



Founded in 2006, the Chicago Community Land Trust (CCLT) is a non-profit corporation that operates throughout Chicago and is incubated within the City of Chicago’s Department of Housing. Its Board of Directors includes representation from community-based organizations, developers, lending institutions, CDFIs, and others active in affordable housing and community development.

CCLT Homes

While homeownership is not the solution for everyone, the CCLT works to make homeownership affordable for as many qualified, educated homebuyers as possible, in neighborhoods across the entire city of Chicago. To facilitate home ownership, the CCLT provides:

- Access to homes in appreciating neighborhoods at below-market prices
- Newly constructed or rehabbed homes
- Reduced property taxes based on the affordable sales price rather than market value
- Education for home buyers through a network of non-profits (for home buyer education and condominium training) and the CCLT (for education and orientation to the CCLT process and requirements)
- The opportunity to use the TaxSmart Mortgage Credit Certificate to reduce income taxes further
- A listing of lending institutions and attorneys that are familiar with the CCLT process and requirements
- Post-purchase workshops, informational newsletters, updates on community resources
- Assistance with property tax appeals, Certificates of Error, etc. if necessary

PRICING EXAMPLE (3% down payment, 4.25% 30-year fixed rate mortgage, est. \$275/month for condo fees & insurance)

Price Examples	Market Home	CCLT HOME
Market Value	\$415,000	\$415,000
Purchase Price	\$415,000	\$228,000
Annual Property Taxes (estimated)	\$8,300	\$4,560
Required Gross Income to get a mortgage loan	\$118,200	\$70,520
Monthly Cost (estimated)	\$2,955	\$1,763

How CCLT Works

- Affordable homes are generated via the City of Chicago’s Affordable Requirements Ordinance (ARO); from the CCLT acquiring/renovating homes and selling them at affordable prices; or by existing owners ‘Opting-In’ and placing their homes into the CCLT portfolio.
- CCLT homes are available to income-eligible home buyers, typically households with gross annual income at or below the Area Median Income for the household size (see chart below).

- When the home is purchased, the buyer executes a Deed Restriction/Covenant or Ground Lease that is recorded with the Deed.
- The Deed Restriction/Covenant has a 30-year renewable term and the Ground Lease runs for 99 years, and both are assumed by future buyers during those terms.
- The Deed Restriction/Covenant and Ground Lease require owner-occupancy, income-eligibility, and a maximum resale price that is determined by the CCLT.
- Through an arrangement with the Cook County Assessor’s Office, CCLT units are assessed based on the affordable price rather than the full market value for property tax purposes.
- When a CCLT owner sells their home, they take some of the equity with them and the rest remains in the property itself so the next owner can purchase the home at an affordable price.

Presently, there are over 110 homes in the CCLT portfolio – including single family detached homes, town homes, and condominiums. In 2021, there are ARO projects in development that will generate an additional 50 homes for the CCLT portfolio. Also in 2021, the CCLT expects to acquire 8 additional homes for renovation and sale; and begin an ‘Opt-In’ program for homeowners who wish to place their homes in the CCLT in exchange for reduced property taxes and/or a home improvement grant.

CCLT’s portfolio is concentrated in neighborhoods facing high displacement pressure due to catalytic investment or gentrification in order to provide affordable home ownership opportunities for low- to moderate-income home buyers in communities which would otherwise be inaccessible to them. As CCLT rolls out its preservation programs, CCLT will include homes that are located both in gentrifying neighborhoods and in neighborhoods where current residents are at risk of being displaced because homeowners struggle to keep up with rising property taxes and/or deferred maintenance.

Income eligibility – total gross household income must be equal to or less than...

Number of persons in Household	Maximum gross income allowed to purchase CCLT units with income limits of 80% of Area Median Income	Maximum income allowed to purchase CCLT units with income limit of 100% of Area Median Income	Maximum income allowed to purchase CCLT units with income limit of 120% of Area Median Income
1 person	\$52,200	\$65,300	\$78,360
2 persons	\$59,650	\$74,600	\$89,520
3 persons	\$67,100	\$83,900	\$100,680
4 persons	\$74,550	\$93,200	\$111,840
5 persons	\$80,550	\$100,700	\$120,840
6 persons	\$86,500	\$108,200	\$129,840
7 persons	\$92,450	\$115,600	\$138,720

Nationally, homes purchased in a Land Trust have been 10 times less likely to go into foreclosure than homes purchased in the regular Market (2011 report) <http://www.cltnetwork.org/Resources/2011-Comprehensive-CLT-Survey>

For more information or to receive an Application Package to get certified to purchase a CCLT unit, please contact either Destiny Edmonds at (312) 744-2967, destiny.edmonds@cityofchicago.org or Jennie Fronczak at (312) 744-2582, jennie.fronczak@cityofchicago.org.