

A NOTE FROM EXECUTIVE DIRECTOR, JEFF WASHBURNE

2020 has been a wild and challenging year for all of us in Minneapolis. COVID-19 has tested, and will continue to test, our personal, organizational, and community health. I’m incredibly thankful to my colleagues here at the CLCLT who have been able to keep our organization and services moving forward despite not having a full staff contingent since March. At the same time, the killing of George Floyd and the unrest that followed have further added multiple challenges placed on the households we serve and the community where we live. Despite these things, we are on track to serve more households in 2020 than any year previous, and I’ve never been more proud to be part of this organization.

In March, the CLCLT brought the **300th home into trust**, and in August, we were able to assist the **400th household** achieve homeownership. That figure includes over **90 resales**....keeping CLCLT homes perpetually affordable without having to infuse additional funds! Since its inception, through multiple funders, the CLCLT has invested over **\$14 million in affordability investments** in these homes. With the increases in property values, those **investments have grown by more than another \$10 million**. This incredible leverage over time and the ability to keep the homes affordable without additional funding is unique to the Community Land Trust method of affordable homeownership.

The racial disparities in homeownership in Minneapolis and the State of Minnesota are some of the worst in the nation. The CLCLT has played, and will continue to play, a role in decreasing the disparities that exist. Over 55% of the households served by the CLCLT represent Communities of Color. Within that figure, the CLCLT serves African Americans and Native Americans at six times the rate of homeownership for the respective population in Minneapolis. We are working within the African American and Native American communities to establish culturally-specific Community Land Trusts.

While we are managing our way through 2020, we believe 2021 will bring a new set of challenges to the CLCLT, households served, and the Minneapolis community. The rent restriction moratorium and mortgage forbearances that are benefitting many will likely go away. Households not back to work full time risk loss of housing and further displacement. Programs like CLCLT Project: Sustained Legacy will be needed to keep existing low-income homeowners in their homes, and the CLCLT will need to be positioned to compete with investors in order to create additional affordable homeownership opportunities. Increasingly, the support from CLCLT members, funders, and stakeholders will be needed to create and maintain permanently affordable homeownership in Minneapolis. Thank you for your past, current, and future support of the CLCLT!


Jeff Washburne
Executive Director

COMMERCIAL LAND TRUST INITIATIVE

In 2019 the CLCLT Board of Directors approved the development of the Commercial Land Trust Initiative. Since that time, an advisory board was created; Commercial Land Trust Program Director, Domonique Jones, was hired to lead the effort; and numerous organizational documents, policies, and processes have been developed. The Commercial Land Trust Initiative is actively pursuing its first commercial properties in both North and South Minneapolis and is anticipated to have properties under purchase agreement by the end of 2020.

PROJECT: SUSTAINED LEGACY

In 2020, the CLCLT saw huge gains on behalf of Project: Sustained Legacy (P:SL). The Constellation Fund, Wells Fargo Priority Markets Program, and Hennepin County have now invested \$725,000 in affordability and rehab funding for this innovative application of the Community Land Trust model. Over time, the CLCLT has successfully assisted 12 existing homeowners (with little or no first mortgage debt), facing tax forfeiture, or significant code violations remain in their homes via use of the CLCLT’s assistance. The CLCLT solves for debt or significant rehab challenges on the home in exchange for the homeowner deeding the land and a share of future change in value over to the CLCLT. Households assisted average 31% AMI and more than likely would eventually be homeless without this important intervention. The homes remain permanently affordable through P:SL. With challenges facing many existing homeowners due to COVID-19, the CLCLT is positioning P:SL to assist more struggling low-income homeowners in 2021.

17-UNIT TOWNHOME DEVELOPMENT

The CLCLT is partnering with Twin Cities Habitat for Humanity (TCHF) in the development of 17 new townhomes in the Harrison neighborhood of Minneapolis. In less than 18 months, the CLCLT and TCHF have raised more than \$3 million in affordability and development gap funding to make this 100% affordable homeownership a reality. The project will consist of 2-, 3-, and 4-bedroom units and will be priced to sell to households earning 60% of median income or less. TCHF will be the builder-developer on the project, and the CLCLT will serve as co-developer and long-term affordability steward for the project. The CLCLT and TCHF plan to break ground on the first phase of development in Spring 2021. Funders include the City of Minneapolis, Minnesota Housing, the Capital Magnet Fund, and Federal Home Loan Bank.

COVID-19 ADJUSTMENTS AND RESPONSES

While 2020 has already forced adjustments on the CLCLT related to office protocols, staffing, training, and events, 2021 will continue to require flexibility and responsiveness. The CLCLT is actively raising homeowner assistance funds for CLCLT homeowners who are facing COVID-related financial challenges. Additionally, the CLCLT is seeking sources of low-interest and grant funds to better compete with investors if property values begin to fall in 2021 due to foreclosures and evictions.

OFFICE BUILDING ARTWORK

Following the murder of George Floyd, artist Peyton Scott Russell wanted to contribute to the community’s amplified voice by using his most effective tool - his art. Peyton created two murals. One was installed at the memorial site, on 38th and Chicago, and he sought a location on the Northside of Minneapolis for the other. The CLCLT was honored to be chosen as a location for the second piece.

This summer, the CLCLT and our homeowners had an additional opportunity to work with Peyton on a large-scale mural, “Faces of Affordable Housing”. This mural was made possible by the voters of Minnesota through a grant from Minnesota State Arts Board, thanks to a legislative appropriation from the Arts and Cultural Heritage Fund. The mural includes the faces of dozens of people who own homes purchased through the CLCLT. Covering an entire side of our office building, the mural is a beacon of positive messaging in 2020.



STAFF

- Staci Horwitz
Operations Director
- Domonique Jones
Commercial Land Trust Program Director
- Char McRoy
Administrative Coordinator
- Mollie Mosman
Financial Manager
- Jennifer Sturtz
Program Manager
- Sheng Vang
Engagement Coordinator & Loan Administrator
- Jeff Washburne
Executive Director

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Thank You!

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LaWanda Crutchfield
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Korto & Jason Dixon
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John Donohue
Liz Duymovitch
Jason Egbert

Rachel Linman & Joshua Oxborough
L'Tanyua Littlejohn
Bridgette Lollie
James & Anne Long
Peggy (Margaret) Lucas
Kim Lutes
Connor Lynch
Jamar Lynn
Kenya Lyseight
Mary Jane Malibiran
Maria Helena Mantooth
Johanna Marsh
Laura Martinez
Sue Ann Martinson
Lina Marulanda-Gaitan
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Asha McGlory
James McKissic
Meghan McNamara
Martha Medina Calzada & Jose Gonzalez
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Sam Melland
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Deborah Miller
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Halimo Mohamed & Balle Warsame
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Lori Nyman & Nicole Stately
Kevin & April Obsatz
Carolyn O'Daniels
Molly O'Gara & Kurt Jung
Kyle O'Leary
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Brian Humphrey
Teague O'Meara
Nikole & Casey O'Neil
Vanessa Oseguera
Cherre L. Palenius
Tara Parrish
Terry Patterson
Arnie Peldo
Jessica Perez
Kristi Peterson
Caleb Pfremmmer & Eli Purdom
Dean Porter Nelson
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Mary Rainey
Andrea Reese
Cynthia Reuss
Michael Rhodes
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Vyniel Richardson
Nicole Robare
Barbara Roberts
Quintessa Robinson
Sharaya Robinson
Haruko Ruggiero
Daniel Ruiz & Wesley Rocha
Andrea Sanow & Brett Bellows
Inge Schermerhorn
Erika Schlaeger Dos Santos
Richard Schroedl
Leticia & Michael Selmon
John Senar
Alex Sewell
Sara Sherva & Jeff Van Syoc

Richard Schroedl
Leticia & Michael Selmon
John Senar
Alex Sewell
Sara Sherva & Jeff Van Syoc
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Ana Silva
Hannah Simpson & Walter Carlson
Anita & Verdica Singh
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Dionna Solomon
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Marie Stier
Natekia Stokes
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Joseph Sullivan
Mahdi & Mumim Sultan
Julia Tabbut
Amber Svobodny
Jessica & Damien Tank
Enzi Tanner
Karla Tapia & Juan Merchan
Minkara Tetzret
Wa Xiong Thao
Kang Thao & Bee Lee
Seng Thao & Vang Chang
Emily Thoen
Dillon & Caitlin Thomson
Micah Thompson & Callie Recknagel
Katherine Toomajian
Lindsey Towler
Megan Treinen
Megan Tulin
Bonita Turnipseed
Molly Van Avery
Aaron & Laura Van Luven
Candice Vance
Sheng Vang
Yeng Vang
Yia & Ger Vang
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Omar Vizcarra & Nathaly Gomez
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Allison Ward
Casey & Merlyn Ware
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Cassie Warholm-Wohlenhaus
Peter & Jackie Washburne
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RaShauna Washington
Margaret Weaver
Aubrey Weger
Sarah Wehrenberg
Michele Weigand
Marissa Weiss
Sally West & Kenneth Gabrelcik
Anecia White
Meghan Wilson
Melvin Williamson
Vanessa Williamson
Anthony Wocelka
Marian Wright
Barbar Wynn
Adisu Yadessa
Choua Yang
Yangyuki Yang
Charles Yates
Darrell Young
Sabrenia Young
Ahmed Yusuf
Michael Zabinski
Margaret Zadra
Darian Ziegler
Misty & Bill Ziegler
Emily Zimmer
Jose Zepeda
Kathleen Zobava

Home Builders

Anonymous
Elizabeth Coco
Candace Dow
Leslie Garza
Troy Kester
Debra Romberger
Jeremy Schroeder
Kaitlin Steinberg
Margaret Weaver

Block Builders

Anonymous
Andriana Abariotes
Robert L. Austin
Braden Beam
Thomas Beehler
David Chalfant
Jill & David Davies
Gary Ellis
Jeremy Greenhouse
Calvin & Sarah Greening
Brandon Hundt
Cara Letofsky & Jim Davnje
Julian Loscalzo
David Lucas
Mollie Mosman
Jon Pratt
Lyll & Inez Schwarzkopf
Jennifer Sturtz
Stella Whitney-West

Neighborhood Builders

Anonymous
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Amy Dritz
Christina Jennings & Otto Mora
David Higgins
Robert Miller
Casi Mulenburg
Tom Niederkorn
Marnie Peichel
Rita Penrod
Shannon Rahkola
David Wellington

Community Builders

Anonymous
Tara Beard & Jeff Washburne
Alex Eaton
Michael Huck
Mary Keefe & Roger Howley
Matt Lasley
Phoebe Ruona
Karis Thompson

Contributors

Alerus Mortgage
Bank of America Foundation
Bremer Bank
CenterPoint Energy
Constellation Fund
Enterprise Community Partners
Executive Title
Grounded Solutions Network
Headwaters Fund
Hennepin County
Environmental Response Fund
Jay and Rose Phillips Family
Foundation of Minnesota
McGough Companies
The McKnight Foundation
The Minneapolis Foundation
Minnesota Housing
NeighborWorks America
Nexus Community Partners
Northeast Bank Foundation

Northside Funders Group
Otto Bremer Foundation
Pohlad Family Foundation
Riverway Foundation
Synchrony Financial
Target Foundation
Twin Cities LISC
US Bank Foundation
Wells Fargo Foundation MN

Affordability Investments

Central Area Neighborhood
Development Organization
City of Minneapolis
City of Minneapolis CPED
Hennepin County Housing & Redevelopment Authority
Hennepin County
Resident & Real Estate Services
Kingfield Neighborhood Association
Longfellow Community
Council
Metropolitan Council
Minnesota Housing
Pohlad Family Foundation
Sheridan Neighborhood
Organization
Saint Anthony West Neighborhood
Association
Wells Fargo Foundation Priority
Markets Program

Special Recognition

Mario Jackson
Christina Jennings
Jamie & Jason Lewis
Chris Maroscheck
Amy Person
Peyton Scott Russell
Nataly Sanchez
Osborne Strickland
Steve Strom

American Indian CDC
Better Futures Minnesota
PRG
NeighborWorks Home Partners
On The Ground Strategies
Stair Step Foundation
Twin Cities Habitat for Humanity
Urban League Twin Cities



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