



Dr. Ashley Paige Allen
Executive Director

About Us

Houston Community Land Trust is a 501(c)(3) non-profit organization founded in 2018.

Our mission is to make quality, affordable housing achievable for limited-income households in Houston, Texas.

We help income-qualified Houstonians access quality housing in neighborhoods across the city.

Placing the land beneath properties in the land trust, helps maintain the quality and affordability of housing for future generations of Houstonians.



**The Future of Affordable
Housing Development
for Houston**

Community Land Trust Homeownership

Homebuyer buys a home of their choice & owns all improvements on the land.

Houston Community Land Trust holds the land beneath the home “in trust”.

Home becomes a protected community asset.

Homebuyer agrees to:

- use home as a primary residence
- properly maintain the home
- resale only to an income-qualified buyer at a pre-determined affordable price





Home's list price = **\$230,000**

Homebuyer pays = **\$90,000**

HCP grant applied = **\$150,000**

to down payment: \$140,000

to buyer's closing costs: \$10,000


Home's future resale value =
\$90,000 + buyer's earned appreciation
(1.25% per year)

Homebuyer Choice Program

Grant *Example*




Funding Sources

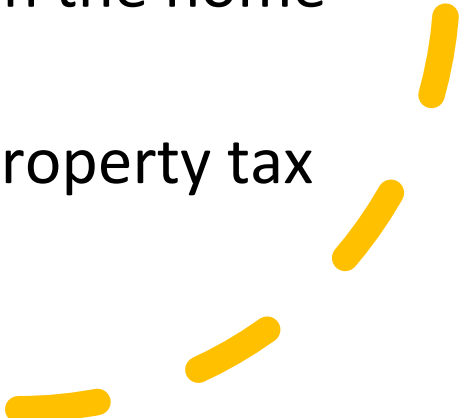
- **Subsidy Funds**
 - City of Houston between 105K-150K per home
 - **Operational Funds**
 - City of Houston
 - JP Morgan Chase
 - Grounded Solutions Network
 - Ashoka and Brookings Institution
 - Baxter Trust
 - LISC Houston
- 



What Are the
Benefits of CLT
Homeownership?

- Build equity by owning your home instead of renting (at 1.25% per year)
 - Lower mortgage payments
 - Significantly lower, property taxes
 - Ability to pass the affordability down to heirs
 - Post-purchase Stewardship & support from the CLT
 - Community leadership opportunities
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Potential HCLT Buyers

- Homeowners on fixed incomes
 - Homeowners with mortgages at the top of their budget
 - Homeowners whose heirs might not be able to afford the home after it is passed down
 - Homeowners interested in investing in other wealth-building tools (i.e. 401k, 529 plans, IRAs, Emergency Savings)
 - Homeowners who plan to reside in the home long-term
 - Homeowners who are currently property tax burdened
- 

HCLT vs. Traditional Purchase (bankrate calculator)

HCLT Mortgage on a \$230,000 (\$90,000) Home and \$0 down at 6.7% interest

- Principal and Interest: \$580
- Insurance: \$150
- Property Taxes \$188 (2.5%)
- HCLT Fee: \$113

Total: \$1,031*

Approx. Required Income: \$38,000**

*before homestead exemption

**33% front-end ration

Traditional Mortgage on a \$230,000 Home and 3.5% down (\$8050) at 6.7% interest

- Principal and Interest: \$1,432
- Insurance: \$150
- Property Taxes: \$479 (2.5%)
- Mortgage Insurance: \$191 (1%)

Total: \$2,252*

Approx. Required Income: \$81,000**

*before homestead exemption

**33% front-end ration

Program Success By The Numbers

Homeowners
197

First HCLT Home
Sold
June 2019

NHDP
Homeowners
30

HCP
Homeowners
167

Average HCLT
Homeowner AMI
61%

NHDP Average
HCLT Housing
Payment
\$649

NHDP Average
HCLT Purchase
Price
\$75,134

NHDP Average
Market Rate
Listing Price
\$180,000

HCP Average
Housing HCLT
Purchase Price
\$105,353

HCP Average
HCLT Housing
Payment
\$1,029

HCP Average
Market Rate
Listing Price
\$245,174



CLT Price:
\$84,700



CLT
Price:
\$92,900



CLT
Price:
\$90,000



HCP Success Stories



CLT Price:
\$92,000



CLT Price:
\$78,056




CLT Price:
\$ 99,056



HCP Success Stories

Stewardship and Community Engagement



**HOUSTON
COMMUNITY
LAND TRUST**

PROPERTY TAXES
THE INFORMATION HCLT HOMEOWNERS NEED TO KNOW
DARREN BLAKEMORE, HCLT DIRECTOR OF REAL ESTATE OPERATIONS
CRAIG GREENBERG, LAND HOME FINANCIAL

Virtual Workshop
January 19, 2022 | 6PM



**HOUSTON
COMMUNITY
LAND TRUST**

WEDNESDAY
**APRIL
20TH**
6:00 P.M.

WILLS AND ESTATE PLANNING

BENEFITS OF HOUSTON CLT MEMBERSHIP?



All homeowners are automatic members of Houston CLT.

Interested community members must apply and support the mission and values of Houston CLT and the CLT model.



Help guide the direction and growth of the HCLT by:

- Electing members of the Board of Directors
- Voting on future HCLT projects, changes to Governing documents and By-Laws
- Support of affordable housing policies and legislation at the local, state, and federal levels



Local Partners

Houston Land Bank

Avenue CDC

5TH Ward CRC

Texas Southern University

Rice University

Covenant Capital

Family Houston

University of Houston

Tejano Center

Habitat for Humanity

LISC

Houston Housing Collaborative

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Pilot Projects

Preservation and Rehab

Tiny Home/ Small Footprint Homes

Small Parcel Activation

Affordable Rental/Co-op

Mixed Use Building



QUESTIONS

CONTACT

Ashley Allen

832-638-6763

ashley@houstonclt.org

