

# RESTORING 1609 SAULNIER

HFTC's 1st Historic Structure Saved From Demolition

Save This Home From Demolition  
to Rehabilitate and Preserve  
Donate Today  
AlliesOfFreedmensTown.com

## In Collaboration With:

Houston Community Land Trust (HCLT)

Bill Baldwin, Pro-Bono Project Manager, HFTC Board Member

Tellepsen Builders

## Funded By:

Individual Donors & Corporate Sponsors

Visit [AlliesOfFreedmensTown.com](http://AlliesOfFreedmensTown.com) to help us close out the campaign!



Image by Thomas Wheaton



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## WHY SAVE & RESTORE THIS HOME?

To demonstrate one of many pathways for preservation and long-term affordable housing

Built in the 1920's, 1609 Saulnier is listed in the inventory of the U.S. D.O.I - National Park Service, National Register of Historic Places within the Freedmen's Town Historic District. It is one of the few remaining "one and two-story frame buildings or shotgun homes on it's original narrow lot". This restoration project serves as a model for historic preservation catalyzing equitable development, signaling that demolition is not the solution to the affordable housing crisis. The restoration process will properly preserve and restore original building materials to conserve the building's character which embodies the communities humble beginnings, resilience, and enduring craftsmanship. After the property has been restored, landmark status will be applied immediately and 1609 Saulnier St. will become budget-friendly housing within the Freedmen's Town Heritage District. The Houston Community Land Trust will identify and qualify a buyer that is under 80% of the Area Median Income to receive a grant of \$150,000 to put towards the purchase and closing costs of the home. The remaining amount needed after the grant to cover the cost of the home will be financed by the qualified buyer through one of HCLT's approved lenders.

## BENEFITS & IMPACTS

Benefiting homeowners, strengthening the community, and preserving the legacy of FT

In the immediate future, in addition to a low mortgage payment by purchasing through the HCLT, the new owner of 1609 Saulnier will also benefit from reduced taxes making the home permanently affordable. The land will remain in a trust and remain affordable to the owner's heirs or for a future limited-income buyer in perpetuity.

- Preserving historic structures while reducing blight
- Provide long-term affordable housing
- Piloting partnership and funding models for additional projects locally
- Demonstrates high quality affordable housing
- Catalyzes funding for similar projects adjacent & nearby
- Counters demolition and gentrification trends

## KEY STAKEHOLDERS / PARTNERS

Houston Freedmen's Town Conservancy  
Houston Community Land Trust

