

## E-Newsletter

Fall 2026



Hello Everyone!

I hope you enjoyed your summer! Now that fall is approaching, it's the perfect time to prepare your home for the changing seasons.

As a CLT homeowner, you play an important role in caring for your home and keeping it in good condition for years to come. Fall is a great time to show your home a little extra love! A few simple tasks—such as cleaning your gutters, checking your roof and siding, trimming trees and bushes, and touching up exterior paint—can help protect your home and keep it looking its best.

Your home is not only a special place for you and your family, but also an important part of the larger HWR community. Thank you for everything you do to be a great homeowner and neighbor. If you ever have questions or simply want to connect, Homes Within Reach is always here for you.

I'm so glad you're part of the Homes Within Reach family! Together, we're building strong, connected neighborhoods where everyone has the opportunity to put down roots and thrive.

Best Regards,

Executive Director  
Homes Within Reach



We are incredibly grateful for the generous support of our vendors and donors. Your partnership plays a vital role in helping us build stronger communities and expand access to affordable homeownership. Whether through services, materials, or financial contributions, your support makes a lasting impact. We truly appreciate you and hope you have enjoyed a joyful and restful season!



## You're Cordially Invited to the 2026 Homes Within Reach Annual Meeting!



This year's Annual Meeting is extra special as we celebrate a **major milestone — 25 years of creating and preserving the dream of homeownership!** Since 2001, West Hennepin Affordable Housing Land Trust, *dba Homes Within Reach*, has had the incredible privilege of helping more than **293 workforce families** achieve and maintain affordable homeownership through the Community Land Trust model. For 25 years, we have continued to make a difference in the lives of families throughout **19 Hennepin County communities**. Even as the housing market continues to change, our commitment to creating opportunities for affordable homeownership remains stronger than ever. We're especially excited to celebrate our newest communities, as we have recently expanded our reach to **Maple Plain, Champlin, and St. Bonifacius**. And we're not stopping there! We are currently working to bring affordable homeownership opportunities to even more Hennepin County communities in the coming year.

### Come Celebrate With Us!

This year's **2026 Annual Meeting** will be an **adults-only evening** filled with celebration, connection, dinner, and a little mystery! Join us **Thursday, September 24th** at the **Plymouth Playhouse** for a **PRIVATE, immersive murder mystery dinner** in the Sunset Room above the Plymouth Playhouse. It will be a wonderful opportunity to celebrate **25 years of Homes Within Reach**, reconnect with fellow homeowners, and recognize the incredible community we have built together.

**We hope you'll join us as we celebrate 25 years of making homeownership possible!**

**Location:** Plymouth Playhouse, 2705 Annapolis Ln. N, Plymouth, MN 55441  
[The Plymouth Playhouse](#) | [Discover Live Theatre in Plymouth, MN](#)



Enjoy a full plated dinner, non-alcoholic beverages, and an Immersive Murder Mystery show!

**Seating is limited. Two adults per household. Please RSVP no later than September 14, 2026.**

[2026 Homes Within Reach annual meeting - Google Forms](#)

We hope you can join us for this exciting and memorable evening!



### Join Homes Within Reach at Plymouth on Parade!

This registration is open to current homeowners within the Homes Within Reach organization. We are excited to participate in **Plymouth on Parade on Saturday, October 10th**, and we would love for you and your family to join us! This is a morning event. **Check-in will begin at 9:00 a.m., and the parade is expected to be completed by noon.** We have **20 spaces available** in our parade entry and are looking for families to join us in walking the route, handing out candy and other giveaways, and helping us share the excitement of Homes Within Reach with the community. The parade route is approximately **one mile long**, and please note that we are a **walking entry**. The route runs from the **Hilde Center in Plymouth to the Plymouth Community Center**. This is a wonderful opportunity to get outside, have fun, meet people in the community, and celebrate the importance of affordable homeownership. We will provide **Homes Within Reach T-shirts** for our volunteers based on the information provided in the registration form. We hope you will join us in representing Homes Within Reach, and help us share our story with the community!

[Plymouth on parade registration - Google Forms](#)





West Hennepin Affordable Housing Land Trust

# 2026 Limits



You may be eligible for the **Homes Within Reach** (HWR) program if

your annual gross household income is less than these

2026 household size maximum income limits:

**1 person** \$73,650

**2 person** \$84,200

**3 person** 94,700

**4 person** 105,200

***Spread the word to family and friends!***

For additional HWR program eligibility requirements check out our website:  
[www.homeswithinreach.org](http://www.homeswithinreach.org)



## Fall Cleanup Links

Eden Prairie: <https://www.edenprairie.org/community/sustainable-eden-prairie/waste/yard-waste-disposal>

Bloomington: <https://www.bloomingtonmn.gov/ub/yard-waste>

Brooklyn Park: <https://www.brooklynpark.org/residents/garbage/yard-waste/>

Crystal: <https://www.mgyardwaste.com/>

Deephaven: <https://cityofdeephaven.org/recycling-refuse/>

Edina: <https://www.edinamn.gov/1976/Yard-Waste>

Golden Valley: <https://www.goldenvalleymn.gov/325/Yard-Waste-Disposal>

Long Lake: [www.longlakemn.gov/garbage-services-and-recycling-information/page/fall-cleanup-day-event](http://www.longlakemn.gov/garbage-services-and-recycling-information/page/fall-cleanup-day-event)

Maple Grove: <https://www.mgyardwaste.com/>

Minnetonka: <https://www.minnetonkamn.gov/services/recycling-garbage/brush-leaves-and-yard-waste>

Hopkins: <https://www.hopkinsmn.com/651/Leaf-Yard-Waste-Pick-Up>

New Hope: <https://www.Waste & Recycling - City of New Hope>

Orono: <https://www.oronomn.gov/306/Leaves-Grass>

Plymouth: <https://www.plymouthmn.gov/departments/public-works/recycling-disposal/yard-waste-site>

Richfield: [https://www.richfieldmn.gov/residents/garbage\\_and\\_recycling/yard\\_waste.php](https://www.richfieldmn.gov/residents/garbage_and_recycling/yard_waste.php)

St Louis Park: <https://www.stlouisparkmn.gov/services/garbage-recycling/yard-waste>

Wayzata: <https://www.wayzata.org/191/Wayzata-Compost-Site>



### Finding the perfect home!!

*"I had been searching for the right home to buy for nearly a year before finding out about Homes Within Reach. Things were starting to feel hopeless, as a single father with two kids and a demanding job. Finding an affordable house in a decent area, especially in today's housing market, was beginning to feel out of reach for me. But, one day that all changed when a beautiful home popped up on my MLS search and I asked my agent if we could go see it right away! After having toured so many different homes in the area, walking through this one gave me a feeling I can't express with words. Everything just felt right, and welcoming! A well-kept, turn key home in a beautiful neighborhood, at a price that I could comfortably afford and still be able to take care of my kids' needs and all my bills! Homes Within Reach has been nothing short of a blessing to my family, and I am eternally grateful to have come across this house and this company. Thank you for all that you do to help families in need, and thank you so much for being in my corner. Sincerely, Nicholas O."*

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|------------------------------------------------------------------------|---------------------------------------------------|
| HOMES WITHIN REACH                                                     | 952-401-7071                                      |
| <a href="http://www.homeswithinreach.org">www.homeswithinreach.org</a> | 5100 Thimsen Ave, Ste 120<br>Minnetonka, MN 55345 |

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