



Northwest Montana
Community Land Trust, Inc.

Amanda and her boys were living in a rental that was in poor condition and had a front door that didn't lock! But it was the only rental she could find. As a social services provider she qualified for a mortgage, but not one big enough to buy a \$300,000+ home. Buying a home from NWMTCCLT meant her mortgage is affordable, her house is in great shape, and her boys have a secure place to grow up!

Who Needs Affordable Homes in Northwest Montana? Everyone!

Workforce Housing. Attainable Housing. Whatever you call it, the challenge is the same. Land prices, building material costs and infrastructure investment have made building new homes and apartments more expensive than many working people and families can afford to rent or buy. And there simply aren't enough homes for everyone who needs one. The challenge is real, the need is great, and the solutions are varied.

Northwest Montana Community Land Trust is one tool in the toolbox to repair our housing problem. We offer homeownership opportunities to the people who make the Flathead Valley work - hospital employees, newspaper reporters, salespeople at local stores. By selling the home, but not the land under the home, we are able to create permanently affordable homes for the people we all depend upon to keep our businesses and community running smoothly.

Catrina is the kind of person who makes it her job to make the world a better place. Before becoming a caseworker for a nonprofit managing foster care placements, she worked at two other local nonprofits assisting others to find their place in our community. Shortly after buying their home she and Dominique discovered they were expecting and are now raising two adorable little girls as well as occasionally fostering other children. Small House, Big Heart!



PO Box 9316
Kalispell, MT 59904
406.261.8831
www.nwmtclt.org

A ONE-TIME INVESTMENT IN PERMANENT AFFORDABILITY

Who buys a CLT home? Essential workers. The people we all depend on each day; teachers, grocery store managers, mechanics, the city water department clerk and county employees. The people on our wait list serve as your school board members, run nonprofits and work in the construction trades. Some are just starting out in life and aspire to put their foot on the first step of the homeownership ladder, while others are nearing retirement and want a home they can live in for the rest of their lives without worrying that the landlord will sell it and force them to move. They are your friends, neighbors and relatives.



I still can't believe I was able to buy this amazing house as a teacher and single mom of three. It is a dream come true and NWMTCCLT made it possible.
~Nichole & Family on their first Christmas in their new forever home

HOW DOES IT WORK?

Northwest Montana Community Land Trust was established in 2009, purchased 52 homes off of the foreclosure market and rehabilitated them with the goal to make them permanently affordable. By separating the title for the home from the title for the underlying land, NWMTCCLT is able to sell only the home and lease the land to the new homeowner for \$25/month. The Community Land Trust model holds the underlying land as an asset for the community. The Ground Lease acts a deed restriction keeping the resale price of the home at 100% of the original purchase price + 25% of the increase in the home's value during the period of ownership. Homebuyers purchase at below market rate and sell at below market rate, but are able to earn some market equity and enjoy the other benefits of homeownership. The 52 homes in Kalispell currently resell for \$140,000 to \$220,000. NWMTCCLT is working to expand our housing inventory to Whitefish, Columbia Falls, Bigfork and Polson through strategic partnerships with private developers, foundations and government agencies.

Support our Capital Campaign

Please consider making a donation to NWMTCLT this year, or every year. Your tax-deductible donation could support our **capital campaign to raise \$150,000** to purchase the land under **two** homes in the Trailview Homes development in Whitefish. **We have provided information about our Trailview Home project and our partnership with the developer on the back of the this form.**

Our goal is to have \$75,000 raised by June 30th and another \$75,000 raised by October 30th.

Or **support our operations as we strategize to add homes throughout the Flathead Valley** in partnership with private developers, foundations, other nonprofits and government agencies. Projects include a **new home to be built on a lot purchased in Columbia Falls** and the **purchase of existing homes in Kalispell**. We are currently **searching for land appropriate for the relocation of two homes donated by Corwin Motors**. These homes must be set on new foundations and rehabilitated. Your contribution can be a permanent investment in our community's affordable housing.

Kim Morisaki, Executive Director
406.261.8831 / kim@nwmtclt.org

Name

Address

City/State Zipcode

Phone Email

<input type="checkbox"/> Annual Contribution	<input type="checkbox"/> One-time Donation
<input type="checkbox"/> Home/Land Purchase	<input type="checkbox"/> Operations
<input type="checkbox"/> \$25,000	<input type="checkbox"/> \$ 2,500
<input type="checkbox"/> \$20,000	<input type="checkbox"/> \$ 2,000
<input type="checkbox"/> \$15,000	<input type="checkbox"/> \$ 1,000
<input type="checkbox"/> \$10,000	<input type="checkbox"/> \$ 500
<input type="checkbox"/> \$ 5,000	<input type="checkbox"/> Other _____

Trailview CLT

\$323,000 Home Value

\$75,000 Land Value

\$398,000 Total Purchase Price of Trailview Home

\$15,000 Northwest Montana Community Land Trust Contribution

\$60,000 Private Charitable Donations toward Land Purchase

\$75,000 Land Purchase to be held by NWMTCCLT Permanently

\$323,000 Home Sale Price

(\$90,000)NWMTCCLT contribution to purchase through *HBA Program

\$233,000 Mortgage Amount for Homebuyer

*HBA = Montana Department
of Commerce HOME-
Home Buyer Assistance
(stays with home)


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