BOARD OF DIRECTORS

Dr. Assata Richards
Diana Del Pilar
Donald Bell
Elaine Morales
LaDonna Parker
Redick Edwards*
(Advisory Board)
Dr. Reynaldo Guerra
Dr. Sharon Washington
Whitney Crayton

STAFF

Ashley Allen
Executive Director

Nina Culotta
Director of Programs

Darren Blakemore
Real Estate Manager

Erika Villatoro, Homebuyer
Intake Specialist

Novella Bean
Homebuyer Intake Manager
Looking back on our first full year of operation, we are proud of our efforts to change the affordable housing landscape in Houston. As the median home price in Houston nears $240,000.00, a price out of reach for many hardworking Houstonians, we are proud to make homeownership truly affordable and a reality for the Houston teachers, bus drivers, entrepreneurs, senior citizens, and IT professionals who were the first HCLT homebuyers.

Houston Community Land Trust (HCLT), in partnership with the City of Houston and Houston Land Bank, launched the New Home Development Program. Our collective efforts resulted in helping 21 individuals and families achieve the dream of homeownership. Our partnership also resulted in 21 permanently affordable homes in the Acres Homes community for the next 99 years. Furthermore, our homeowners’ average mortgage payment is less than $700.00, and the median HCLT home price is $75,115.00, far less than the $240,000.00 median home price.

The first Community Land Trust (CLT) was founded in direct response to the injustice and mistreatment of Black farmers in Georgia during the Civil Rights Movement. Houston Community Land Trust is proud to continue the legacy of self-determination, ownership, equity, and justice for Black communities, other communities of color, and for historically excluded groups across the City of Houston. In fact, Houston Community Land Trust will continue to grow and expand with the launch of its second program, the Homebuyer Choice Program (HCP). (Continued on next page.)
The HCP will help provide affordable home buying options for Houstonians in communities across the city. We will achieve our mission of being a city-wide CLT with a particular emphasis on the city’s Complete Communities and communities of color where residents are being displaced due to rapidly increasing land values.

We are proud of the partnerships we have developed with realtors, community-based organizations, faith-based communities, housing organizations, financial literacy organizations, municipalities, community organizers, housing advocates, and potential homeowners. Because of their efforts and support, Houston Community Land Trust is on track to become one of the largest single-family home CLTs in the country.

To address Houston’s housing crisis, we must be ambitious; we aim to have 1,000 CLT homes by 2028. We achieved great success in our first year and anticipate an exciting expansion in our second year of operation, making homeownership a reality for even more Houstonians for generations to come.
OUR PERFORMANCE

Incorporated in 2018 as an independent 501(c)(3) non-profit, Houston Community Land Trust is guided by the belief that secure, quality, affordable homeownership is a foundation on which families build legacy and cultivate opportunity, both for themselves and for their community.

Our mission is to make affordable homeownership achievable for limited-income households in Houston by connecting qualified homebuyers with perpetually affordable homes in neighborhoods across our city.

We also provide stewardship services and support to help homebuyers find long-term success in homeownership. Houston Community Land Trust is grounded in the principles of self-determination, equitable access to high-quality housing, and a long-term vision for protecting future affordability for all Houstonians.

MISSION

VALUES
OUR PERFORMANCE

Our homeowners are a diverse group, including teachers, entrepreneurs, IT, healthcare, social service, administrative professionals, and retirees.

The first Community Land Trust (CLT) was founded in direct response to injustice and mistreatment of Black farmers in Georgia during the Civil Rights Movement.

We are proud of the partnerships we have developed with realtors, community-based organizations, faith-based communities, housing organizations, financial literacy organizations, municipalities, community organizers, housing advocates, and potential homeowners.

Because of their efforts and support, Houston Community Land Trust is on track to become one of the largest single-family home CLTs in the country.
2019-2020
BY THE NUMBERS

$75,115
MEDIAN HOME PURCHASE PRICE

67%
AVERAGE AMI OF HOMEOWNERS

432
APPLICATIONS RECEIVED

47
PEOPLE HOUSED

21
HOMEOWNERS

$2 MIL
IN HOME SUBSIDIES

$675
AVG. HOUSING PAYMENT

46%-80%
AMI RANGE OF HCLT HOMEOWNERS

$2 MIL IN HOME SUBSIDIES

ANNUAL REPORT 2019-2020

06
When I was in my senior year in high school my family and I moved to the Acres Homes community. Eventually, I moved away but of all of the different neighborhoods that I’ve lived in, Acres Homes has always just felt like home to me. Now, I’m really home.

The key word to describe the CLT is “affordable”. I am able to manage everything on top of paying my mortgage. It is really affordable for me and that helps ease a lot of stress. I love my home.
ASHLEY ALLEN PRESENTS AT FANNIE MAE HEADQUARTERS IN WASHINGTON, D.C.

PANELISTS AND STAFF AT HOUSTON COMMUNITY LAND TRUST'S SECOND ANNUAL CONFERENCE

COMMUNITY OUTREACH AT JOE V'S SUPERMARKET IN ACRES HOMES

HOSTING A COMMUNITY EVENT IN THE SETTEGAST NEIGHBORHOOD

ANNUAL REPORT 2019-2020
IN THE COMMUNITY

A GUEST APPEARANCE ON A LOCAL RADIO STATION

CELEBRATING A NEW HOMEOWNER

AN INFORMATION SESSION AT THE MULTI-SERVICE CENTER IN ACRES HOMES

TOURING FINCA TRES ROBLES FARM IN THE EAST END AS PART OF THE SECOND ANNUAL HOUSTON COMMUNITY LAND TRUST CONFERENCE

ANNUAL REPORT 2019-2020
2018-2019
Income:
$481,300
Local government grants

2019-2020
Income:
$486,924.11 79%
Local government grants
$50,000 8%
Corporate grant
$75,500 12%
Home Sales
$5,200 0.8%
Land Rent
$1,034.56 0.2%
Misc.

TOTAL INCOME
$618,658.67

2018-2019 AUDITED FINANCIALS

Expenses
FUNDRAISING
$0.00
PROGRAMS $127,177
ADMINISTRATION $290,370

TOTAL EXPENSES: $417,547.00


2019-2020 UN-AUDITED FINANCIALS

Expenses
FUNDRAISING 1%
ADMINISTRATION $138,987.96
PROGRAMS $416,158.66

TOTAL EXPENSES: $563,160.30

ANNUAL REPORT 2019-2020
WHAT'S NEXT...

**HOMEBUYER CHOICE PROGRAM**

In Fall 2020 the Houston Community Land Trust will expand its programming and launch the Homebuyer Choice Program.

The City of Houston’s Housing and Community Development Department (HCDD) and Houston Community Land Trust will work together to provide qualified homebuyers the option to purchase a quality home of their choice within Houston city limits at an affordable price.

Qualified homebuyers are eligible for up to between $100,000-$150,000 towards the purchase of an existing home on the market.

If you are ready to make homeownership a reality, choose your neighborhood, choose your home, and Houston Community Land Trust will help make your purchase affordable!

**JOIN US!**

The need for affordable housing continues to grow as home purchase prices move out of reach for many Houstonians.

It will take a variety of people, communities, organizations, and industries to solve Houston’s housing problem.

If you are a housing advocate, realtor, builder, community member, philanthropist, mortgage lender or business interested in supporting HCLT’s mission to make affordable homeownership achievable for limited-income households and protecting future housing affordability in Houston, let’s work together!

Visit our website or give us a call to find out how we can partner to improve the housing landscape for ALL Houstonians.

ANNUAL REPORT 2019-2020