0 (efficiency)	1	1
1	1	2
2	2	4
3	3	6
4	4	8

\*Suggested maximum occupancy limits. If a development is subject to other occupancy requirements, the Policy will defer to other federal, state, or governmental regulations.



# ACLT Portfolio Snapshot

- 16 properties built/renovated and sold in 2015/2016
- 20 homes in a HACA portfolio purchase renovated and sold 2020-Present
- 4 new builds through development agreements
- 2 new ACLT developments (63 new units)
- +/- 4 additional expansion prospects in AHFC land inventory



# ACLT Portfolio Snapshot

## Juniper-Olive Rehabs



- MOA between City, ARA, and Texas Historical Commission
- Historic rehab, relocations, and new construction
- Estimated cost ~\$1.9M
- 8 units
- \$86k-\$132 sales prices
- \$128k subsidy/unit

# ACLT Portfolio Snapshot

## HACA Homes- Rehab



- Acquired 20 homes in 2020 for \$4.5M (2018 GO Bonds)
- Total construction cost ~\$3.8M
- Estimated holding cost ~\$0.5M
- \$195k-\$280k sales prices
- \$198k subsidy/unit

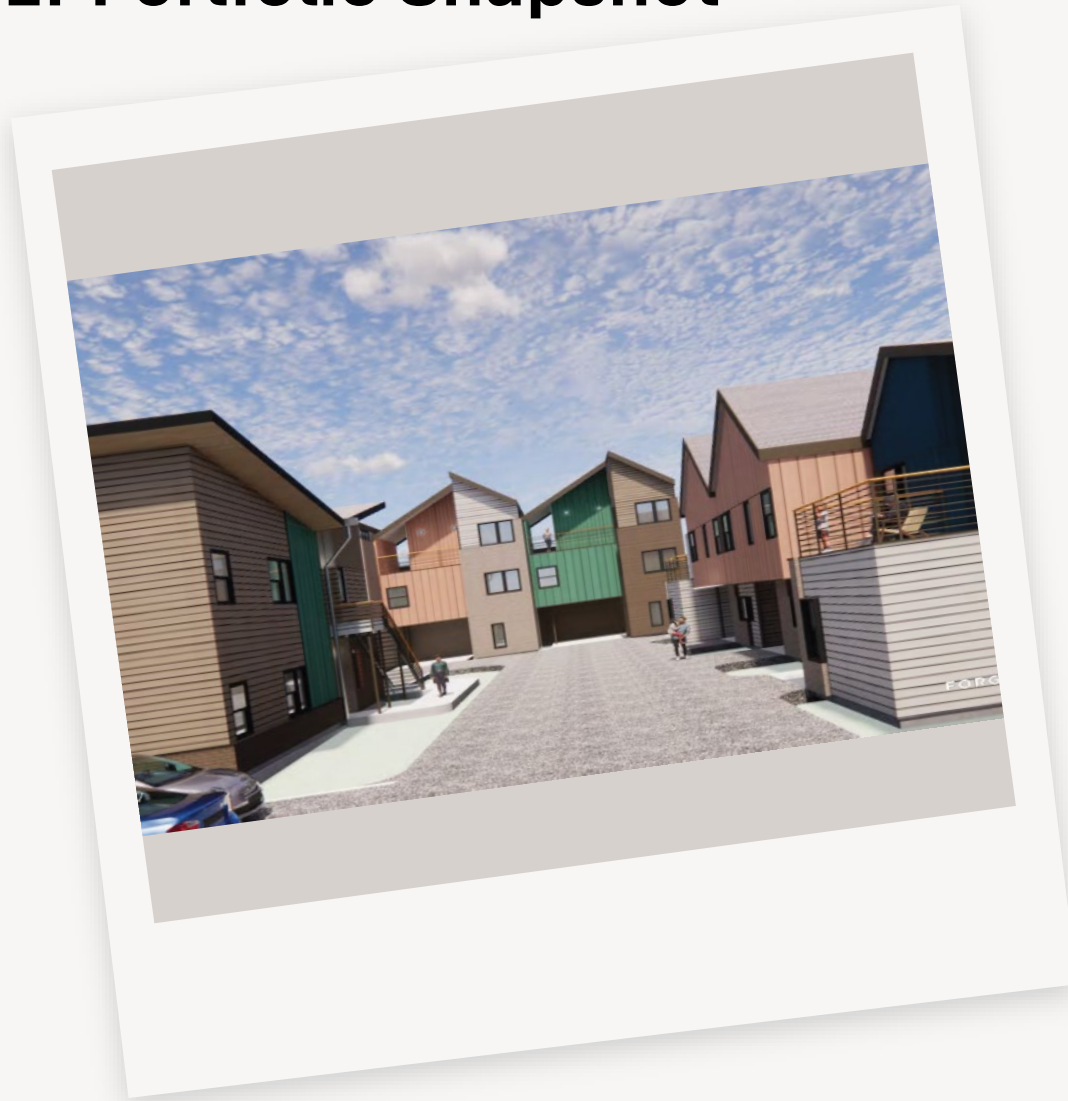
# ACLT Portfolio Snapshot

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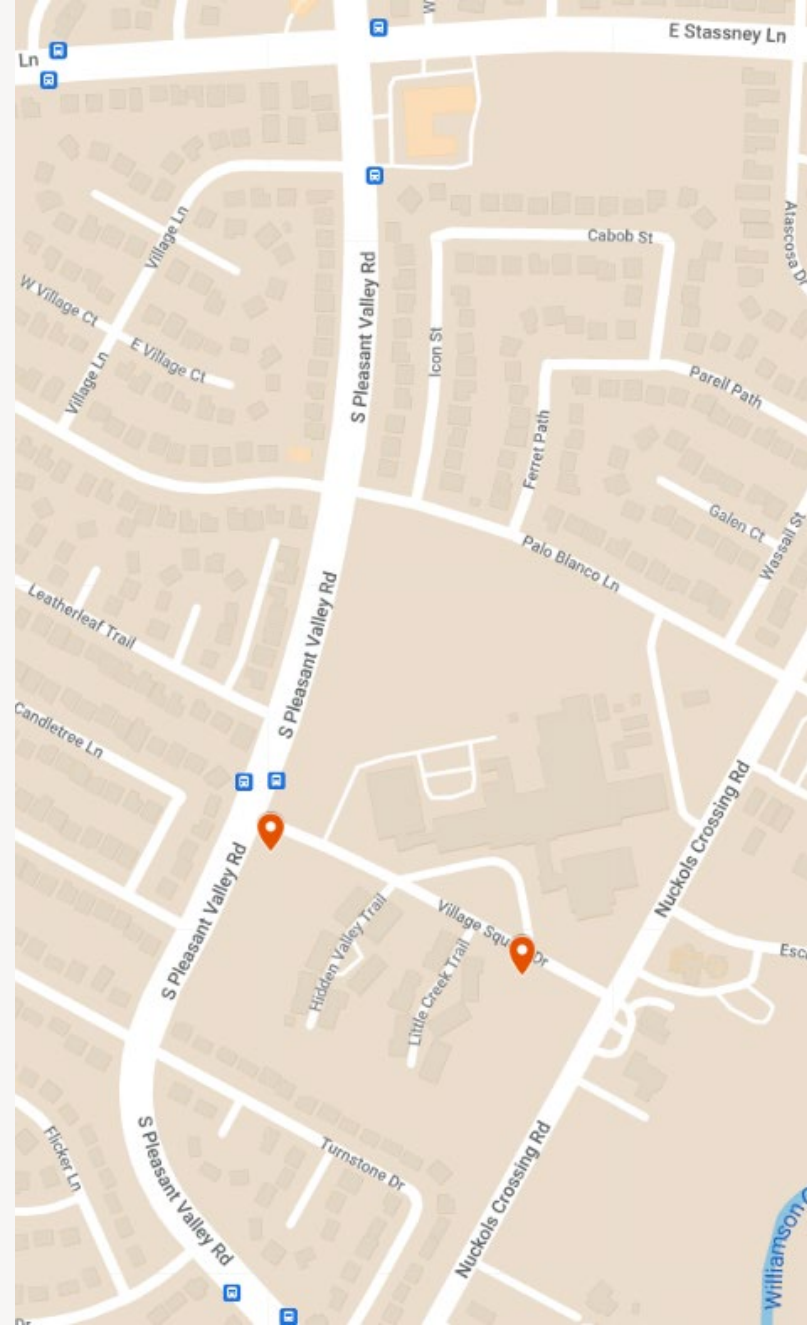
# ACLT Portfolio Snapshot



## Willows Crossing

- Acquired 2.7 acres in 2021 for \$1M (2018 GO Bonds)
- Industry ATX partnership
- Total construction cost ~\$15.5M
- OHDA award \$7.75M
- 38 units, 1-3 BR units
- 12 fully accessible units
- \$185k-\$249k sales prices
- \$230k subsidy/unit

# Willows Crossing



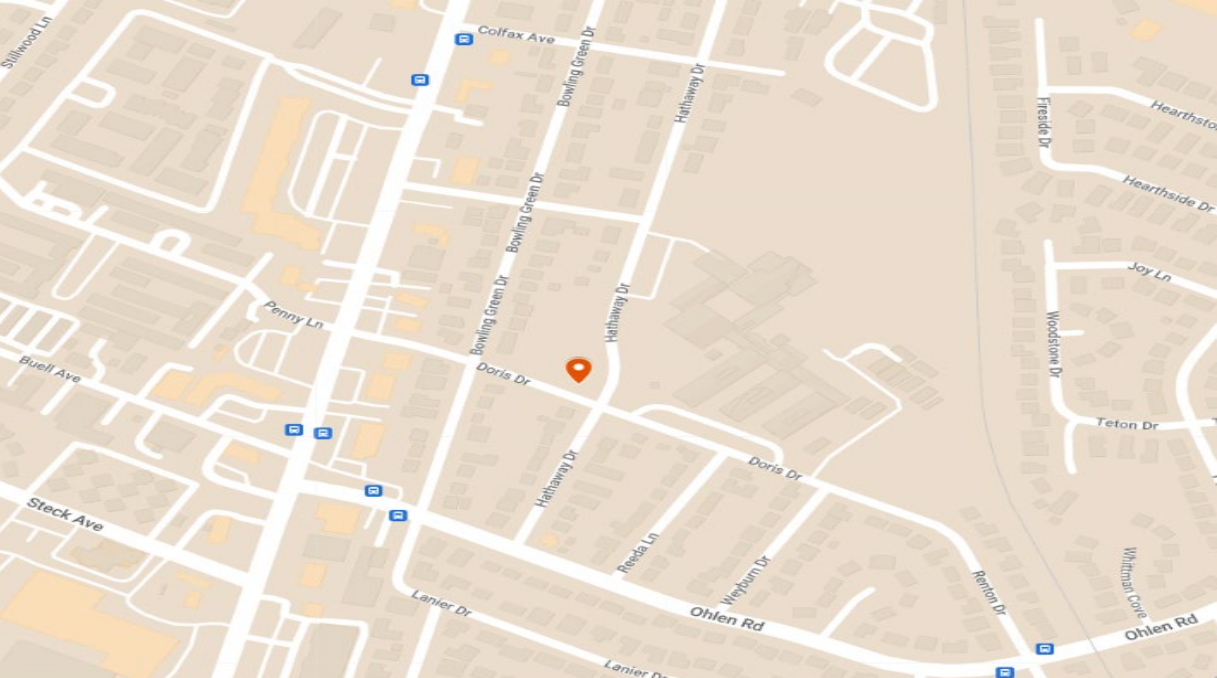
# ACLT Portfolio Snapshot



## Doris & Hathaway

- Acquired 1.23 acres 2018 for \$0.9M (2013 GO Bonds)
- Developed "in-house"
- Total construction cost ~\$8.4M
- NBG funds + 2022 GO Bonds
- 25 units, 1-3 BR units
- 3 fully accessible units
- \$184k-\$248k sales prices
- \$182k subsidy/unit

# Doris & Hathaway



# Austin Community Land Trust Model



## ■ Future Considerations/Tools

- High Density = HOAs & Insurance Costs
- Pipeline of Ready Buyers
  - Relying on Community Housing Counseling Agencies and Partner Lenders
  - Affirmative Marketing
- Stewardship & Monitoring- Support of traditional CLT's

### AHFC Rental

- Preparing for Ownership

### AHFC Ownership

- DPA /Affordable Unit

### AHFC Displacement Prevention

- Repair Programs
- CIS Programs- Estate Planning



# Austin Community Land Trust

Creating Permanently Affordable  
Homeownership Opportunities in Austin

Visit us at [ACLT-Homes.org](https://aclt-homes.org)



[AustinTexas.gov/Housing-Planning](https://austintexas.gov/Housing-Planning)

[ACLT-Homes.org](https://aclt-homes.org) [info@aclt-homes.org](mailto:info@aclt-homes.org)

(512) 790-9590

[Chanda.gaither@austintexas.gov](mailto:Chanda.gaither@austintexas.gov) 512-974-1053



# Organization Overview

TACDC 2026

# HCLT Homeownership Program Success By The Numbers

Homeowners  
200

First HCLT Home  
Sold  
June 2019

NHDP  
Homeowners  
33

HCP  
Homeowners  
167

Average HCLT  
Homeowner AMI  
61%

NHDP Average  
HCLT Housing  
Payment  
\$681

NHDP Average  
HCLT Purchase  
Price  
\$75,134

NHDP Average  
Market Rate  
Listing Price  
\$180,000

HCP Average  
Housing HCLT  
Purchase Price  
\$107,552

HCP Average  
HCLT Housing  
Payment  
\$1,067

HCP Average  
Market Rate  
Listing Price  
\$245,174



CLT Price:  
**\$84,700**



CLT  
Price:  
**\$92,900**



CLT  
Price:  
**\$90,000**



# *HCP Success Stories*

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# Stewardship Program

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Workshops

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Holiday Party

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World CLT

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Leadership (CLT Board and Membership)

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Newsletter

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Home Maintenance Resources

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HCLT Fee

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Tax Questions

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Estate Planning (TODD)

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Scholarships



# STEWARDSHIP

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Award Recipient  
Dischunara Brown



Newport  
&  
Sherrod  
Community  
Leadership  
Scholarship



# Preservation and Rehab

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## **Program Overview:**

HCLT will provide a repair subsidy in exchange for the owner putting their home in the CLT. They will benefit from getting their home repaired and the tax benefit so they will not be burdened by the appreciation once the home is repaired.

The homeowner will agree to resell their home at the restricted resale price which will be based on the homes pre-improved appraised value so they do not lose their current equity.

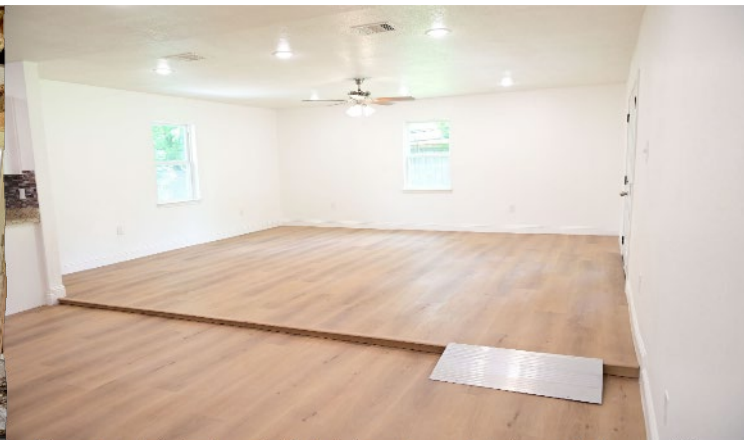




**LIVING ROOM**



**BATHROOM**

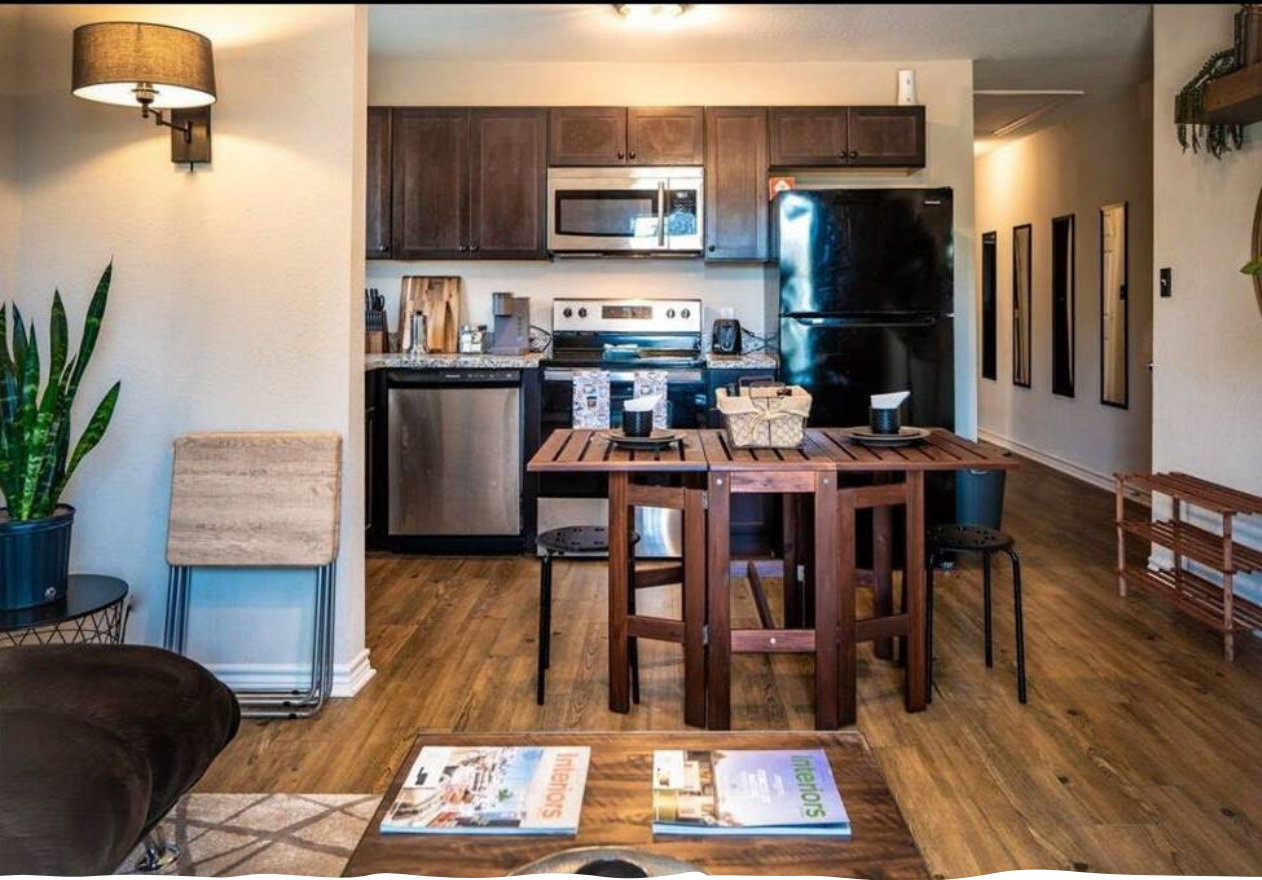


**FAMILY ROOM**



Affordable  
Rental





Affordable  
Rental

# Community and Business Space

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# Fort Worth Community Land Trust



# Overview: Fort Worth Community Land Trust (FWCLT)

- Founded in 2023 and board led until Oct. 2024, strong partnership with Rainwater Charitable Foundation and City of Fort Worth
- Mission: The Fort Worth Community Land Trust (FWCLT) is a community-based nonprofit that creates collaborative pathways to homeownership by stewarding and preserving long-term attainable housing across neighborhoods throughout Fort Worth.
- Priority population: families earning 60-80% of area median income (AMI), can serve up to 120% AMI

# Overview: Fort Worth Community Land Trust (FWCLT)

- City-wide geographic scope with the flexibility to pursue multiple strategies to grow the portfolio of CLT properties including:
  - New construction
  - Renovation of existing homes
- Operational Scope: Lean & Collaborative
  - Leverage the expertise of existing community organizations with experience in property development, real estate services, and homeowner education/stewardship

# Carroll Park-First CLT Homes for Sale

- 15.61 acres
- Approximately 200 homes are planned for development
- 1-3 bedroom homes priced to be attainable for households earning between 60%-120% AMI
- Mix of rehab and new construction
- First 20 homes are on the market
- Prices range from \$135,000 to \$298,000



# FWCLT Buyers for Carroll Park

- Priority\* for:
  - 60-80% AMI households
  - Households who live or work within a mile of the site
  - Households who have been waiting 6 months or more on the interest list
  - Households whose size matches the bedroom size of the home for sale
  - Local school district employees

\*Priorities can vary by project, allowing FWCLT to respond to local community needs

# Projects in Development

- Renaissance Heights
  - 236 new construction 2- and 3-bedroom homes
  - First homes ready for sale in 2026
- 910 E. Mulkey- Partnership with Housing Channel (sold in December)
- Infill Development-working with City of Fort Worth to obtain infill lots, partnering with community based developers to develop on those lots and sell to CLT buyers

