

# Why buy from Homes Within Reach?

- You purchase the house but not the land, reducing the cost of the home.
- You lease the land from 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 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.

## 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.org](http://www.homeswithinreach.org) or call us at 952-401-7071.

## About Us

*We are a non-profit, community-based organization that creates and preserves 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.

## Homes Within Reach

West Hennepin Affordable Housing Land Trust

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# Affordable Homes for Working Families

*Transforming lives through homeownership*



West Hennepin Affordable Housing Land Trust

# Think you don't earn enough to buy a home? Think Again!

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

**How?** HWR utilizes the Community Land Trust model which removes the cost of the land from the mortgage equation thereby reducing the mortgage, down payment and closing costs.



HWR is a non-profit, community-based program that provides affordable homeownership in suburban Hennepin County through the Community Land Trust model.

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 application. *It's available at:* [www.HomesWithinReach.org](http://www.HomesWithinReach.org)
- 2.** Meet with us to learn about the **Community Land Trust Program.**
- 3.** Meet with a land-trust qualified loan officer to apply for a mortgage.
- 4.** Meet with Homes Within Reach Resident Committee.
- 5.** After selecting a home, you'll meet with an attorney to review your ground lease to ensure all of your questions are answered.
- 6.** Complete the closing... and move in.



"As a new home buyer, we looked for over a year at all our options to find a home we could afford and were very happy when we found the community land trust program called Homes Within Reach."

*Melissa, HWR homeowner*

"As a school bus driver I would never have been able to get a house without your program... I want to thank HWR for helping people with low income to afford their dream home."

*John, HWR homeowner*

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

"I discovered HWR several years after a divorce and health challenge compelled me to start looking for a home for me and my two boys. I had no real options until a friend told me about HWR, so I did my homework and realized their program could work for us. A few months after my first meeting with the staff, we moved into a great Minnetonka neighborhood, and it's been home ever since."

*Jennifer, HWR homeowner*

"When we rented, we lived on a very busy street and couldn't enjoy the backyard. Now we live on a quiet street and our children can go outside and play."

*Sara & Chris, HWR homeowners*



**"Owning our home is a complete dream come true. It's our new beginning."**

*Ashley & Dan, HWR homeowners*