

The Northwest Montana Community Land Trust, Inc. (NWMTCCLT) is a Community Land Trust (CLT) based in Kalispell, Montana. The NWMTCCLT board includes members from the private and public sector, and CLT homeowners. The existing CLT homes represent well over \$3,000,000 in community assets. The CLT is an essential part of solving the Flathead Valleys' affordable housing crisis. There are 50 permanently affordable homes in the CLT. Local banks, mortgage companies, and USDA-Rural Development and NeighborWorks Montana and Montana Board of Housing all participate in financing the CLT homes.

NWMTCCLT works with potential homeowners to prepare them for the responsibility of homeownership through the Community Action Partnership Northwest Montana (CAPNM) HUD-approved Homebuyer Education course, future home maintenance training, and one-on-one counseling.

ONGOING SUPPORT

After purchase, the new homeowner is offered a full-range of support services from NWMTCCLT and CAPNM including financial budgeting & management and foreclosure prevention.

Supported by:



EFFICIENT USE OF PUBLIC RESOURCES

NWMTCCLT substantially reduces the price of high-quality homes for our clients. Through our land-lease arrangement, NWMTCCLT is able to maximize homeownership opportunities in the long-term and make efficient use of the public investment in affordable housing.

STABLE COMMUNITIES

NWMTCCLT stays connected to our homeowners, ensuring that CLT homes remain owner-occupied, up to code, and assets to our well-maintained neighborhoods.

We make home a better place



NWMTCCLT's 1st Home in the Community Land Trust (2012)

Sharry DeVall, a single parent of two, was concerned about being able to afford a home for her family. Sharry wanted a home for her two children, Daniel and Cody. She decided to explore the land trust after reading a newspaper article about the formation of the CLT (Community Land Trust) to buy, refurbish and resell vacant foreclosed homes left in the wake of the housing bubble crash and the 2008 recession. Northwest Montana Community Land Trust, Inc. (NWMTCCLT) brings a new homeownership model to Kalispell. "It allowed me to achieve a goal I had that I would not have been able to do as a single working parent with one income," said DeVall. Sharry said the land trust program helped her buy a better home than the fixer-uppers that were available in her modest price range. And those fixer-uppers were not projects she was willing or even able to take on as a working single mother of two. The program works doubly to provide affordable housing and to stabilize neighborhoods where certain houses have been in foreclosure.

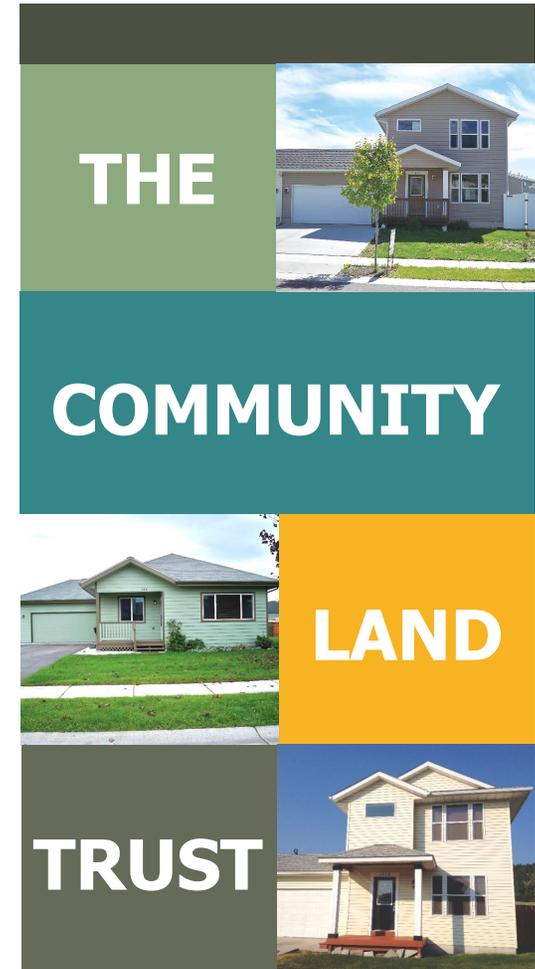


Northwest Montana
Community Land Trust, Inc.

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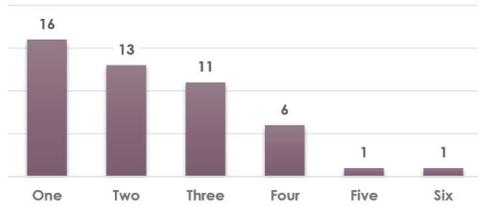
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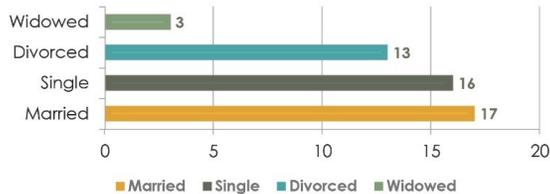
Northwest Montana
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THE *KEY* TO AFFORDABLE HOMES

HOME BUYER DEMOGRAPHICS

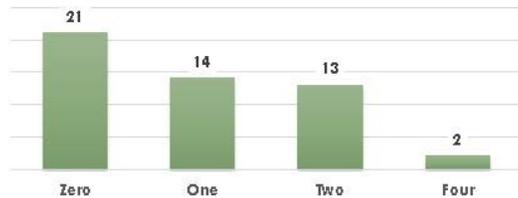
HOUSEHOLD SIZE



MARITAL STATUS



HOUSEHOLD WITH CHILDREN



62% Female Head of Household

15% Seniors

NWMTCLT's Impact on the Community

\$3,459,473

Sales of CLT Homes

\$100,000

Annual Tax Base as of 2016 for
NWMTCLT Homeowners

\$691,731

Paid to Local Licensed Contractors since 2009



Enriching lives and communities one home at a time...

With the cost of living rising, and the wages of many working families remaining stagnant, it is important to create and preserve permanent affordable housing opportunities. The purpose of the Northwest Montana Community Land Trust, Inc. (NWMTCLT) is to provide access to permanently affordable housing.

HOW DOES THE COMMUNITY LAND TRUST WORK?

With funds garnered previously from a federal program, NWMTCLT has been able to purchase vacant, distressed homes and rehab them. This program takes vacant homes that have become a drain on a neighborhood and rehabs them to a high standard.

NWMTCLT then separates the land from the improvement and retains ownership of the land. The home itself becomes available to be sold to qualified Homebuyer Education graduates. The Community Land Trust owns the land and leases it back to the homeowner for a low monthly payment.

Because the homeowner is only purchasing the structure, the price of the home is now affordable. Homeowners still have to qualify for a mortgage, pay utilities and taxes and keep the home in good condition. The money acquired from the sale of the house is put right back into the program to purchase another home, so this program is self-funding

Since 2012, the Northwest Montana Community Land Trust, Inc. has helped 50 low- and moderate-income families purchase quality homes through a ground lease mechanism that provides strong homeowner support and preserves the community's investment for future buyers. The Community Land Trust's work is based on a nationally successful model that has helped stabilize communities around the county.



and self-sustaining! If the homeowner decides to sell their home, they can recoup some of the appreciation of the value of the home according to a resale formula, but they must sell it to another qualified homebuyer.

WHO BENEFITS?

There are no losers in this scenario... the **neighborhood** wins as there is no longer a home that is a "drag" on the property values. A **homeowner** wins as they are able to purchase a home at an affordable price and vacate the rental market. The overall **community** is a winner as this program brings stability to neighborhoods; the new homeowners are educated in responsible home purchasing, budgeting and maintenance issues, thereby reducing the likelihood of foreclosure.

Northwest Montana Community Land Trust, Inc. is on the front lines every day, helping individuals and families achieve, preserve, and sustain the "American Dream" of homeownership. Your contribution makes a difference in their lives.

We gratefully accept:

- Corporate Donations
- Personal Donations
- In-Kind Donations
- Volunteers
- Land