

Intro to INHS's Community Housing Trust Is the CHT right for me?



*Serving Cayuga, Cortland, Chemung, Schuyler,
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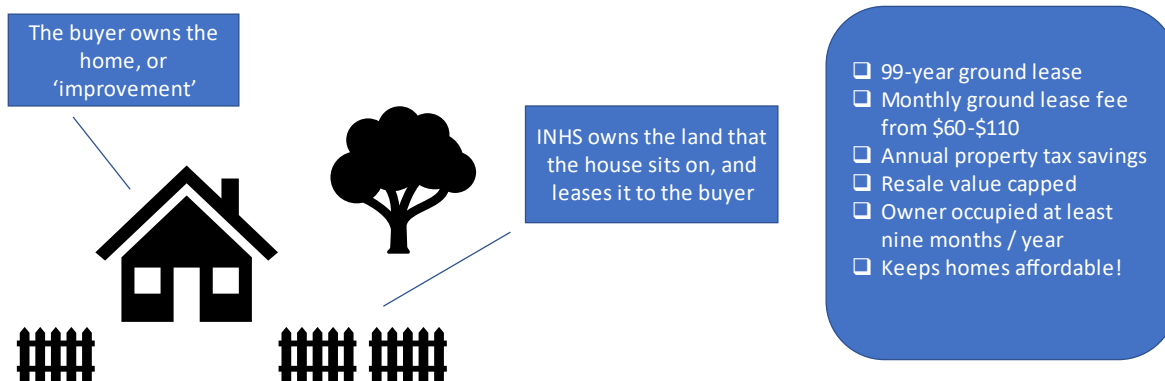


Check out this short preview of the Community Housing Trust to see if CHT homeownership is right for you. If so, let us know!

How does the CHT work?

- ✓ The Community Housing Trust is a program through INHS that helps buyers purchase an affordable home. The program also keeps the home permanently affordable for the next buyer. It is a special structure, and all INHS homes-for-sale are part of it.
- ✓ The CHT is a joint ownership arrangement: the homebuyer purchases the house and INHS owns the land. This keeps the price (and property taxes) low for the buyer.
- ✓ The homeowner has a lease on the land and for all intents and purposes can enjoy their house like any other homeowner. There is a low monthly ground lease fee ranging from \$60 - \$110 depending on the property that is being purchased.
- ✓ There are benefits for buyers. They get the house for below market price, and they get big property tax savings which enables them to save thousands of dollars each year.
- ✓ There's also a trade-off. The home's resale value is limited. The CHT homeowner cannot resell the home for full market value – All current CHT homes are limited at a 2% increase to keep it affordable for the next buyer. Paying it forward!
- ✓ The property must be owner occupied at least nine months out of the year.
- ✓ This CHT structure benefits homebuyers by keeping housing costs affordable and the community by keeping homes affordable for the next family that comes along.

How does the CHT Work?

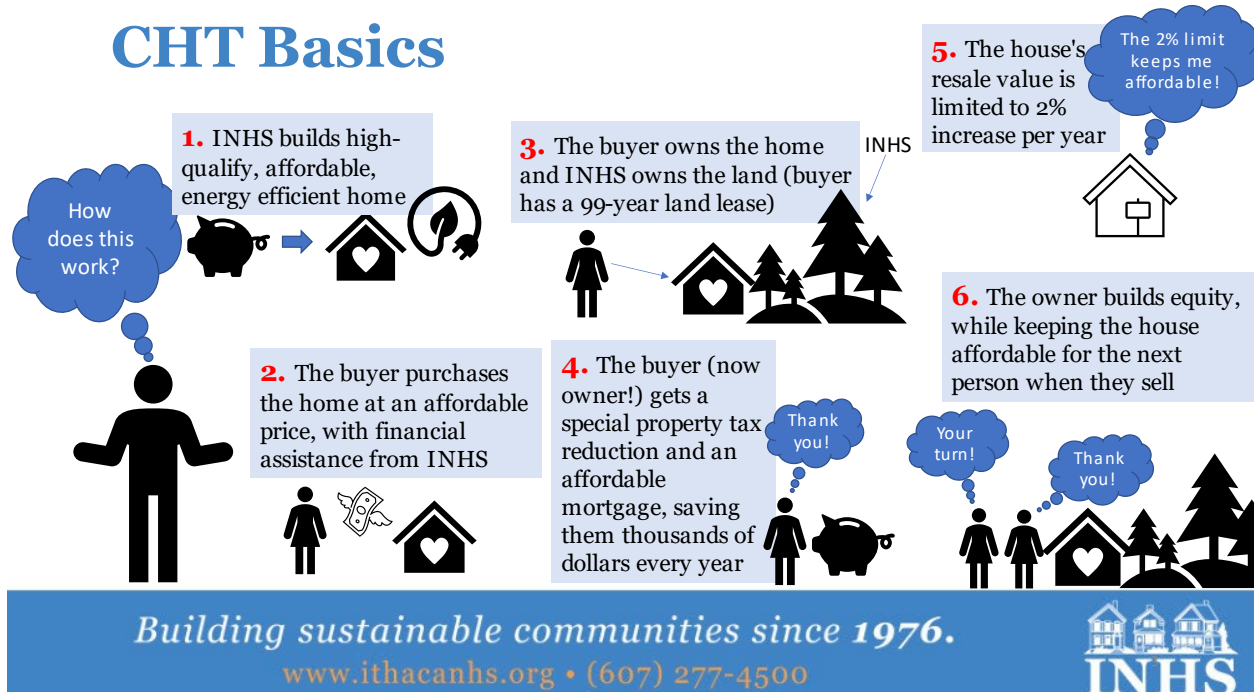


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CHT Basics



Step 1	INHS builds high-quality, affordable, energy efficient home
Step 2	The buyer purchases the home at an affordable price, with financial assistance from INHS
Step 3	The buyer owns the home and INHS owns the land (buyer has a 99-year land lease)
Step 4	The buyer (now owner!) gets a special property tax reduction and an affordable mortgage, saving them thousands of dollars every year
Step 5	The house's resale value is limited to 2% increase per year
Step 6	The owner builds equity, while keeping the house affordable for the next person when they sell

