



COMMUNITY LAND TRUST PROGRAM



Who We Are

One Roof Community Housing, formed by the merger of Northern Communities Land Trust and Neighborhood Housing Services, is a nonprofit organization that for over 25 years has helped over **500** low and moderate income households buy their own homes through the Community Land Trust program, which assists people in need of housing now, while permanently preserving affordable housing in the community for future generations.

WAYS TO BUY A LAND TRUST HOME

Acquisition-Rehab Program

The goals of Land Trust's acquisition-rehab program are to update the major systems of the home, to improve energy efficiency, to increase indoor comfort, health and safety, to use products that are durable and sustainable, to have a home that is affordable to purchase and to maintain, and to be an asset to the neighborhood.

Renovations can include new kitchen & bathrooms, new flooring, new windows & doors, new roof and siding, new furnace & water heater, new plumbing & electrical.

Once the renovations are complete, the homes are offered at \$20,000-\$40,000 below market value.

Resales

Any qualified buyer can purchase a Land Trust home when it comes up for resale. Current Land Trust homes available for resale are sold 20-30% below market value.

WHO QUALIFIES FOR A LAND TRUST HOME

- Anyone who meets the Income Guidelines.
- Anyone who can obtain a mortgage through one of our participating lenders.
- Anyone who completes all four steps under "How to Apply".
- Asset limits may apply.
- You do not need to be a first time buyer.

How We Help

Through our program, lower-income homebuyers receive significant down payment funds to purchase a home in Duluth and surrounding communities. In exchange for this assistance, One Roof maintains ownership of the land, which homeowners lease for a small fee. When homeowners are ready to move, they agree to pass on the benefits they received by selling their home below market price to another income-qualified buyer.



Common Ground Construction is a nonprofit started by the Land Trust in 2004. They serve as the General Contractor for all of One Roof's acquisition-rehab homes and are available to the public for complete construction services. For more information about all of Common Ground's services, call 218-740-3666.

2022 Duluth Income Limits (per household size)

1	\$47,800
2	\$54,600
3	\$61,450
4	\$68,250
5	\$73,750
6	\$79,200
7	\$84,650
8	\$90,100

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