



**GROUND  
ED  
SOLUTIONS  
NETWORK**  
strong communities  
from the ground up

## **Additional Resources for laying the ground work for your first project**

So now you are ready for your first project, you have the organization set-up, you have your business plan, and you have been able to gather support both financial and politically for your first project. Now it is time to work on more of the nuts and bolts that will make your first development a Community Land Trust Development that includes a Ground Lease, a resell formula and getting lenders on board for mortgage financing. These additional resources will help you move forward

### **[The Balancing Act Resale Formula Options for Long-Term Affordable Homeownership Programs](#)**

This new guide provides an overview of the goals of and need for a fair, well-tested resale formula for affordable homeownership programs that value preserving subsidy while also building their homeowners' wealth

### **[Interactive Resale Formula Comparison Tool](#)**

This general purpose educational tool was designed by Burlington Associates to help community leaders understand the relative performance of different limited equity resale formulas.

### **[Chapter 12 Resale Formula Design](#)**

In this chapter of the 2011 CLT Technical Manual it focuses on formulas designed to regulate the resale price of single, owner occupied housing units – whether free-standing single-family homes, townhouses, or condominium units.

### **[Stewardship Standards for Homeownership Programs Chapter 2 Affordable Pricing & Chapter 5 Resales](#)**

The Stewardship Standards for Homeownership (“Standards”) are an educational resource for homeownership programs that promote long-term affordability. The Standards are intended to help programs that provide long-term affordable homeownership opportunities achieve better outcomes and reduce risk for homebuyers, programs, and communities.

### **[Fannie Mae "Information on Community Land Trusts"](#)**

This Fannie Mae information sheet provides a description of community land trusts and product feature resources. This information sheet is important to share with proposed lenders to introduce them to the fact that Fannie Mae purchases or securitizes first mortgage loans secured through a Community Land Trust ground lease.

### **[Fannie Mae Form 2100: Community Land Trust Ground Lease Rider](#)**

Form 2100: community land trust ground lease rider should be used for all loans that we be sold to Fannie Mae.

### **[CLT Guidance: Required Practices for Fannie Mae Mortgages](#)**

It is critical that CLTs comply with the Ground Lease Rider when lenders are originating mortgages for Fannie Mae since the Rider overrides certain terms in the ground lease. This guidance provides "plain English" responses to frequently asked questions about what your CLT needs to do to comply with the Rider in various situations.

### **[2015 Community Land Trust Appraiser List](#)**

While there are surely more, the following appraisal companies and individual appraisers were identified by Members as being knowledgeable of and experienced with appraising ground lease properties. Knowing that you have experienced appraisers will assist your lenders in the process of getting a mortgage.