

OUR MISSION

To provide Housing solutions to Multigenerational™ low & median income citizens.

We provide the necessary tools to create low & median income housing and promote economic growth in the region. We encourage self-help, sustainability, empowerment, good stewardship of the land.

Homeownership through MTCLT is *similar* to traditional homeownership in that.....

- You have a mortgage with a bank
- You accumulate equity
- You enjoy the tax benefits of home ownership
- You pay property taxes.
- You are free to remodel and improve your home and yard.
- Your home can be inherited

Homeownership through MTCLT is *different* from traditional homeownership in that.....

- The purchase price is a lot lower than the regular real estate price
- In exchange, you resell the house at an affordable price to another low and median income person and enjoy a fair return on your investment.



BUYING YOUR HOME THROUGH MASON THURSTON COMMUNITY LAND TRUST

“THE PEOPLE GOING HOME PROGRAM”

CONTACT: Hannelore Stuart:
mtcltorg@yahoo.com

We provide information sessions on a monthly basis. Please contact us
www.mtcltorg@yahoo.com

Want to learn more about “the People Going Home Program”?

Please contact Hannelore Stuart at 360-275-3531

Via email at:

mtcltorg@yahoo.com

What is Mason Thurston Community Land Trust?

MTCLT is a community owned organization that brings housing solutions to the community.

What do we do?

Working with community partners, lenders, builders and others, we prepare families and individuals for homeownership, help them purchase existing homes, build new affordable homes, offer homeowners tools to be successful and help manage the buying and selling of affordable homes.

What makes MTCLT different?

With ever-rising prices, we believe that the best way to ensure that our children and their children have opportunities to buy a home is to keep homes affordable. So, a home bought through MTCLT is affordable today and will be affordable tomorrow.

Who buys through MTCLT?

Parents and children, grandparents, young couples and single folks alike. All kinds of people. MTCLT homeowners have steady incomes and access to credit, but incomes that are not high enough to purchase a home the traditional way in today's pricey market. MTCLT homeowners share an important goal: to own a home of their own.

What are the tax benefits?

As a MTCLT homeowner, your property taxes and the interest portion of your mortgage payment are tax deductible on state and federal income taxes.



“ Going Home Program”

In exchange for a reasonable purchase price (\$10,000-\$25,000 below today's market price) home owners ensure that future buyers have a chance to own an affordable home as well. When sold, another low income citizen can purchase a house and the other rewards of home ownership, while passing the benefit of affordability along to the next home owner.

Our future plans for

Mason Thurston Community Land Trust

Our Program in the future will include green building practices, economic growth, multigenerational family houses, good stewardship to the land we own and home buyer workshops.

If you want to be more informed we will send a member to your community in order to explain the CLT model.

Appointments can be made via e-mail mtcltorg@yahoo.com or call us at 275-3531 at 4pm

We serve our community providing Land housing solutions to multigenerational low & median income population

PLEASE CONTACT: mtcltorg@yahoo.com