



Founded in 2006, the Chicago Community Land Trust (CCLT) is a non-profit corporation that operates throughout the City of Chicago and is housed at the City of Chicago Department of Housing. Its Board of Directors includes community-based organizations, developers, banks, lenders, and others active in affordable housing and community development.

CCLT Homes:

While homeownership is not for everyone the CCLT works to make homeownership affordable for as many qualified, educated buyers as possible, in neighborhoods across the entire City. 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 <i>(estimated)</i>	\$8,300	\$4,560
Required Gross Income to get a mortgage loan	\$118,200	\$70,520
Monthly Cost <i>(estimated)</i>	\$2,955	\$1,763

How CCLT Works:

- Affordable homes are created/built as a result of the City’s Affordable Requirements Ordinance; 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 term of 30 years 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 Cook County, property taxes are assessed based on the affordable price rather than the market value.
- When CCLT owners sell their home, they take some of the equity with them, but the bulk of the equity stays in the property to allow the next owner to own a home at an affordable price.

At the present time, there are 104 homes in the CCLT portfolio – SF detached homes, town homes, and condominiums. In 2020, there are projects in development that will result in an additional 22 homes being added to the CCLT portfolio. Also in 2020-2021, the CCLT expects to acquire 20-30 additional homes for renovation and sale; and begin an ‘Opt-In’ program for homeowners who wish to place their homes in the CCLT to take advantage of reduced property taxes and a grant for home improvements.

In the past, the CCLT has focused on homes/units in appreciating/gentrifying neighborhoods in order to provide an affordable home ownership opportunities for low/moderate income home buyers in locations that would otherwise be unaffordable. As CCLT adds its Acquisition/Resale program and the ‘Opt-In’ program, CCLT will add homes that are located both in gentrifying neighborhoods and in neighborhoods where current residents are at risk of being displaced because of rising prices and taxes.

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	\$51,000	\$63,700	\$76,440
2 persons	\$58,250	\$72,800	\$87,360
3 persons	\$65,550	\$81,900	\$98,280
4 persons	\$72,800	\$91,000	\$109,200
5 persons	\$78,650	\$98,300	\$117,960
6 persons	\$84,450	\$105,600	\$126,720
7 persons	\$90,300	\$112,900	\$135,480

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 Jim Wheaton at (312) 744-0874, james.wheaton@cityofchicago.org or Destiny Edmonds at (312) 744-2967, destiny.edmonds@cityofchicago.org