



Maggie Walker Community Land Trust

Permanently Affordable Homeownership

Who is Maggie Walker?



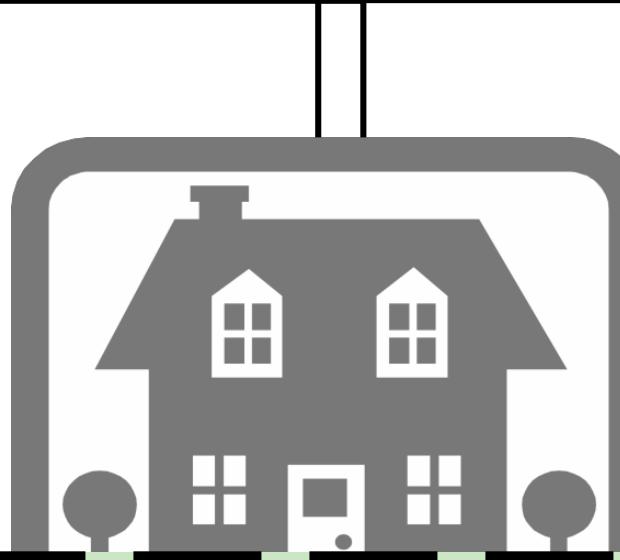
Maggie Walker

Our History
is
Her Story



CLT Model: Split Ownership of Land and Structure

The CLT sells the structure to a low to moderate income purchaser. They receive equity from the resale price, based on the increase in the Richmond Area median income.



The owner has full rights of ownership. The home can be re-sold at any time but at an affordable price.

The CLT retains ownership of the land. The land value is removed from the purchase price.

The land is leased for 99 years to the homeowner for \$100 per year. The lease sets the future sales price.



History of Community Land Trusts



Permanent affordability, now and in the future...

Initial Purchase



An income-qualified homebuyer purchases a house from the CLT, which keeps the land and leases it to the buyer for a nominal yearly fee.

Resale



The homeowner sells their house and earns equity based on the increase in average income over the time they owned it.

An income-qualified buyer purchases the house at an affordable price and agrees to the same resale requirements.

Homeownership Stats

From 2017 until today...

120

Number of Homes
Built

190k+

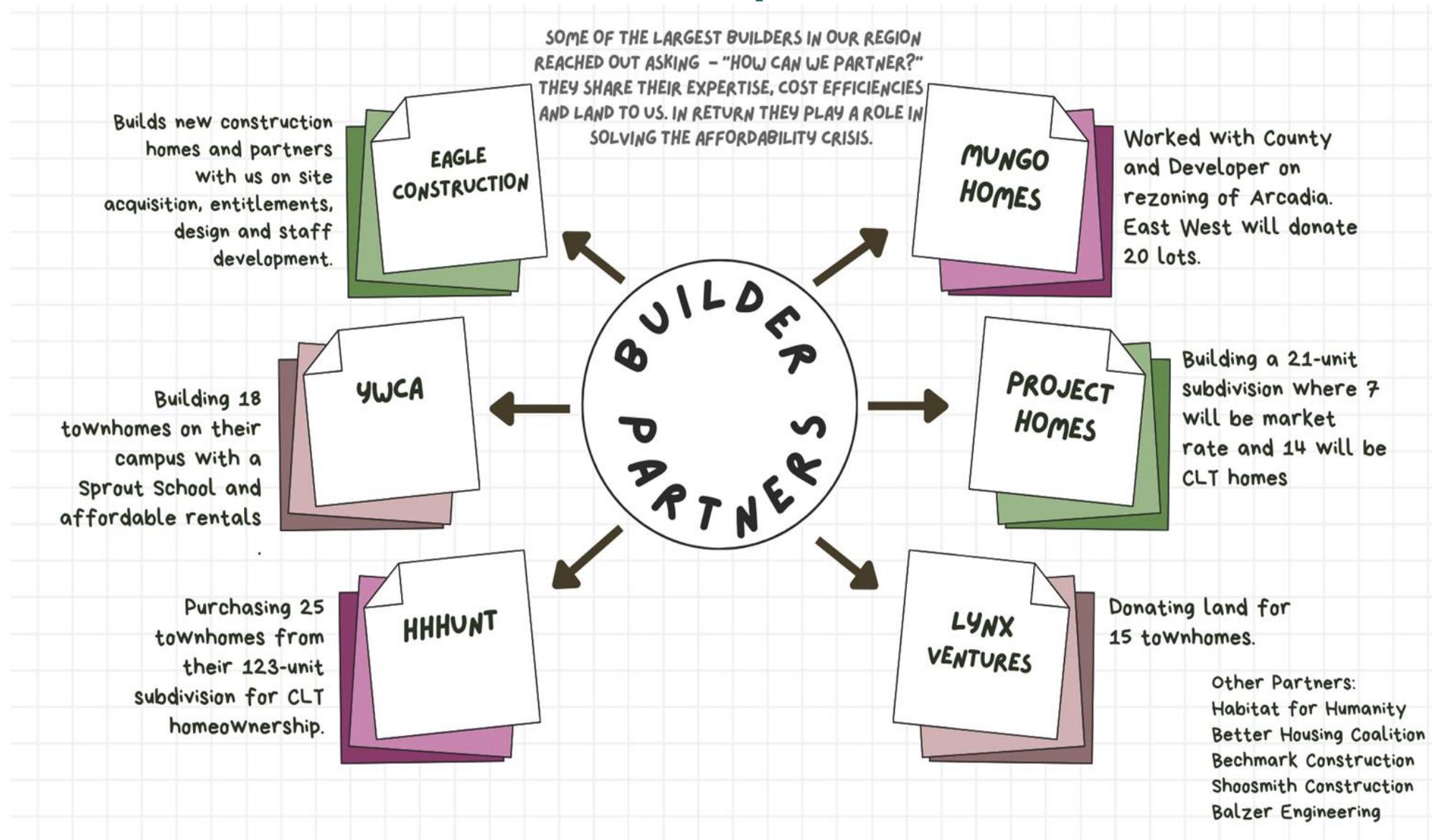
Future Pipeline

\$175K

Average Sales
Price



MWCLT's Development Partners



From Scattered Sites to Sustainable Subdivisions

7 Homes at Parkside Townes, Henrico, and the first 7 homes in Highland Grove, Richmond, will go on sale alongside the completion of the final home in our first subdivision, Ettrick Landing.



Ettrick Landing

Highland Grove - 17 units
Oak Grove - 15 units
Parkside Townes - 10 units
River East - 21 units



Arcadia

Construction will commence on two new Henrico subdivisions: Arcadia and Airport Road.

Summer 2025

Fall 2025

Winter 2025

Spring 2026

Summer 2026



The first phase of homes will be available at Oak Grove in Richmond and River East in Henrico.



Parkside Townes

Home sales continue across three subdivisions.



Airport Road

Total Pipeline Development: 2026-2028

- Infill Surrounding Areas of Richmond
- Ettrick Landing Subdivision (Completed-Chesterfield)
- Parkside Townes (Henrico)
- Oak Grove (City of Richmond)
- Highland Grove (City of Richmond)
- River East Subdivision (Henrico)
- Arcadia (Henrico)
- Other Developers (Surrounding Richmond)
- 40 Units Mixed Use
- 10 Single Family Detached
- 25 Townhomes
- 15 Townhomes
- 27 Units Mixed Use
- 21 Single Family Detached
- 20 Units Mixed Use
- 90 Units+