

## Why buy from Homes Within Reach?

- ◆ You purchase just the house but not the land, reducing the cost of the home by approximately 30 to 50 percent.
- ◆ You lease the land from the West Hennepin Affordable Housing Land Trust, dba Homes Within Reach, for 99 years at a nominal fee. The lease interest is inheritable and renewable for an additional 99 years.
- ◆ You can sell the home to another family earning at or below 80% of the area median income.
- ◆ You build equity and can deduct the mortgage interest and your property taxes on your annual federal income tax.
- ◆ You receive 35% of the appreciation of the home when you sell, which can help you purchase another home.

## Program Guidelines

### You're a candidate if you meet these overall criteria.

- ◆ You plan to purchase a home in suburban Hennepin County.
- ◆ You have a stable and reliable source or sources of income.
- ◆ Your annual household income is less than the program income limits.

For the latest guidelines, visit us at [www.homeswithinreach.com](http://www.homeswithinreach.com) or call us at 952-401-7071.

## About Us



The mission of the West Hennepin Affordable Housing Land Trust, dba Homes Within Reach, is to:

*Create and preserve affordable homeownership opportunities for working households in suburban Hennepin County.*

We give families the opportunity to purchase a home in the cities where they work and live.

By preserving affordable homes, the program maximizes the public and private investment being made in workforce housing.

We are supported by public and private partnerships, all joined by the belief in transforming people's lives through homeownership.



## Affordable Homes for Working Families

### Homes Within Reach

West Hennepin Affordable Housing Land Trust

952-401-7071

952-224-2857 (fax)

[www.homeswithinreach.org](http://www.homeswithinreach.org)

[info@homeswithinreach.org](mailto:info@homeswithinreach.org)



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*Transforming lives through homeownership.*

**Q: Think you don't earn enough to buy a home?**

**A: Think again.**

At Homes Within Reach, we help working families purchase their own homes at affordable prices.

How? Through a unique and proven program that removes the market value of the land from your mortgage equation.

This reduces the overall cost of your home by 30-50 percent.

**We help make the dream of homeownership...  
...your dream!**

Homes Within Reach is a non-profit, community based program that provides affordable homeownership in suburban Hennepin County.

The program is primarily funded by local, state and federal government, private foundations, religious organizations and other donors in order to purchase single-family properties and sell the home to qualified buyers.



**Your home is just a few steps away.**

**1.** Complete and submit an online application.  
*It's available at:  
[www.HomesWithinReach.org](http://www.HomesWithinReach.org).*

**4.** Meet with the HWR Resident Committee.  
*Approved applicants are offered available home opportunities.*

**2.** Meet with us to learn about the Community Land Trust program.

**5.** After selecting a home, meet with an attorney to review your ground lease to be sure your questions are answered.

**3.** Meet with a land-trust qualified loan officer to apply for a mortgage.

**6.** Complete the closing... and move in.

**Welcome Home!**

