



Own Your Home for Less than You are Paying in Rent!

Now Accepting Applications for Community Land Trust Homes in the Lower 9th Ward

CRESCENT CITY
COMMUNITY LAND TRUST

HOW MUCH WILL MY HOME COST?

- Homes will be priced between \$50,000 and \$90,000, with a sales price designed to be affordable to YOU!
- Estimated Monthly Payments between \$415 and \$825, and no higher than 25% of your monthly income
- Down Payments as low as \$1,000



FEATURES

- 3-Bedroom, 2 Bathroom Homes - 1320 Square Feet
- 2-Bedroom, 2-Bathroom Homes - 1088 Square Feet
- Covered Front and Side Porches
- Hurricane Impact Windows
- Spray Foam Insulation
- All Kitchen Appliances Included
- Built in 2012



HOW DO I QUALIFY?

- Buyers must have a steady and stable source of income
- Minimum credit score of 580
- Minimum income of \$20,000 per year
- Preference to current and pre-Katrina Lower 9th Ward residents
- Buyers must complete a 12-hour Homebuyer Training Course
- Buyers must be below be at or below the following income limits, depending on their household size:

Household Size	1	2	3	4	5	6
Maximum Income	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850	\$65,350



HOW DO I APPLY?

Contact our Sales Agents at Home by Hand: 504-529-3522
Download an application at www.ccclt.org/homes



July 2020



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WHAT IS A COMMUNITY LAND TRUST?

Community Land Trusts (CLTs) are a unique model designed to make Homeownership more affordable and accessible for low- and moderate-income buyers. Crescent City Community Land Trust owns the land, so you only need to pay for the price of the house itself. Because we partner in the purchase of land and homes, buyers purchase at a lower cost -- no matter the market rates -- and we stay in partnership throughout their ownership experience, providing ongoing education in home finances and maintenance. Along the way, our homeowners build personal wealth. When the property is sold, they receive a fair return on their investment, and take this forward for their next moves, while ensuring that the home remains affordable for future buyers.

AVAILABLE HOMES

- 1406 Caffin Ave. - 3 Bedroom, 2 Bath, 1320 Sq. Ft.
- 1430 Flood St. - 3 Bedroom, 2 Bath, 1320 Sq. Ft.
- 1939 Egania St. - 3 Bedroom, 2 Bath, 1320 Sq. Ft.

More Homes Coming Soon

WANT TO LEARN MORE?

- Download our Frequently Asked Questions Page
www.ccclt.org/homes



HOW MUCH WILL MY MONTHLY PAYMENTS BE?

Your home price and monthly payments will be designed to be affordable to you! Below are sample calculations, based on your total household income. *All numbers are estimates, and will vary by home and household.

Annual Household Income	Estimated Principal + Interest	Estimated Taxes + Insurance	Estimated CCCLT Fee	Estimated Total Monthly Payment	Estimated Home Price
\$25,000	\$281	\$190	\$50	\$521	\$52,000
\$30,000	\$385	\$190	\$50	\$625	\$71,000
\$35,000	\$483	\$190	\$50	\$723	\$90,000

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