



 **glossary**

Appreciation

An increase in the market value of a home due to changing market conditions and/or home improvements.

Source: Federal Trade Commission

 **did you know?**

82%
82 percent of non-homeowners aspire to be homeowners in the future.

Source: National Association of REALTORS® Aspiring Homebuyers Profile January 2018

 **interactive intersection**

True or False

If I get a long-term fixed-rate mortgage, my monthly payments will never change. [Click here](#) for the answer.

income-restricted and land-trust homes

In today's tough homebuying market, it is crucial for prospective buyers to be aware of any potential options that may make homeownership feasible. These options may include alternatives to the broader market, such as income-restricted homes for sale or homes available through a land trust.

Income-restricted

Income-restricted affordable homeownership programs are designed to assist low- to moderate-income buyers. Homes sold under such programs might be offered at a below-market price to buyers whose income does not exceed established program limits.

In addition to income restrictions, homes purchased under these programs might have additional restrictions. Examples of such restrictions could include, but are not limited to, occupancy requirements, limitations on your home's appreciation, and sales price restrictions upon the sale of the home. Income requirements, price points and other restrictions may vary and are community- and program-specific. It's important to know if you are purchasing an income-restricted home so that you are aware of your responsibilities up front, while you own the home, and when you sell. Income-restricted homes for sale may be available through builders, nonprofit agencies, local housing authorities, municipalities, or private sellers.

Examples of communities where income-restricted homes might be available for sale include, but are not limited to, [Denver's Stapleton neighborhood](#), Breckenridge, Crested Butte/Gunnison County, and [Eagle County](#).

Land trusts

A community land trust is generally made available through a nonprofit organization that owns land used to benefit a community. To provide affordable housing, the nonprofit builds homes on its land, then sells the home at an affordable price, while leasing the land to the homeowner.

The end goal is to keep the land purpose for affordable housing, while providing buyers

an opportunity to build equity depending on current market conditions. The homeowner owns only the home and not the land on which the home sits.

While there may not be an abundance of homes available through land trusts, researching local programs and adding them as a potential option may be worthwhile. Some of the programs available in Colorado include [Colorado Community Land Trust](#) and [Rocky Mountain Community Land Trust](#).

chfa donates 82 boxes of cereal to project angel heart

CHFA staff held a donation drive at our Denver office to collect nutritious cereal to be donated to local nonprofit organization, [Project Angel Heart](#). As a result, 82 boxes of cereal were donated, totaling at least 984 servings.

Founded in 1991, Project Angel Heart is a nonprofit organization that delivers nutritious meals to assist in improving the quality of life-at no cost-for those coping with serious and life-threatening illnesses. According to Project Angel Heart, the organization plans to deliver 385,000 medically modified meals to at least 3,000 Coloradans living with life-threatening illness in Denver and Colorado Springs. Project Angel Heart serves children as well as seniors, clients as well as their families, and many individuals who are living in poverty.



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