

Trust Montana's New Scattered Site Program

Trust Montana | Missoula

What is a community land trust?

A community land trust is a nonprofit organization that holds land in trust for the purpose of keeping the buildings affordable for the community.



- ❖ Homeowners, businesses, or farmers purchase the improvements at a subsidized price, but not the land.
- ❖ The land is held by the CLT and leased to the building owners for a renewable term of 75 years to preserve affordability.

Populations Served

We aim to serve all of Montana, but is currently a pilot project within Missoula County. For the first phase, we will most likely serve households earning less than 80% of Area Median Income, but we hope to expand the program to serve up to 120% AMI as the program unfolds.

Major Partners and Funders

Trust Montana is supported by: Montana Justice Foundation High Stakes Foundation The Llewellyn Foundation The O. P. & W.E. Edwards Foundation The USDA Beginning Farmer and Rancher Development Program.

Goals and Activities

Trust Montana's new "buyer's choice" scattered site community land trust program will offer prospective low- and moderate-income home buyers a new kind of down payment assistance. Once a buyer finds a home on the open market that fits program criteria, Trust Montana will fill the funding gap between the market price and the price the homeowner can afford. At closing, the buyer will own the home, Trust Montana will own the land, the two parties will enter into a ground lease, and the home will become permanently affordable. The home buyers get to build equity based on the Trust Montana resale formula of 1.5% simple interest annually. This tool will increase the number of permanently affordable single-family homes in Montana to serve multiple generations of low- and moderate- income buyers. Adding a scattered site program to Trust Montana's existing toolbox will help increase permanent affordability without requiring new construction, which can be cost-prohibitive, and without clustering all affordable homes in one area. Trust Montana's scattered site program aims to leverage private grants, municipal partnerships and City and State HOME and CDBG funds.



In general, but not specifically for this program, Trust Montana partners with:

Homewood, Agrarian Trust, Habitat for Humanity of Gallatin Valley, Helena Area Habitat for Humanity, Missoula County Community Food and Ag. Coalition, Missoula Home Coalition, Montana Housing Coalition, the City of Helena, and the Red Lodge Area Community Foundation.

Major Outcomes

Trust Montana is in the design phase for this new program and is currently applying for funding in order to bring its first two scattered site CLT homes into the portfolio. We expect that, once the program is fully functioning, we will more quickly be able to bring homes into the portfolio and will be able to serve a wider geographic area due to no longer requiring construction partners. Our Strategic Planning goal is to increase our portfolio from 8 to 150 housing units by 2028. This scattered site program will increase our statewide impact immensely.

Advice for Others

"Talk to other practitioners of programs like this from around the country!"

Questions?

Contact Trust Montana's Executive Director – Hermina Harold
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