

Creating Strong Projects with Deed-Restricted Homeownership

Southern VA Housing Summit 2026

Lending with Joy at ACM Atlantic Coast Mortgage

Virginia Housing



523 Bracken Dr.

2 Bed, 1.5 bath

1,144 sqft



December 23, 2015
Sold $89,900

April 4, 2019
Sold $115,000

May 13, 2022
Sold $165,000

Today
Estimated Value $201,500*

*zillow.com

Shared Equity

Shared Equity

Affordable Once



Affordable Over Time

Why Shared Equity Matters



Preserves scarce subsidy



Creates an affordable housing asset

Not simply a single assisted transaction



Creates homeowner wealth

Shared Equity Models

Community Land Trust (CLT)

The homeowner generally owns the home/improvements while a nonprofit or other eligible entity retains ownership of the land and provides a long-term ground lease. The lease contains affordability and resale provisions.





Deed-restricted / Income-restricted

The homeowner owns the real estate, but recorded restrictions establish income eligibility and limit the future resale price.

Shared Equity is a System,
Not Just a Deed Restriction

Affordability Target (Income)

Resale Formula

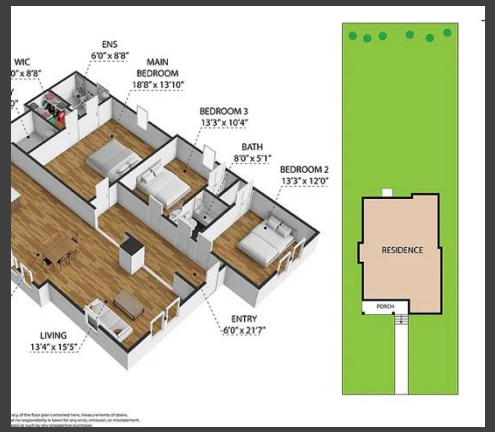
Legal structure

Long-term Stewardship

Mortgage Compatibility


Policy
Legal
Lending

Danville Neighborhood Development Corporation













Resources

Grounded Solutions Network
Shared Equity Homeownership

Grounded Solutions Network
Model Deed Restriction Form

Virginia Housing

2026 Virginia Governor's Housing Conference

Cracking the Shared Equity Code to Unlock Affordable Homeownership

Friday, November 20, 9:00 AM



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