



COULEE COMMUNITY LAND TRUST

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Partnership with Habitat for Humanity Brings New Housing Options to the Coulee Region



Rehabilitation was finished in September, and the home is now available for a first mortgage of \$40,000. This home is made affordable to families and individuals at or below 50 percent of County Median Income (CMI).

If you would like to learn more about this home, please complete an application and return it to our office at 2101 Victory Street in La Crosse. Applications are available on the Coulee CLT website at www.couleehomes.org, or by calling Anastasia Penchi, Housing Programs Specialist, at (608) 782-5525.

Coulee Community Land Trust (Coulee CLT) and Habitat of Humanity of La Crosse have joined forces to provide beautiful affordable housing options for Coulee region families. Homes currently owned

by and those being built by Habitat are now included in the land trust, ensuring that they will remain permanently affordable.

Couleecap and Coulee CLT recently worked with Habitat to purchase and rehabilitate a home they owned on the north side of La Crosse. Located at 525 Liberty Street, this home has three bedrooms, a large laundry room with washer and dryer, new kitchen countertops and flooring, center kitchen island, a back patio and large fenced-in yard. It also features a detached garage with additional off-street parking and a carpeted three-season front porch.



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AmeriCorps VISTA Volunteer Welcome Addition to Coulee Community Land Trust Team

Coulee Community Land Trust (Coulee CLT) and Couleecap have had the pleasure of being part of the AmeriCorps Volunteers In Service to America (VISTA) program since 2009. Over the last two years, we have worked with Josh Wiederholt and Dana Wallace. In our third year of the program, we will be working with Amanda Acklin.

Amanda's father was in the Army, so she grew up across the country. She graduated from high school in Iowa and came to La Crosse in 2003 to attend UW-La Crosse to study Philosophy and Social Science. While her job interests have changed over the years, one goal has remained constant: to help people. In 8th grade Amanda was voted "Most Likely to Enter the Peace Corps," so helping others has always been a big part of her life.

Amanda joined the YES AmeriCorps program in 2009, and spent her first two years working in the LGBT Resource Center for the Seven Rivers Region, then at the



Children's Museum of La Crosse as a youth volunteer program coordinator. She then joined the VISTA program and came to Couleecap.

The VISTA program is specifically designed to fight poverty and homelessness in America, which has been Couleecap's mission since its creation in 1966. VISTA volunteers have been especially helpful in educating residents in our communities about what land trusts are and how they help individuals to own a home in the area where they want to live. Volunteers also promote homes currently available for sale and help

potential homebuyers navigate the process of purchasing their home.

Amanda and her husband Tim are currently purchasing their first home. They have three children, Nathan (16), Alexis (11), and Zachary (9), who do not yet know that they are close to having a home of their own. Amanda says "this is a step we have been waiting to take and will be very thankful when it finally happens." While the process has been long, she says that having the support of others as well as being knowledgeable about the process has made buying their home less stressful. Couleecap and Coulee CLT have a variety of homeowner education resources available.

During her time at Coulee CLT, Amanda will continue the promotion of and education about the land trust and Couleecap's homeownership programs. She hopes to develop events and opportunities for current and potential land trust homeowners to meet and become more involved in the land trust community.

If you have questions or suggestions for Amanda, please contact her at amanda.acklin@couleecap.org.

Land Trust Video Hits YouTube



Coulee Community Land Trust (Coulee CLT) is proud to announce that its first informative video has been made public on YouTube. Couleecap and Coulee CLT staff, local officials and housing partners will explain the reasons why the land trust was started, how it works and why it has become an attractive and unique housing option for families in the region. You will also hear from a recent Coulee CLT homebuyer talk about her positive experience purchasing her first home.

Please visit www.youtube.com/CouleeCLT to watch.

A special thanks goes out to our AmeriCorps and VISTA volunteers for making this video possible!

Make Your Home Ready for Winter

Adapted from www.realestateproarticles.com.

It may be hard to believe that winter is just around the corner, but now is the time to begin to prepare for the cold weather ahead. Here are some helpful tips for winterizing the interior and exterior of your home.

Interior Maintenance

Get your heating system checked by a licensed heating and air conditioning professional. Most furnace manufacturers recommend inspections at least every year.

Replace or change the furnace filter. This not only makes the furnace work more efficiently, but also traps more allergens and dust.

Begin budgeting for winter heating bills now so you are prepared for increased energy costs when temperatures start to drop.

Clean out your garage and store all lawn furniture before it becomes too cold for you to move or maintain them.

Exterior Maintenance

Clean your gutters. Clogged gutters could result in basement flooding when the snow begins to melt. Also, make sure that all of the water from the gutters runs away from your home by at least three to four feet.

Caulk around the door glass, windows and exterior trim. Replace or install weather stripping on doors and windows and look for cracks around pipes and electrical outlets on both interior and exterior walls.

Replace damaged roof or shingles. A damaged roof or shingles could result in leaks when snow melts.

Make sure that you have snow shovels, sand and other items you will need during winter. Consider using a "green" deicer such as calcium magnesium acetate or potassium acetate as these have a much lower environmental impact and are gentler on pets' feet than rock salt.

Demystifying the Ground Lease

When you purchase a house through Coulee Community Land Trust (Coulee CLT), you make a "leasehold" purchase. You will enter into a ground lease, meaning you purchase the improvements on the land (the house, garage and outbuildings), but not the land itself. The ground lease is the document that ties you and the land trust together. Coulee CLT remains the land owner and leases the land to you. This protects the subsidy for future generations of homebuyers.

Q: As the homeowner and lessee of the land, can I make home improvements? Do I need to contact CHDC first?

A: Yes, all improvements must be approved by the land trust BEFORE the work begins. Please refer to the process in Article

7.3 of your ground lease. All improvements need to be for residential use only and must be in compliance with the law. See Article 4 for more information on the use of lease premises.

Q: To whom do I make my monthly ground lease payments and where do I send my check?

A: Payments need to be made out to Coulee Housing Development Corporation (CHDC), NOT to Couleecap. Please mail payments to CHDC, c/o Couleecap, 201 Melby Street, Westby, WI 54667.

Q: Will the amount of my ground lease payment ever increase? If so, by how much and when?

A: Yes. We can increase the payment amount by 2% each year beginning January 1st. CHDC

will make good faith efforts to notify the lessee of the new ground lease fee and reserve payment amounts on or before October 31st, but the increase can happen without prior notification. This information can be found in Article 5.6 of your ground lease. We chose not to increase payments in 2011 because of the difficult economy, and we will not be increasing the fees for 2012.

A copy of the ground lease can be found on our website at www.couleehomes.org under "Applications & Forms." We want to make sure that the ground lease is clear to all of our current and potential land trust homebuyers, so if you have questions or would like clarification on any items, please contact Amanda Acklin at amanda.acklin@couleecap.org.



Habitat for Humanity ReStore
 434 Third Street South
 La Crosse, WI 54601
 Phone: (608) 785-2375
 10 a.m. - 6 p.m. Wed.-Fri.
 9 a.m. - 3 p.m. Sat.

ReStore

Save 25% on your next purchase.

Limit one per customer. Not valid with any other offers, discounts or promotions. Offer expires 12/31/2011.



Own a Brand New Land Trust Home in Hillsboro for \$59,000!

This beautiful 3-bedroom, 2-bathroom, ENERGY STAR-rated new construction ranch home located in Hillsboro, Wis. is ADA-compliant and boasts 1,400 square feet. Features include a detached two-car garage, open floorplan, back patio and large back yard with mature trees. It is currently available for purchase by a family at or below 50 percent of the County Median Income (CMI).

To see more pictures and to learn more about the home, please visit our website at www.couleehomes.org. If you would like to schedule a time to tour the home, please contact Anastasia Penchi at (608) 782-5525.

For more information about Coulee Community Land Trust, please visit us at www.couleehomes.org and on Facebook.

Thank you for your support. If you have any ideas or tips to share, or if you would like your Coulee CLT home featured in a future newsletter, please contact Anastasia Penchi at anastasia.penchi@couleecap.org or (608) 782-5525.



2101 Victory Street, Suite C / La Crosse, WI / 54601



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