

Become a Member or Donor

YES, I/we wish to support Northern Communities Land Trust's efforts to create quality, affordable homeownership opportunities!

Enclosed are my/our tax-deductible annual membership dues of:

- \$1-\$24 Affordable Membership
- \$25 Basic Membership
- \$50 Supporting Membership
- \$100 Sustaining Membership
- \$250 Steward Membership
- \$350 Corporate Membership
- Other \$ _____

I prefer to be listed as a donor, not a member
Donation Amount: _____

Name(s): _____

Address: _____

City, State, Zip: _____

Phone (day): _____

Phone (evening): _____

Email: _____

Please send this form with your tax-deductible donation to the address below.



206 West 6th Street, Room 201; Duluth, MN 55806
(ph) 218-727-5372 (fax) 218-727-3646
www.LandTrustDuluth.org



NORTHERN COMMUNITIES
LAND TRUST

*Creating affordable homes
and strengthening communities
through the wise stewardship
of land and resources.*

Who We Are

Northern Communities Land Trust is a nonprofit membership-based organization that has worked in Duluth for over 15 years to help low and moderate income people buy their own homes. To do this, we use the community land trust model which assists people in need of housing *now*, while permanently preserving affordable housing for future generations.

Our Mission & Vision

Creating affordable homes and strengthening communities through the wise stewardship of land and resources.

Affordable Homes: NCLT will create a high quality, permanently affordable stock of homes in Duluth and surrounding communities for purchase by individuals and families with low to moderate incomes so that more people have the opportunity to own a home.

NCLT will continue to increase the number of affordable homes available in Duluth and surrounding areas because homeownership increases the stability, health, happiness, childhood success and neighborhood involvement of people who own a home.

NCLT will foster a sense of support and community for Land Trust Homeowners by providing access to information, resources and events which will further their success as homeowners and members of their community.

Strong Communities: NCLT will help strengthen the communities we serve by providing affordable homeownership opportunities to people who otherwise could not afford it.

NCLT will provide homeownership opportunities in neighborhoods where there often are no other affordable homes available because we believe people of all income levels should have access to all neighborhoods.

NCLT will work with community and neighborhood organizations to invest in and revitalize Duluth's older, core neighborhoods through a combination of new construction and rehabilitation of older homes. We will strive to prevent displacement of lower income people from these neighborhoods by using the community land trust model to keep our homes permanently affordable.

The Wise Stewardship of Land and Resources: NCLT will practice and teach the ethic of wise stewardship by ensuring the permanent affordability of our homes through the responsible and sustainable use of public subsidies and land.

NCLT will continue to increase the environmental sustainability of our homes and will look for additional ways to implement sound and practical sustainable building techniques, striving to create a minimal impact on the environment.

NCLT will continue our leadership in organizations on the local, state and national level to bring the values of permanently affordable housing, healthy neighborhood revitalization and wise stewardship to communities across the country.

How We Help

Through our program, lower income home-buyers receive significant down-payment and rehab assistance to purchase new or existing homes in Duluth. In exchange for this assistance, Northern Communities Land Trust maintains ownership of the land, which homeowners lease for a small fee. When homeowners move, they agree to pass on the benefits they received by selling their home below market price to another low-income, Land Trust qualified buyer.

Who Qualifies

- Anyone earning less than 80% of Duluth’s median income (call our office for current numbers).
- Anyone who can obtain a mortgage through one of our participating lenders including North Shore Bank, Wells Fargo, US Bank, and the Minnesota Chippewa Tribe Finance Corporation.
- Anyone who has regular income from an employer, from self-employment, or from other sources such as SSI.
- Asset limitations may apply.

The Lease Agreement

Since the Land Trust owns the land and the homeowner owns the home, NCLT and the homeowner sign a lease together providing the homeowner secure, long-term rights to use of the land. The lease gives the homeowner use of the land for 99 years. It is renewable, can be transferred to the homeowners children or spouse and ensures full rights of privacy. The lease also addresses the resale of the home.

When a Land Trust Home is Sold

When a Land Trust homeowner is ready to sell, there are several options. The home can be sold back to the Land Trust (which has the first option to buy), it can be sold directly to an income-qualified buyer, or it can be given to the homeowner’s children or spouse.

To determine the sale price of the home, the Land Trust uses a resale formula which provides 100% of what the homeowner has paid off on their mortgage plus 30% of the increased value of the home. Homeowners also receive the full value of any qualified capital improvements that have been documented during the time of ownership. Essentially, in exchange for buying a home at an affordable price, the homeowner must also sell the home at an affordable price. This preserves the originally subsidy as well as the affordability of the home for the next lower-income family or individual who buys it.

This is the strength of the Land Trust model - creating community controlled, permanently affordable homes for people through the stewardship of precious financial resources.

Common Ground, LLC



The Land Trust started Common Ground Deconstruction Service & ReUse Center, LLC in 2004. They are the General Contractor for all of the Land Trust’s new homes and also provide a variety of services to the general public including:

- General contracting, new construction, remodeling and plumbing services.
- Deconstruction services (tax savings available).
- A ReUse Center selling used and recycled building materials such as cabinets, sinks, toilets, windows, doors, lumber, electrical, plumbing, stone, brick, concrete block, siding and more.

**Common Ground
ReUse Center**

4112 W. Superior Street
(42nd Ave. W & W. Michigan)

218-740-3666

www.commongrnd.org



How You Can Help

- Become a member or donate to the Land Trust (see details below and on reverse).
- Invite friends and colleagues to attend Land Trust special events & fundraisers.
- Volunteer on a committee, at one of our fundraisers or for a homeowner project.
- Help the Land Trust find property suitable for home construction.
- Make an equity contribution from the sale or refinancing of your home.
- Tell potential buyers about our program.
- Donate reusable building materials to Common Ground ReUse Center and shop there.
- Support affordable housing in your neighborhood

To become a member of the Land Trust we ask that you make a financial or in-kind donation of any amount once a year. As a member of the Land Trust you receive the following benefits:

- An invitation to the Annual Meeting and Member Appreciation Dinner.
- The opportunity to have a say in the direction of the Land Trust by voting at the Annual Meeting and serving on the Board and various committees.
- Copies of our Annual Report and Fall Newsletter.
- A 10% discount at Common Ground Reuse Center, 4112 West Superior Street.
- Invitations to many special events including Open House Tours of our new homes & our annual event Trust in the Land.

*Members who give at the \$100 level or above receive a **Land Trust Membership card** which can be used at various locally owned businesses and organizations to redeem discounts and deals.*

Conventional Homeownership vs. Land Trust Homeownership

The Same	Different
<ul style="list-style-type: none"> • The homeowner obtains a mortgage with a bank • The homeowner accumulates equity • The home can be inherited by the homeowner’s children or heirs • The homeowner pays property taxes • The homeowner can make alterations and improvements to the home and land 	<ul style="list-style-type: none"> • The purchase price is lower—about 20-30% below the market rate • The CLT owns the land and the homeowner leases the land from the CLT for a nominal fee (\$25/month) • The Resale Formula ensures that the home will remain affordable when it is sold in the future