Welcome!

Homeownership Equity Program

JULIE CURTIN, Director of Homeownership
Champlain Housing Trust is a community land trust that supports the people of northwest Vermont and strengthens their communities through the development and stewardship of permanently affordable homes and related community assets.
Champlain Housing Trust

We serve the three northwest counties of Vermont

- 2,500 apartments
- 650 shared equity homes
- 30 commercial spaces
- Loan Programs
- $300M community assets
- $20M operating budget
- 130 staff

getahome.org
History of Community Land Trusts

Arc of Justice
The Rise, Fall and Rebirth of a Beloved Community

a film by Helen S. Cohen and Mark Lipman

getahome.org
Shared Equity Program

CHT has money invested in homes throughout Chittenden, Franklin, and Grand Isle Counties.

This money reduces the amount that a buyer needs to borrow.
Shared Equity Program

The owner agrees to share the equity in the home with CHT & future buyers when they sell.

The homeowner receives 25% of any appreciation when they sell.

The remaining appreciation stays with the home and is used to help the next buyer.
Homeownership Equity Program

Marketing and Outreach
Homeownership Equity Program

Financial Counseling
Homeownership Equity Program

Credit and Lending
Homeownership Equity Program

Housing Sustainability
Homeownership Equity Program

Down Payment Assistance and Production
# Homeownership Rates by Race

<table>
<thead>
<tr>
<th>Race</th>
<th>United States</th>
<th>Vermont</th>
<th>Chittenden County</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>73.3%</td>
<td>72.5%</td>
<td>72.5%</td>
</tr>
<tr>
<td>Black</td>
<td>42.1%</td>
<td>21.1%</td>
<td>32.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>47.5%</td>
<td>38.5%</td>
<td>38.5%</td>
</tr>
<tr>
<td>American Indian</td>
<td>50.8%</td>
<td>45.6%</td>
<td>60.9%</td>
</tr>
<tr>
<td>Asian or Pacific Islander</td>
<td>57.7%</td>
<td>50.4%</td>
<td>50.4%</td>
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</tbody>
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Legal Framework

1968

Fair Housing Act

1974

Equal Credit Opportunity Act

1976

Amendment to Equal Credit Opportunity Act & Special Purpose Credit Programs

2021

U.S. Department of Housing and Urban Development issues Legal Opinion
Homeownership Equity Program

Down Payment Assistance and Production
Eligibility Requirements

Households eligible for **Homeownership Equity Program** down payment assistance must meet the following requirements:

- Purchase a CHT shared equity home
- Make no more than 100% area median income
- Be a first time home buyer
- Attest that at least one prospective property owner is BIPOC
Details and Application

Learn more at getahome.org
Questions?