

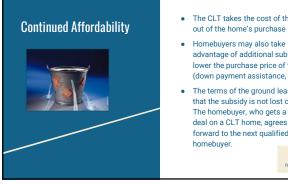




- The CLT owns the land in fee
- A ground lease for the use of the land outlines the rights and obligations of the CLT and maintenance and affordability.

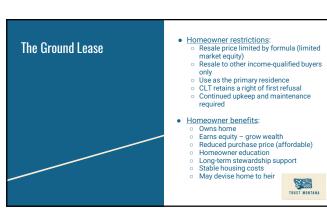


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- The CLT takes the cost of the land out of the home's purchase price.
- advantage of additional subsidy to lower the purchase price of the home, (down payment assistance, etc.).
- The terms of the ground lease ensure that the subsidy is not lost on resale. The homebuyer, who gets a great deal on a CLT home, agrees to pay it forward to the next qualified

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Is That Legal?

- It is legal to divide interests in real property horizontally separate the land from the improvements.
 - Libby Placer Mining Co. v. Noranda <u>Minerals Corp.</u> (Mont. 2008)
 MCA 70-1-106: both land and

 - improvements constitute real property
- Resale restrictions on real property have been upheld in Montana if reasonable and necessary to arrangement. <u>Edgar v. Hunt</u> (Wont. 1985) <u>Baker v. Berger</u> (Mont. 1994)

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Federal Law recognizes CLTs
 Cranston-Gonzalez National Affordable
 Housing Act, Title II

Montana State Law recognizes CLTs
 MCA 70-23-102(6)

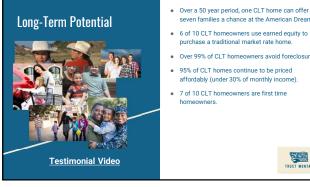








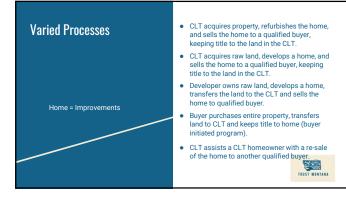
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seven families a chance at the American Dream.

- Over 99% of CLT homeowners avoid foreclosure.
- affordably (under 30% of monthly income).

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