



COULEE COMMUNITY — LAND TRUST —

Coulee Community Land Trust enters the New Year with New Properties and New Enthusiasm

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As the new year starts, we at Coulee Community Land Trust look forward to all the new year has to offer. With many new homes in the works this year, and properties for sale at the current time, we hope to add many new homeowners into the community land trust this year.



Adding new homeowners means that we will be able to start classes in home maintenance and other areas of interest to our homeowners, and also means more community members will be aware of CCLT as a viable home buying option. We are so proud to offer our beautiful Energy Star homes to people who would not ordinarily qualify for a brand-new quality home. We will continue to keep you updated on this amazing affordable housing journey, and hope you share our enthusiasm.

Current Homes for Sale:

1407 Kane Street, La Crosse – A new home priced at \$95,000 (after subsidy), 3 bedrooms, 1.5 bathrooms, and 1,400 square feet. Visit www.couleehomes.org to view pictures and see more information or LaCrosseByOwner.com.

1014 Prairie Avenue, Hillsboro – See next page for more information.

Coming Soon:

2508 South 15th Street, La Crosse – A rehabilitated home priced at \$40,000 (after subsidy), available to a household at 50% or below the La Crosse County median income. It has three bedrooms, one bathroom, with a detached garage and full basement. Another green construction project which should be ready for sale February 2011.

1454 Walnut in Rockland which is brand-new construction, priced for \$70,000 (after subsidy). It is one story, 1336 square feet, three bedroom; 1.5 bath, attached 2 car garage, and includes stove, fridge, dishwasher, & garbage disposal.

1522 Caledonia St., La Crosse is almost complete, and work will begin for a new home at **907 Eighth Ave. N., Onalaska**, and a major rehabilitation project at **525 Liberty St., La Crosse**.

For more information on Coulee Community Land Trust and homes for sale, visit www.couleehomes.org or contact Anastasia Penchi at (608) 782-5525 or Anastasia.penchi@couleecap.org.

Special points of interest:

- There are approximately 400 community land trusts nationwide.
- CCLT is the only active rural community land trust in Wisconsin
- CCLT is only the 2nd active community land trust in Wisconsin



Kahya Fox, of Couleecap, and Brett Klein, City of Hillsboro, take a moment to cut the ribbon celebrating the first Coulee Community Land Trust Home in Vernon County.

Coulee Community Land Trust's Newest Offering

Our newest home is at 1014 Prairie Avenue in Hillsboro. Its an amazing new handicap accessible home for \$68,000, with the following features:

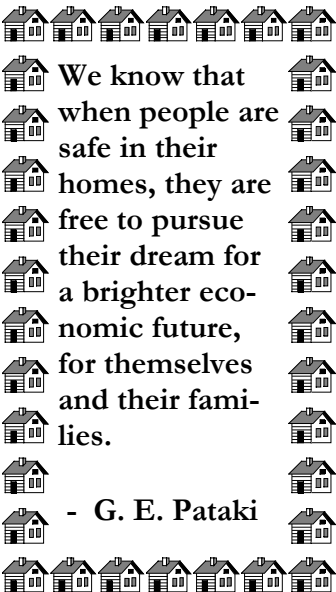
- Ranch style , 1400 square feet
- 3 bedroom, 2 bath
- Energy Star certified
- Universal access and wheelchair accessible throughout, including a roll-in shower
- Lots of amenities, including central air, hardboard siding, bamboo flooring, all kitchen appliances included (including dishwasher and garbage disposal)
- Detached, 2-car garage

Our Local Find for Winter Quarter

In our research for our Winter newsletter, we have come across an excellent local business with a great website, and wanted to share with you, our homeowners.

Tom Kruse, CRI, is a local professional home inspector and owner of Professional Home Inspection Company. He maintains a website that is a wealth of information for the person or family buying a home and also for current homeowners with good advice and tips on the need for home inspections, and home care and maintenance. His interest lies in sharing his expertise with the public so that they can safeguard their investment with knowledge. Tom states that “people need info they can readily use and depend on for accuracy”. . . and maintains that “credibility is the only commodity worth anything. Buying and maintaining homes is a big deal.” Please check out his website at www.phi.bz

Tom also offers ongoing classes. His next offering will be **Maintain/Build Your Home Value**. It is “an extremely thorough resource for anyone owning/maintaining, buying, or building a home.” Offered March 31, April 4 and 14th, 2011 at 6:00pm - 8:30pm, at Lifelong Learning, Western Technical College, La Crosse Campus. For more information, check out the PHI website or contact Tom at (608) 782-8831.


 We know that when people are safe in their homes, they are free to pursue their dream for a brighter economic future, for themselves and their families.

- G. E. Pataki

Winter Home Tips: Save Money with Zone Heating

With the rising costs of running home heating and cooling systems, everyone is looking for more cost-effective ways to stay warm in the winter. One of the best plans to save money is to only heat the rooms you're using, which is called "zone heating." Zone heating allows the central thermostat to be set at a lower temperature during cold weather while maintaining comfort levels in the rooms that you most frequently use. And since most homes have trouble spots—areas that are drafty no matter how high the thermostat is set—zone heating can fix them too.

A couple of popular zone heating systems that could work for you are:

- **Portable Heaters**—Although they used to be energy hogs, today's models include energy-efficient, oil-filled and electric space heaters in a variety of sizes and prices. They are perfect for drafty spots, such as a window or door that isn't properly sealed. The heat rising from the unit warms the area immediately surrounding it; when those areas are warmed, your furnace won't need to work so hard.
- **Baseboard Heating** is a versatile heating solution that can be installed along almost any floor space in any sized room. Long-lasting and low maintenance, baseboard heaters use a convection heating system that provides equally balanced heating from floor to ceiling. Electric baseboard heaters are inexpensive, easy to install and can be controlled by a built-in or wall-mounted thermostat. They're also extremely quiet, making them well-suited for bedrooms, small spaces and other areas where low noise is a must.

For more information on these types of zone heating systems, plus garage heaters and gas furnaces, check out the know how video section at homedepot.com.

(From www.homedepot.com)

Winter Car Tips

Keep a small bag of cat litter, a snow shovel, a few candles, a lighter, flashlight, first aid kit, water jug, and warm blanket in the trunk of your car during the cold winter months. The cat litter can be poured on the ground to give you traction if you get stuck. The shovel is obvious as are the other items. Always keep your tailpipe free of snow or other debris when you are letting your car run to keep warm. Also, run your car in increments to conserve fuel.

(From *Montana's Take-Along Winter Survival Handbook*, Disaster & Emergency Services Div., Montana Dept. of Transportation).



Did you know?

Children from homes owned by their families are:

- 25% more likely to graduate from high school;
- 116% more likely to graduate from college;
- 20% less likely to become teenage mothers;
- 59% more likely to own a home within 10 years of moving from their parent's household.

(From Couleecap's 2010 Safe & Affordable Housing Report)

TIP:

A winter storm could isolate you in your home for several days. Be prepared by investing in a weather radio as an excellent way to keep informed of bad weather for any season. As little as \$20.00 will buy a good weather radio.

CCLT Contractors Honored at 5th Annual Luncheon

Three area contractors were honored for the work they do with the CCLT and low- and moderate-income families during Couleecap, Inc.'s 5th annual Contractor Luncheon held Dec. 7, 2010.

Mark Pierce, owner of The Carpenter's Touch of Tomah, was named Contractor of the Year.

Roger Embke, owner of Embke Construction in Onalaska, was named Top Contractor- Rehab, and Marv Hansen, owner of Hansen Building of Soldiers Grove, was named Top Contractor-New Construction.

Our Housing Director, Todd Mandel, said he is especially impressed by the contractors honored this year because the volume of work they are doing continues to increase. In 2006, the first year the awards were announced, contractors completed \$295,126 in projects. This year, their work totaled \$1.45 million. These quality contractors continue to make our CCLT homes high quality!



Mark Pierce, Roger Embke and Marv Hansen pictured at Contractor's Luncheon



Please check out our **New** and **Improved** Website at www.couleehomes.org and also "like" us on Facebook. Our homes for sale are at www.lacrossebyowner.com.

We thank you for your support and we welcome any feedback on how to improve anything Coulee! If you would like your CCLT home featured in a future newsletter, or you have some great ideas to share, please contact us by emailing or calling Anastasia Penchi at anastasia.penchi@couleecap.org or (608) 782-5525.

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