

## How a Community Land Trust (CLT) works:



**1**

The CLT purchases **land**



**2**

Uses **one-time** public investment to reduce the cost of a home



**3**

Sells the **home** to a qualified buyer at an **affordable** rate



**4**

The CLT retains ownership of the **land**



**5**

Upon resale **shares** increased value and equity with owner



**6**

Repeats steps **3-5** to steward affordability for **future** homebuyers

*Lexington Community Land Trust (LCLT) helps people qualify for and own homes they might not otherwise afford. We also offer quality-built apartments with lower, income-based rent.*

[LexingtonCLT.org](http://LexingtonCLT.org)

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*Building permanent affordability*



*A Lexington Community Land Trust Neighborhood*

## Building Permanent Affordability





### CAPE

\$114,114  
 3 Bedroom  
 2 Bath  
 1,296 sq. ft.



### COTTAGE

\$113,334  
 3 Bedroom  
 2 Bath  
 1,432 sq. ft.



### BUNGALOW

\$118,014  
 4 Bedroom  
 2 Bath  
 1,506 sq. ft.



### FARMHOUSE

\$127,374  
 4 Bedroom  
 3 Bath  
 1,776 sq. ft.

## Are you ready to ACT on your dream of owning a more affordable home?

**One that is beautiful, well built, and energy efficient? If your answer is yes, join our unique community of homeowners: Choose a Davis Park home by Lexington Community Land Trust.**

Conveniently located in downtown Lexington, Davis Park is minutes from the University of Kentucky, Rupp Arena, the Distillery District and other area attractions, many within walking distance. Plans feature a park with walking paths, a multi-use ball field, and a picnic shelter.

Our homes are constructed with quality in mind. From Energy Star appliances to durable Hardi-Plank and brick siding.

To ensure affordability, we share the cost with homebuyers. You own the house, and we own the land beneath it. This increases your purchase power because you don't have to pay for or finance the land.

If your household income falls near or within the income range listed for your household size, you may still be eligible to apply. Eligibility factors include mortgage-readiness and size of eligible mortgage.

How to apply:

1. Complete a Lexington CLT homeownership application
2. Attend an orientation
3. Obtain or submit a HUD-approved homebuyer's certificate
4. Partner with LCLT and a select area mortgage provider to begin your path to homeownership.

The application is available for download on our website. You can also find floor plans, neighborhood developments, and more online.

### INCOME ELIGIBILITY

Percentage AMI	80%
Household of 1	\$37,050
Household of 2	\$42,350
Household of 3	\$47,650
Household of 4	\$52,900
Household of 5	\$57,150
Household of 6	\$61,400
Household of 7	\$65,600

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