

Peak City Land Trust the Community Land Trust model for affordable housing in Apex: Why, What and How?

**Community Development & Neighborhood Connections
April 14, 2026**



Apex Affordable Housing Plan (2021) and 2025 Plan Update

- In the 2025 update, the Town states:
 - “Apex needs to build about 13,100 new units to keep up with growth – with less and less land to build on. . . .
 - The housing stock needs to be rebalanced to reflect preferences of . . . younger and older households. . . .
 - Home prices have become unaffordable to people earning moderate incomes. . . .
 - Many Apex residents cannot find housing they can afford, especially low-income households.”
- 2021 Plan options included creating a Community Land Trust
- Town Council authorized CLT at the September 9, 2025 meeting

What is a Community Land Trust?

A community land trust (CLT) is a structure that allows land to be held “in trust” for community needs, outside of the influence of market pressures. The CLT model connects income-qualified homebuyers with **perpetually affordable**, quality homes using the national **Community Land Trust model**.

Community Land Trust Model

The CLT will:

-  Acquire property in a focused area from various sources
-  Facilitate rehab or new construction
-  Set sales price to ensure permanent affordability*
-  Find qualified buyer and provide supportive services



CLT Sells Structure to Buyer

CLT Still Owns Land

Provides 99-year Lease to Buyer



If owner wants to sell:

-  CLT sets new sales price to ensure affordability*
-  Previous owner recoups original investment and gains some equity based on appreciated value
-  New income-qualified owner is able to afford property

Land remains perpetually in CLT ownership

CLT Ownership

Income-Qualified Owner

Future Income-Qualified Owner(s)

* CLTs subsidize the cost of new construction or rehabilitation primarily using philanthropic or governmental funding, which is how CLTs are able to offer homeownership at an affordable price. This subsidy stays with the property forever, underwriting the purchase price again and again for generations to come.

Benefits of Community Land Trust Homeownership



Purchase price set significantly **below market** to be affordable to qualified buyer(s)



Buyer(s) purchase **home only** and **lease land at a nominal rate** from CLT for a period of time (often 99 years) creating perpetual affordability of the land and protects Town investments.



Property taxes assessed only on value of the home making tax bills **substantially lower than market-rate homes**.



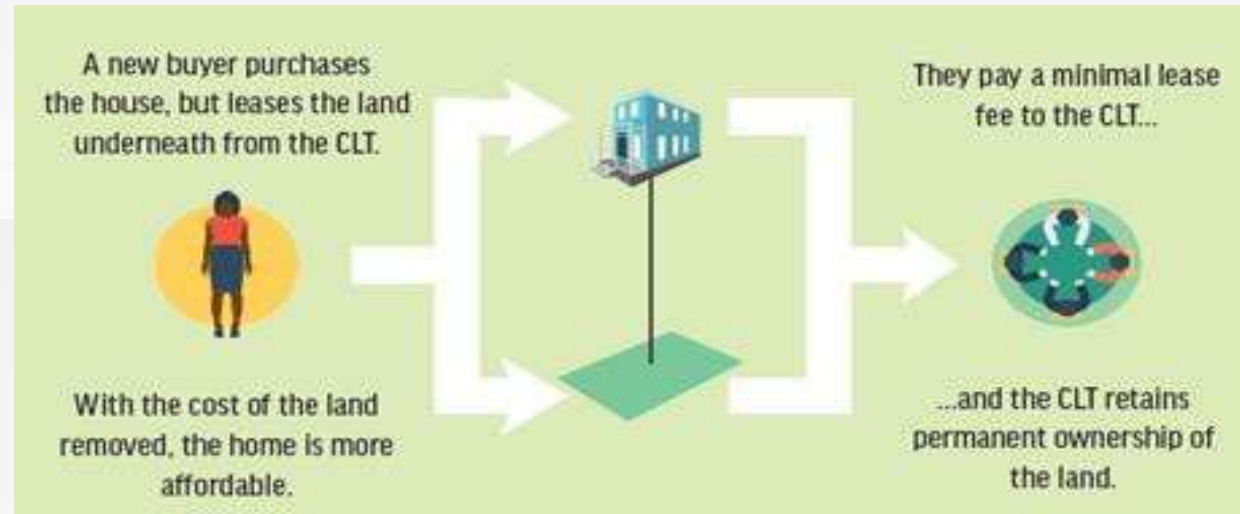
Resale price of home is restricted to ensure the home remains affordable to subsequent buyers.



Opportunity to build individual/family equity for those typically not able to access homeownership.

Community Land Trust (CLT) Example

CLTs use long term land leases (99+ years) to lower costs for renters and homeowners.



Homeownership Example

	CLT Ownership	Regular Ownership
Initial Sale Price	\$459,000	\$459,000
Assessed Value of Land	-\$100,000	\$100,000
Total Purchase Price	\$359,000	\$459,000

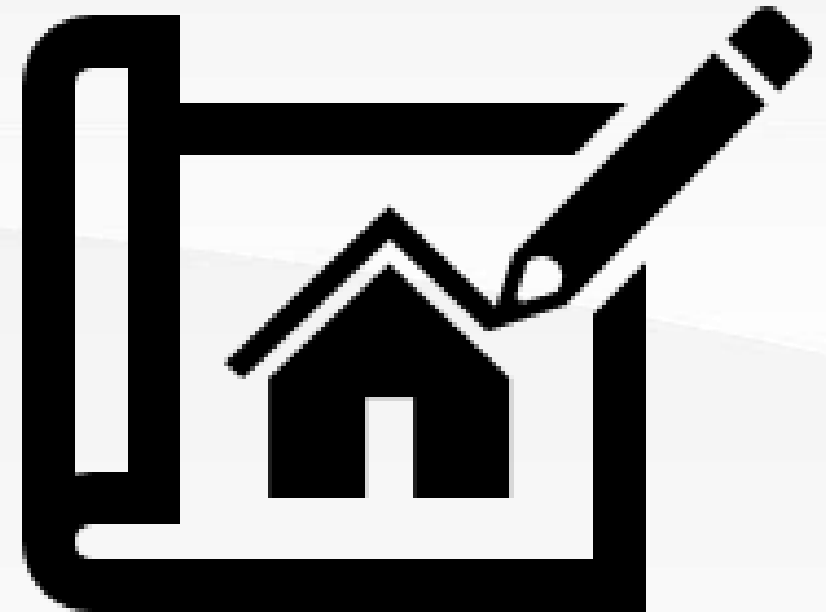
How will the Town achieve its Affordable Housing Goals?

- Town property conveyance to the Peak City Land Trust gives the Town control and assures that the CLT will achieve the affordable goals long-term

North Carolina law: Sections 160A-279 and 160D-1316 nonprofit transferee – conveyance conditions and covenants - public purpose and public use:

“Whenever a city or county is authorized to appropriate funds to any public or private entity which carries out a public purpose, the city or county may, in lieu of or in addition to the appropriation of funds, **convey by private sale** to such an entity any real or personal property which it owns; . . . provided that **no such conveyance may be made to a for-profit corporation**. The city or county shall attach to any such conveyance covenants or conditions which assure that the property will be put to a public use by the recipient entity. **The procedural provisions of G.S. 160A-267 shall apply.**”

“. . . adopt a resolution or order authorizing an appropriate city official to dispose of the property by **private sale at a negotiated price.**”



The Town Sets the Rules for the Apex Community Land Trust

- Define qualifying households
- Set affordability levels and price limits
- Establish timing and phasing of construction of the housing units
- Establish homeowner eligibility for purchase and transfer controls – first sale and later sales
- Control period – lease term

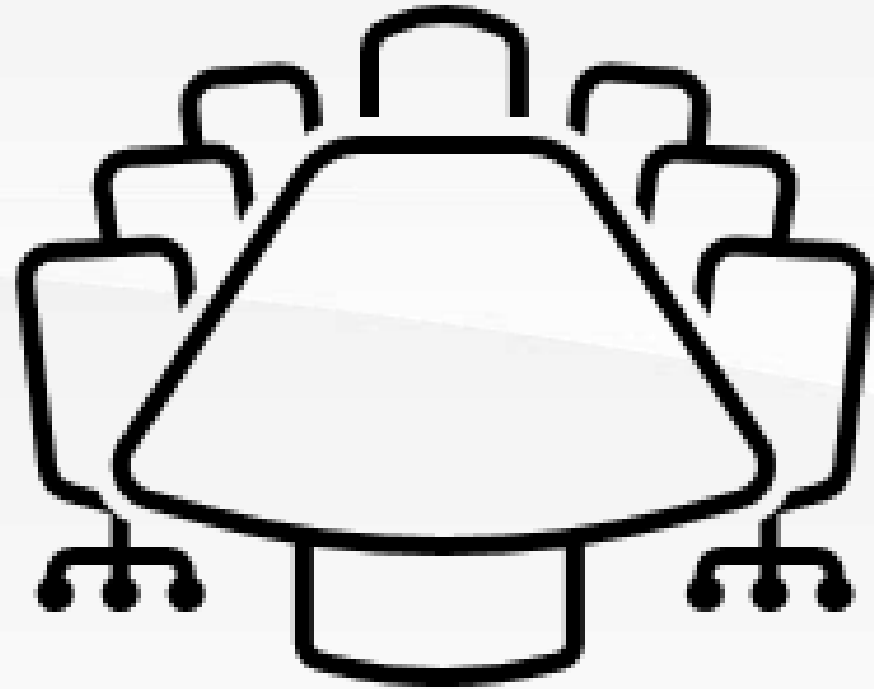


Peak City Land Trust – incorporation and next steps

- Incorporated March 20, 2026
- ***Next steps:***
 - Obtain a Federal Tax Identification Number
 - Appoint and seat a Board of Directors
 - Hold an organizational meeting to approve and adopt bylaws, adopt a conflict of interest policy, and elect officers
 - Discuss and approve a mission, vision and initial land development program, with direction and support from the Town of Apex
 - File for 501(c)(3) – tax exempt status – form 1023 application with the IRS

Peak City Land Trust Board of Directors – model for governance, accountability

- ***The initial Board members should be selected and appointed by the Town; bylaws will provide for number and appointment of successor directors***
- The “classic CLT model” provides for Board seats in three equal parts:
 - One third of the seats to be held by members of the CLT households living in the community created by the CLT – community members
 - One third of the seats to be held by residents of the Town of Apex surrounding the CLT community – public members
 - **One third of the seats to be held by public officials, local funders, nonprofit providers of housing and social services – public interest members**





Peak City Land Trust

Questions?