



Thistle Community Land Trust Homeownership Program

Summary of the Program

Thistle acquires and builds affordable homes and limits the sales price on these homes. Thistle owns the land through the Community Land Trust (CLT), and qualified people buy the homes. All of our CLT homes are re-sale homes and are sold at below market-rate prices. Homes are permanently affordable to ensure affordable opportunities for future buyers.

Income and Asset Information

2023 Income Limits

Program	Household Size			
	1	2	3	4
Permanently Affordable CLT*	\$66,700	\$76,200	\$85,750	\$95,250

*Please note that Thistle may have homes that have been set aside at a slightly higher or lower income level.

Assets

Applicant Status	Household Size			Plus \$15,000 for each additional household member
	1	2	3	
Low Income	\$55,000	\$70,000	\$85,000	
Recently Divorced	\$85,000	\$100,000	\$115,000	
Retired	\$85,000	\$100,000	\$115,000	
Permanently Disabled	\$140,000	\$155,000	\$170,000	

Exempt Retirement Assets*

Age	Amount Exempted Per Household
Under 40	\$30,000
40-55	\$55,000
Over 55	\$110,000

*Exempt retirement assets include assets in designated retirement accounts (i.e., 401K, IRA, PERA, Keogh) up to the maximum amount allowed per age and are not counted against the asset limits unless the retirement assets are above the maximum exempt limit.