



Northwest Montana
Community Land Trust, Inc.
THE KEY TO AFFORDABLE HOUSING

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.