



A Better Way to Build: Long-Term Housing Rooted in Community

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Executive Director





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Affordable Housing Challenges

- Current programs can get people into housing but does not keep them in the housing
 - Programs do not encourage upward mobility
 - Cost of traditional affordable home development is expensive and there is no incentive to build affordably
 - Affordable housing programs often do not properly maintain properties
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Affordable Housing Challenges

- Many programs do not allow for choice in location or in housing type
- Housing program processes are often complicated
- Lack of communication or a direct contact
- Minimal education on homeownership for buyers

What is a Community Land Trust

Community land trusts (CLTs) are nonprofit organizations governed by a board of CLT residents, community residents and public representatives.

A CLT is run by a board, staff, and community members and balances the interest of its residents, the broader community, and the public interest to promote wealth building, retention of public resources, and solutions for community needs.

CLTs steward and provide lasting community assets and **permanently affordable** shared equity homeownership opportunities for families and communities.

CLTs develop rural and urban agriculture projects, commercial spaces to serve local communities, affordable rental and cooperative housing projects, conserve land or urban green spaces.

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**

Programming Design

- Constant communication through the process
- Repeating information so buyers understand homeownership
- Eliminating cumbersome paperwork
- Create and train a buying team to support the homeowner and communicate a unified message
- Resources to prepare for homeownership
- Explaining the why

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



Stewardship

- Workshops
- Holiday Party
- World CLT
- Leadership (CLT Board and Membership)
- Newsletter
- Home Maintenance Resources
- HCLT Fee
- Tax Questions
- Estate Planning (TODD)
- Scholarships



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

Award Recipient
Dischunara Brown



Newport
&
Sherrod
Community
Leadership
Scholarship





Preservation and Rehab

Goal: Assist residents particularly Seniors rehab their homes and place it into the HCLT as a way to stabilize the appreciation of the home that would occur after rehab.

Acquire and rehab small multi-family buildings to stabilize costs of affordable rentals properties



Rehab-Living
Room



Rehab-
Bedroom 3



Rehab-
Bathroom 1





Rehab-
Family Room



Affordable
Rental





Affordable
Rental

Community and Business Space



Tiny Home Community

Goal: Create housing for varying incomes and Houstonians that want stable affordable housing but not interested in the upkeep or responsibility of a traditional single-family home



City of Houston Planning Department



Rice University School of Architecture



Prairie View of School of Architecture



Tiny Home Rendering

Designed by: Autumn Rose
Prairie View A&M University

Rendering done by Idea Studio
and Workshop

The Houston Community Land Trust
**The Bungalows at
Francis Street**
IDEA STUDIO



QUESTIONS

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