



Austin
Community
Land Trust

Briefing on the Austin Community Land Trust (ACLCT)

Content

- Overview
- Preference Policy Overview
- Application & Lottery
- www.aclt-homes.org
- Property Pricing & Listings



Implementation of the Preference Policy thru ACLT

Preference Policy Overview Application Process

Disability: applies to accessible units. Households with disabled members will receive priority for units with disability modifications

Household size: All units are subject to "Right-Sizing"

BEDROOM SIZE	MINIMUM NUMBER OF PERSONS	MAXIMUM NUMBER OF PERSONS
0 (efficiency)	1	1
1	1	2
2	2	4
3	3	6
4	4	8

Preference Policy Overview Application Process

Generational Ties And Displacement

- **Eligible Census Tracts:** households that reside in census tracts identified as being any gentrification type in maps created as part of The Uprooted Project. The following households would be covered:
- Households that currently reside in an applicable census tract
- Households that used to reside in an applicable census tract, back to the year 2000

Preference Policy Overview Application Process

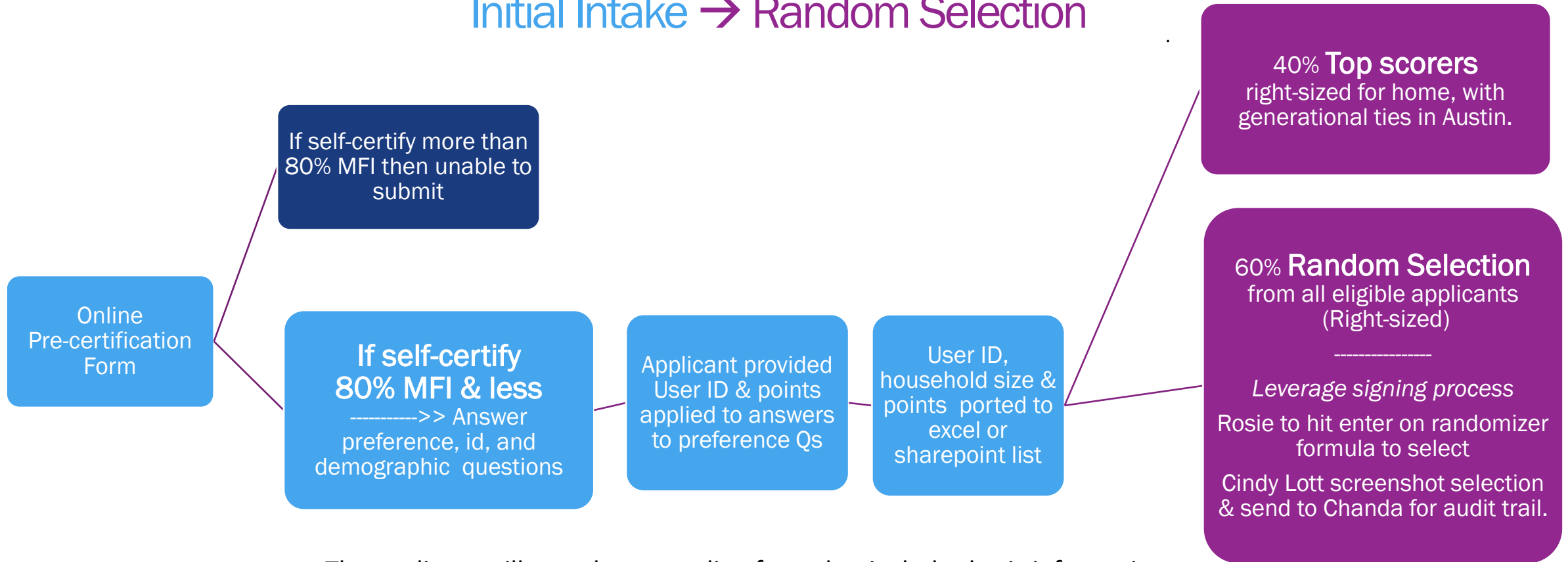
Displacement: households that have been displaced since 2000 due to the following:

Natural disaster, Government action (i.e., eminent domain), City of Austin's Tenant Notification & Relocation Assistance Ordinance or federal Uniform Relocation Act

Immediate family reside in the city: Immediate family is a parent/guardian or grandparent. To address adult or elderly residents, an applicant's immediate family could have resided in the city at the time of their death.

Overview Application Process

Initial Intake → Random Selection



- The applicant will complete an online form that includes basic information about themselves and their eligibility for the preference categories.
- The applicant will self-certify that all categories indicated are true and correct and understand that they will have to provide documentation or be denied and will need to reapply at a future date (undetermined).
- Pre-certification form will be open 24 hours a day for 30 calendar days

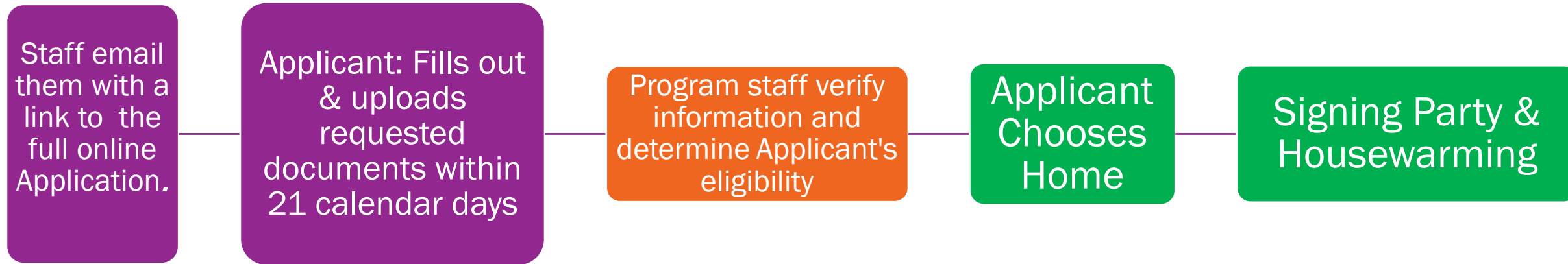
>Query/flow can remove all info but UI and the total points so that Chanda / program team can be removed from identifying information.
> Randomly pull from all eligible applicants for the remainder.

Officer	Total Pts	
6	95	Random Selection from all eligible applicants (Right-sized)
11	93	
2	84	
17	83	14
4	75	13
13	5	16
14	14	
16	3	
18	56	
19	53	
3	43	

The Randomizer

Overview Application Process

Full Application → Eligibility Review → Home!



- Recommendation to outsource application assistance to mortgage lenders
 - Increase accessibility by providing trusted advisor who can also help review documents & upload if needed.



GET Ready

Application Opens Spring 2022 >

Austin Community Land Trust

Creating Permanently Affordable
Homeownership Opportunities in Austin

Homeownership can improve a family's quality of life. However, the rising costs of land today can make buying a home more difficult. The Austin Community Land Trust (ACLТ) helps working families buy their first home at a price they can afford.

Community Land Trusts (CLTs) are non-profits that exist across the country and world-wide. A CLT's purpose is to acquire land and build projects that benefit the community. One such project is affordable housing.

Land trust homes are more affordable because the organization covers the cost of the land beneath it. When you partner with Austin Community Land Trust (ACLТ) to buy a home, you will lease the land from our organization at a low cost. Our 99 year-long Ground Lease Agreement ensures that the home will be permanently affordable.

Please see our [About Page](#) for more details on land trust homes and ground lease agreements.

Benefits to Austin Community Land Trust Homeowners

Community land trusts make homeownership possible through greater affordability. Benefits homeownership include:

- Lower costs to own a home
- Better housing security than renting

Home | Austin
Housing Finance
Corporation (aclt-
homes.org)

Additional Information

Right-Sized Pricing

Austin Community Land Trust homes are priced according to right-sizing. The chart below depicts the price of the home according to the number of bedrooms. The number of minimum persons per home corresponds with the quantity of bedrooms per home.

2 BR	3 BR	4 BR
\$195,900	\$221,000	\$246,300

Household Maximum Income

Applicants must have an income of no more than 80% of the Austin Median Family Income. For income calculations, household size includes everyone (all ages) living in the unit. The table below shows the income limits by number of persons living in the home.

1 person	2 people	3 people	4 people	5 people
\$55,400	\$63,300	\$71,200	\$79,100	\$85,450

What to Expect if Your Application is Chosen in the Lottery

Applicants will be contacted in lottery rank order until vacancies are filled.

All of the information that you have provided will be verified. Please be aware that your name will be removed from consideration if you have made any fraudulent statements.

Should your application be chosen, be prepared to fill out a more detailed application. Additional documentation will be required post-lottery to determine household income and program eligibility.

Sign up to be informed about info sessions & to be alerted when

Home | Austin
Housing Finance
Corporation (aclt-
homes.org)



Property Listing & Pricing

Property Pricing

Pricing is based on HUD HOME 2021 targeting households with an income of 65% MFI.

80% MFI			
	2BR SFH	3BR SFH	4BR SFH
	\$195,900.00	\$221,000.00	\$246,300.00

[Spreadsheet](#)



Phased Approach to the 28 properties

Council District(s)	# of Units	Lottery Period
1	1 (1018 Linden St)	April 2022
1, 6	8	Summer 2022
1,6	4	Fall 2022
6,7	5	Winter 2022
1	5	Spring 2023
2,4,8,5	5	Summer 2023

ACLT Homes for Sale

These properties are offered through the Austin Community Land Trust Program. Income limits, residency requirements and resale restrictions apply.

[More information about the ACLT program and eligibility >>](#)

[View Available Homes](#)

[Home | Austin
Housing Finance
Corporation
\(aclt-homes.org\)](#)




These properties are offered through the Austin Community Land Trust Program. Income limits, residency requirements and resale restrictions apply.








[More information about the ACLT program and eligibility >>](#)

View Available Homes

[< Back](#)

1018 Linden St.





Property ID:

772047

Address:

1018 Linden St, Austin, TX, USA

Bedrooms:

2

Home Size:

1196 sq ft

ELIGIBILITY

Income Limit

80% MFI

Household Size

2

Bathrooms:

2

[View larger map](#)



Home | Austin
Housing Finance
Corporation
(aclt-homes.org)



What's Next:

- 1018 Linden (Pilot Lottery, April 2022)
- Next 5 properties (June 2022)

Q&A



Check in on Marketing & Outreach in April!

WHY?

To make a difference in peoples'
lives & in Austin affordability

