



Community Home Trust

Carrboro, NC

Mission: To create and maintain permanently affordable housing for the benefit of our community.

About Community Home Trust

- We began using the community land trust (CLT) model in 2000
- Purpose was to enable homes to be permanently affordable
- Homes are conveyed using a 99-year ground lease

Balance owner /community needs

- Homes must be resold to low-income buyers
- Homeowners pay down bank mortgages
- Homeowners earn 1.5% annual appreciation

Our Buyers

- Target market is 60% to 80% of median income (\$30K to \$50K)
- Primary buyers are public sector employees; 48% are UNC, UNCH or public school employees

Our Buyers

- Average income = \$36,500
- Young singles, retirees, single parents and traditional families
- Average age = 38

Our Homes

- As of August 2011 – 194 homes in affordable housing inventory; 172 of which are in Chapel Hill
 - 37 single family homes
 - 88 townhomes
 - 69 condominiums
- Home prices range from \$80,000 to \$140,000

Our Organization

- Operating budget is \$665,000
- \$385,500 from local governments
- 8 full-time employees

What is Success?

- The affordable homes “work” for current residents, for surrounding neighborhood and for future residents
- Market-rate property values are not diminished by the affordable homes

A Home Trust homeowner
with her three children.
Elizabeth works at a local
nonprofit organization.





A Home Trust homeowner and her children.
She tells us her life has flourished since
becoming a homeowner.



This family lives in a townhome in Chapel Hill. John serves on the Home Trust Board and is a Project Manager at a locally-based nonprofit.

Both mother and father are
UNC housekeepers. They fled
Burma as refugees and now
own a home in Chapel Hill.



Pacifica in Carrboro.

Home of the Home Trust board President, a former teacher and a current UNC Ph.D. student.



A home developed by
Community Home Trust in
Northside.



Claremont in Carrboro.

Two inclusionary duplex homes designed to resemble a single-family market rate home.



Northside neighborhood.

A home developed by
Community Home Trust.



Greenway condominiums
in Meadowmont.

All 16 units are affordable
to households below 100%
of median income.



Carr Court neighborhood
in Carrboro.

Developed by Community
Home Trust.



East 54 in Chapel Hill will ultimately include 25% affordable condominiums.



A retired homeowner,
happy to be living in East
54, a secure, mixed-use
development.



Rosemary Place
townhomes in
Meadowmont



Inclusionary single family
homes in Larkspur in
Chapel Hill



Greenbridge in downtown
Chapel Hill.

15% of the units are
affordable.



A young couple happy to
be living in Greenbridge.

Close to work and play.





A proud Home Trust dad!