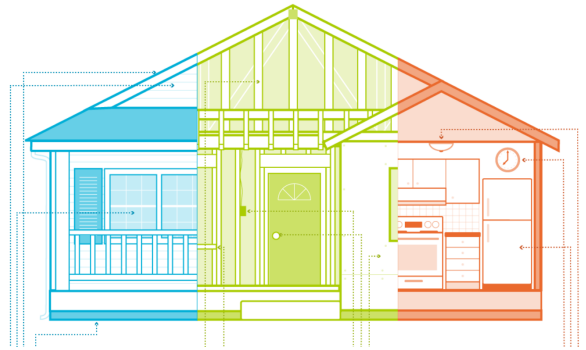


Habitat Bucks Land Trust: Permanently Attainable Homeownership

Why a Land Trust?

In Bucks County, the need for affordable homes far exceeds the supply. Homeownership is often out of reach, even to professionals such as healthcare workers, teachers, retail sales people and EMS workers. Until now, Habitat Bucks has been addressing this need one household at a time. Several of the 125 homes built and sold to low-income households have since been re-sold at much higher market prices, removing them from the already sparse inventory of attainable homes. The Land Trust is a type of shared-equity homeownership that creates and preserves long-term affordability. Now, a single home will serve many low-income households, for generations.



**Cultivate communities—equitable, inclusive and rich in opportunity
— by advancing affordable home solutions that last for generations.**

Here's how the Land Trust works

1

An initial investment builds a home that's affordable for purchase by a low-income household. The homebuyer purchases only the house, not the land, making the price more affordable. They lease the land from Habitat Bucks in a long-term, renewable lease.

2

In return for being able to purchase a home below its market price, the homebuyer agrees to limit their proceeds when they sell, so another low-income household can afford to purchase the home.

3

The first household builds wealth and then "pays it forward." The attainable house is self-sustaining, and the use of initial \$\$ invested is prudent, as it serves an unlimited number of households.

What are the benefits of the Land Trust?



- Increases opportunities to attain homeownership in Bucks County
- Ensures dollars invested go further and do more
- Builds wealth and financial independence among lower-income households
- Enables greater educational and job attainment