

MEETING THE CHALLENGE: LONG TERM AFFORDABILITY

HABITAT'S NEW LAND TRUST MODEL

Many people are priced out of the current housing market in Bucks County, including nursing assistants, EMT's, daycare and hospital workers, warehouse and restaurant employees. The lack of affordable housing in our county continues to be a major issue, and contributes to a local shortage of essential workers.

With the escalating costs of housing, Habitat is frequently the only option for the working families of our County to achieve homeownership. These same high costs, specifically the astronomical cost of real estate, have also limited Habitat's ability to serve these families.....families that already rent and work in our County, who want to remain here.

Due to the recent rise in home prices, and near tripled interest rates, many prospective home buyers can't afford a decent home, and in many cases no longer qualify for the mortgage they would need.

The beauty of our new land trust model is that Habitat's affordable homes will be attainable not just to the first homebuyer, but to all subsequent buyers. We are creating long-lasting affordability for generations of households in Bucks County.

So how does it work? What is different? Through the land trust, Habitat Bucks retains ownership of the land, while our buyers purchase their houses with affordable mortgages. Just as before, they own their homes – continuing the tradition of putting down roots, growing, dreaming and thriving.



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Our homeowners pay taxes on the full value of both the land and the house, so that the communities in which they live will remain fully funded for everyone's benefit. And, the land trust model incentivizes continued home maintenance and improvements.

When our homeowners choose to move on – they agree to resell their home to another qualified homebuyer at an affordable price, earning a share of the increase in the value of their home. This way, our homeowners get to “pay it forward” to the next generation of Habitat homebuyers!



Every Gift Gives Someone a Chance.

Meet Danielle Homeownership Highlight



A Home of Their Own (in her own words)

"I pursued Habitat because, as a single mom of three, I have always dreamed of being able to provide my children with a home of their own; we have been living in a two-bedroom apartment for the last 5+ years.

We look forward to starting from the ground and building up a beautiful home that we can fill with love, faith, laughter, and a lifetime full of memories.

We cannot thank the Habitat community enough for making our dreams come true."

Paying it Forward

Jenny and her sons will be the first to own a home that is part of our new land trust. For Jenny, it's "a wonderful opportunity to build stability and have a home where my kids can be kids. I have made many sacrifices as single mother...I want my sons to be proud of our story and know anything is possible if they set their minds to it."

Since it's part of the land trust, this house will always be always be affordable. Jenny's glad that the same opportunity that she has will also be there for future households - for generations to come.

"Habitat for Humanity's staff, their donors, volunteers, and partnerships are making our dreams come true. We are very grateful and can hardly wait to...pay it forward." – Jenny



Jenny and her boys.

REGISTER NOW

5K Saturday, November 26, 2022
habitatbucks.org/events to register

SAVE THE DATE

Hard Hats & High Heels Thursday, April 27, 2023 @ The Warrington
HABITAT BUCKS' ANNUAL BENEFIT EVENT Tickets go on sale January 1st

Our donors and volunteers pay it forward every day.

Check out the expanded giving section on our new website habitatbucks.org/give to learn about the many ways that you can give today. *Here are just a few ways:*



ROLLOVER!
Good IRA.

It's crypto
for good.
Global Currency. Local Impact

every
donated
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helps drive a family home

#CarsForHomes
877-277-4344 @ www.habitat.org/carsforhomes



Candace Clarke | Donor Relations Director
c.clarke@habitatbucks.org 215.822.2812 ext.316



Safer at Home

Shirley and Leslie live with her mother, who has dementia as well as physical limitations. They provide 24/7 home care for her. It was becoming increasingly difficult for her to bathe because it was unsafe for her to step into the tub. Habitat Bucks modified the bathroom from a tub with shower to a step-in shower with grab bars for extra safety.

"Thank you so much for helping my family with our bathroom. We weren't sure how we were going to get this done. Thanks to you we can now access our bathroom freely."



Meet Shirley and Leslie Home Repair Highlight

**Shop local,
help local.**



**every
purchase**
creates an opportunity for a better life.

**every
donation**
helps a family build a decent and affordable home.

**every
volunteer**
can help families build strength, stability and independence.

OPEN Tuesday-Saturday 10am-6pm

***SPECIAL HOLIDAY HOURS* - Open Mondays, too (10am-6pm)**

1337 E. Lincoln Highway, Levittown, PA 19056

539 Jacksonville Road, Warminster, PA 18974

**Visit our website to learn more about us and our work.
habitatbucks.org**