

# PIMA COUNTY Community LAND TRUST

Looking Back, Looking Forward, FY22/23



## MISSION

*PCCLT is committed to developing permanently affordable housing; promoting community revitalization; and to providing programs and services that help low-moderate income families achieve, preserve, and sustain housing.*

**WE GUIDE YOU HOME!**

## Executive Summary

*Dear Friends and Stakeholders,*

*The Pima County Community Land Trust (PCCLT) was formed in 2010 as community-based organization to develop and preserve a permanent supply of affordable housing in our community. PCCLT is proud to say that in the 13 years since inception, we have acquired, rehabilitated and sold 89 homes under the CLT model; resold twenty-four homes; rehabbed and rented a four-plex; built eleven new energy-efficient homes; and have 29 rental homes in our portfolio. Because of our housing programs, 140 low-moderate income families have directly benefitted from stable housing through a PCCLT home. Stable housing allows families to not just survive, but thrive.*

*Over the past three years, PCCLT played a crucial role in helping families weather COVID 19's economic and social fallout. Thousands of members of our community, particularly the disadvantaged and underserved who were already housing challenged, were and are now experiencing an even greater hardship as a direct result. PCCLT provided over \$30,000 of direct cash assistance to families facing eviction. In addition, we provided financial education, homebuyer education, and one-on-one HUD-approved Housing Counseling to over 175 community members.*

*There is increasing urgency in the drive towards solutions for sustainable housing. PCCLT has developed extensive community and municipal partnerships in an effort to be part of the solution, participating in task forces for ADUs, equitable housing and development, and eviction prevention. Over the past four years, PCCLT has also engaged in significant community outreach around gentrification and displacement. These relationships with barrios and neighborhoods help to inform our work.*

*The economic and social impacts of our community land trust service delivery model are nothing short of amazing. We continue to grow and adapt as the needs of our community change. Our partners' support and funding make us successful and effective in serving our community. I appreciate the important role our funders play in ensuring affordable housing opportunities for low to moderate-income families now, and for future generations.*

*In gratitude,*

**Maggie Amado-Tellez**

*Executive Director*

*Pima County Community Land Trust*

## PILLARS OF SERVICE

- **Property Acquisition**

PCCLT acquires homes and lots to be held in trust for development, which may include either new construction or rehab, followed by rental or resale to families between 50-80% AMI.

- **Housing Rehabilitation**

PCCLT homes are rehabbed at minimum for health and safety issues and any systems that could prove a financial burden to the homeowner. Rehabilitation incorporates resource efficient features that reduce the operating costs of the home and save natural resources.

- **Sale/Resale of Homes**

PCCLT sells and helps resell homes under the Community Land Trust model to households who earn between 50-80% AMI. PCCLT retains title to the land under the affordable home, and enters into a 99-year ground lease which gives the homeowner day to day use of the land while preserving the long-term control over its use and disposition. Through this model, public subsidies are recycled repeatedly.

- **Housing Rental**

PCCLT has 33 rental properties including, six single-family homes for a rental to homeownership incubation program, a studio four-plex designated to house low-income women facing life challenges, and 23 scattered site single family rentals.

- **HUD Approved Housing Counseling**

PCCLT empowers families long term through an extensive stewardship program that provides outreach including one-on-one counseling and referrals to supportive services that address specific needs.

- **Homebuyer Ed & Financial Capacity Building**

PCCLT provides pre and post-purchase education including expanded personal finance and homeownership pre-purchase education and counseling.

- **Neighborhood Stabilization**

PCCLT contributes to neighborhood stabilization through the acquisition, rehabilitation and development of properties that provide affordable housing options and prevent displacement in rapidly gentrifying neighborhoods.



## IMPACTS

### Economic Impact

- Over \$11.6 million was invested in Tucson through the acquisition and rehab of 92 homes and the sale/resale of 97 homes to low-moderate income households.
- \$4.4 in subsidies have reduced purchase price and loan amounts, enabling buyers to reduce their mortgage thereby improve their purchasing power.
- \$3.7 was paid out to local contractors for housing rehab expenses.



### Social Impact

- Including resales, 113 families have moved in to newly rehabbed affordable housing.
- An average of \$2,952 in annual mortgage payment savings leaves families with more money for food, medical and other expenses.
- Children in stable housing have improved health and educational outcomes.
- Neighborhood vacancy/blight is diminished, helping to improve home values and reduce crime.
- Post COVID, PCCLT provided over \$30,000 of direct cash assistance to families facing eviction.
- 80% of PCCLT Homeowners participated in stewardship services.

### Demographics

Of 113 homes sold to LMI households:

- All homebuyers are below 80% of AMI
- 59% were Female headed households.
- 79% of PCCLT buyers are minority.
- 7% of PCCLT buyers are seniors.



## SPONSORS and FUNDERS

We are very grateful to our sponsors, funders, volunteers and supporters for their contributions to our program and the statement of confidence it represents in the work we do here at the trust.

