

# How does CPAHH

## benefit the community?

### Benefits:

- Provides **housing opportunities** for low- and moderate-income households
- Promotes cultural and economic **diversity**
- Creates valuable **workforce housing**
- Preserves the community's **existing housing stock** and **neighborhood character**
- Develops an inventory of **permanently affordable** housing for future generations
- Assists **local businesses** to attract and retain employees
- Promotes **live-near-work housing** which helps alleviate **traffic congestion** and the **environmental impacts** associated with long commutes
- Helps communities comply with the **Illinois Affordable Housing Planning and Appeal Act**
- Maximizes the **cost-effectiveness** of public and private investment for long-term **community benefit**

.....  
**"I never dreamed  
 that I could afford  
 something in the  
 community  
 where I work. I  
 can't believe this  
 program exists!"**  
 .....

### Our Mission

**To provide access to quality  
 housing that is permanently  
 affordable for current and future  
 generations**

Please contact us to learn more about CPAH or to make a tax-deductible contribution to further affordable housing in your community.



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# Yes,

**you can afford  
 to live in  
 Highland Park**  
 .....



**Affordable Homes for Our Community . . .  
 Now and in the Future**





## What is

# CPAH?

Community Partners for Affordable Housing (CPAH) is a nonprofit 501(C)(3) organization that creates public-private partnerships to preserve, maintain and develop permanently affordable for-sale and rental housing for low- and moderate-income households.

CPAH helps bridge the gap between the high cost of housing and the incomes of many low- to moderate income households who want to live and work in the community — teachers, healthcare workers, retail staff, childcare providers, seniors, municipal employees, nonprofit staff, persons with disabilities and many other valuable community members.

The organization manages the first community land trust program in Illinois and remains at the forefront of affordable housing. CPAH is widely recognized as a leader throughout the region.

## How does

# CPAH

## work?

CPAH's community land trust program partners with communities to construct new homes or acquire and rehabilitate existing homes in the community. CPAH then sells the homes at an affordable price to low- and moderate-income households while retaining ownership of the underlying land, which is leased to the homeowner for a nominal fee.



The purchase price is typically 20% - 65% below the market value because, in essence, the homebuyer needs only to buy the home, not the land. If the homeowner later wants to sell the home, it is sold to another low- to moderate-income household or back to CPAH at a formula price designed to give the homeowner a fair share of appreciation, while still keeping the home affordable for the next buyer. Some CPAH units are also available for rent.

In addition, CPAH provides consulting services and administers other affordable housing programs on behalf of municipalities.

## Comparison of Community Land Trust Home Ownership vs. Traditional Home Ownership

### Same

- The homeowner has a **mortgage** with a bank
- The homeowner accumulates **equity**
- The homeowner **can make**

### alterations and improvements

- The homeowner receives **federal and state tax benefits** for homeownership
- The homeowner pays property taxes
- The home can be **inherited**



### Different

- The purchase price is typically **20-65% below** the market value
- The homeowner leases the land for a nominal fee via a 99-year, renewable ground lease

- Resale restrictions require the home to be sold to CPAH or an **income-qualified buyer**
- The resale price is based on a formula designed to ensure the **continued affectability** of the home
- CPAH homeowners **pay lower property taxes** due to these restrictions