

# A Year of Growth

2015 was another big year for the City of Lakes Community Land Trust (CLCLT). One of the larger changes for the organization was the merger with Neighborhood Housing Services of Minneapolis (NHSM) in July. In addition to growing the CLCLT staffing by close to 50% with the addition of Glennis Ter Wisscha and Karin Williamson from NHSM, the CLCLT will now have the opportunity to better serve the larger community through an array of down payment and rehab loan products in 2016. NHSM has a strong legacy in Minneapolis of serving the

community and the CLCLT is looking to carry on that commitment to the community and residents served. By year-end 2015, we will have assisted approximately 40 new households achieve CLCLT homeownership and we will be the stewards of over 200 affordable homes in Minneapolis (representing less than .25% of all ownership units in Minneapolis). Each of these homes will remain perpetually affordable with no or very little additional affordability investments needed ever again. The CLCLT has also now facilitated over 35 resales to new households.

It's important to note that essentially no new public investments were needed to create the affordability for the 35 resales due to the long-term affordability mechanism built into the community land trust. **The Community Land Trust way of homeownership is working!** We have a long way to go as we've come to understand the great desire that hundreds of low- and moderate-income households have to purchase a home in Minneapolis before the cost of housing further exceeds their means, but we are well poised to grow our impact and we believe the community is

increasingly supportive of the CLCLT. Much of this can be attributed to you and your support of our mission; through your financial support, referrals, public testimonies or your artistic endeavors that feature the CLCLT in some way. We would not be here without all of you and we look forward to what the next year will bring.

Jeff Washburne, Executive Director

## First CLCLT Duplex Homeowner

In March 2015, the CLCLT's first duplex was purchased through HIP in the Ventura Village Neighborhood. The CLCLT's long-term interest in the property ensures the owner-occupied homeowner has the tools needed to be a successful landlord (e.g., landlord training, tenant screening and maintenance reserves) and assures to the community the home will be permanently owner-occupied. The CLCLT is currently developing two more duplexes (one in North Minneapolis, one in South Minneapolis) that will be available for purchase in 2016.



## First New Multi-Generational Homes in Minneapolis

Two 3-bedroom, 1.5 bath plus 1 bedroom, 1 bath "multi-generational" homes were built by the CLCLT in 2015. There are several "firsts" associated with these homes that include:

- First homes CLCLT built from the ground up;
- First homes completed and sold utilizing the City of Minneapolis' new Accessory Dwelling Unit (ADU) code;
- First homes with solar panels with leases tied to the CLCLT; and
- First new construction homes in the Lind Bohanon Neighborhood in many years!



## Rebuilding More than Houses: Successes of Hennepin County Sentencing to Service Homes

2015 marked the sale of the fifth home completed in partnership with Hennepin County Sentencing to Service Homes (STS Homes) and Housing and Redevelopment Authority (HRA). STS Homes rehabs the homes as part of their on-the-job carpenter training program for men and women primarily from Hennepin County who are on probation in the county or incarcerated in Minnesota Correctional Facilities. The work on the homes is exceptional, and the program allows an opportunity for the CLCLT to link housing to training and employment to community betterment in Minneapolis.



## 2015 By The Numbers

### CLCLT

38 educational orientations for 300 interested buyers (average of 7 attendees per orientation, up from 5 attendees per orientation in 2014).

40 property closings providing housing to 58 adults and 62 children under the age of 18, and a total CLCLT investment of \$1,483,036!

### NHSM

\$293,122,165 invested in the City of Minneapolis (primarily Near North Minneapolis neighborhoods) since 1980.

28,000 customers served in this same timeframe, of which 15,000 received pre-purchase training and/or individual counseling.



## Innovative CLT Interventions: Keeping Existing Homeowners in their Homes

In the fall of 2015 the CLCLT was able to assist two more long-term homeowners retain homeownership through the innovative use of the Community Land Trust. Life happens, and households can run into tough times when they are facing issues such as injury or loss of employment. There are cases where households may have equity but have had struggles that have resulted in them potentially losing their home due to city code violations and/or tax forfeiture. The CLCLT has now successfully assisted several households remain in their homes and benefit from the supportive environment of the CLCLT to assist with deferred maintenance and restructure of debt while ensuring the home remains permanently affordable through the CLCLT.



Staff

Victoria Balko, Director Homeowner & Community Engagement  
Staci Horwitz, Program Director  
Mollie Mosman, Finance Manager  
Jennifer Sturtz, Program Coordinator  
Glennis Ter Wisscha, Program Administrator  
Jeff Washburne, Executive Director  
Karin Williamson, Loan Administrator

Board of Directors

Prabhakar Karri, Chair  
Leticia Selmon, Vice Chair  
Matt Lasley, Secretary  
Jay Thomas Bad Heart Bull, Treasurer

Eduardo Barrera  
Shauntina Beatty  
Kris Brogan  
Donnie Brown  
Ehtropic “E” Burnett  
David G. Higgins  
Kristi Peterson  
Cheryl Rice

clclt.org

1930 Glenwood Avenue  
Minneapolis, MN 55405  
(612) 594-7150



Many Thanks to our 2015 members and partners

Members

General Members	Johannah Bomster Jeff Boorum & Andrea Thaxton Christina Botts Faye Boughton & Tamlin Stryk Cassandra & Chris Bradford Megan & Luke Brandt Crystal Brinkman & Vanessa Fuentes Meghan Brogan Michael Brogan Bridget Buckley Deborah Burcham James & Gwyn Burnett Regina Burt Juanita Campbell Ramadan Elaine Avery Tilahun Ayana & Aregash Kumbi Chaltu Ayana & Israel Taera Natasha Bagully Debra Bailey Victoria Balko Stacye Ballard Juliana Barth Shauntina Beatty Anna Becker Geri Lin Beckett Anita Bell Jessie Benson Brett Bernhardt Rhea Blue Arm	Jon Collins Caitlin Cook-Allen Amee Cooper Jessica Cowley Briana Cress Jessica Cressey Keyson Crump LaWanda Crutchfield Bertha Daniels Tim & Miah Daniels Selena & Brian Davis Diane DeBoer Bayessa Didi Korto & Jason Dixon Jordan Dockendorf Tiaka & Charles Doughty Mariaisabel Duymovitch Tessa Eddy Jason Edmonds Jason Egbert Jessica Hall Scottie Hall Mike Halvorson Christoffer Hanson Sandal Hart Angela Haughton James Hayes Lacey Prpić Hedtke	Kelli & Greg Hildebrandt Miriam Holsinger & Justin Lehman Susan Horvath Abdullahi Houfaneh & Nima Elmi Vedran Huseinbegovic Mohammed & Umme Ibrahim Julia Iceman Ann Iweriebor Portia Jackson Jeremy Jacobsen Mamo Jale & Safiya Sani Abdulkadir Jama Niesha & Martin James Emily Johnson Joy Johnson Kimberly Johnson Margaret Johnson Michael & Joanne Johnson Robert Jones Lonnie Jones Catey Jordan Samuel Jordan Linda Keating William Kemperman Chandra Killebrew Jody King Amber Knapper & Neil Pederson
-----------------	---	--	---

Yonas Kumsa Thomas Kwong & River Berens-Meger John Lambe Kimberly Leader Judith Leavesley & Philip Prosen Katrice Lee Keng Lee Mai-Eng Lee Nhia Chue Lee & Xia Lor Jesse Lickel Barbara Lightsey Rachel Linman & Joshua Oxborough Hali Little Cloud Choua Lo Bridgette Lollie Latonya Long Alyssa Lor Kim Lutes Jamar Lynn ChristiJo Mace Jennifer Mack & LaMarr Robinson Kimberly & Percy Magee Tequillia Major Michael & Maria Helena Mantooth Ashley Marquardt Johanna Marsh Holly Marshall Sue Marshall Laura Martinez Sue Ann Martinson Michael Matuszak & Yushi Zhong Asha McGlory Meghan McNamara Beth & John Megas Katherine Merry Rishona Millard-Dernell Alyssa Miller Deborah Miller Holly & Michael Miller-Byzewski Amy & Robert Mingo Duri Mohamed Munira Mohammed Foosia Mohmuud & Abshir Harbdi Margaret Montgomery Jhantaya & Courtney Morgan Zana Moss Ivo & Georgia Mrazek Maurice Muhammad Ross Muellenberg Jackline Mukilbi Casondra Mulenburg Bruce Murray Erin Murzyn Lauren Muscoplat Marta Namarra Khai Ngyuen Bernadette Ntuv Kim & Karl Nyberg Lori Nyman & Nicole Stately	Kevin Obsatz Teague O'Meara Assad Omar Nikole & Casey O'Neil Margarita Ortega Vanessa Oseguera Carole Patrikakos Jovonta & Symone Patton Aurielle & Rayshawn Pearson Jessica Perez Kristi Peterson Susan Pohl Andy Pomroy Frederick Pomroy Shakita Porter Vernicey Prado Bernard Prince & Jennifer Mooney Jeri Prince Christina Quan Yeni Quintero Beth & Zachary Rapatz Natasha Redeagle Sharon Reis Cynthia Reuss Marisa Rivera Nicole Robare George Roberts Haruko Ruggiero Ryer Schermerhorn Sara Schiller Erika & Marcie Schlaeger Mary & Richard Schroedl Alex Sewell Sara Sherva & Jeff Van Syoc Beatrice Sime Sopsec Anita & Vedica Singh Susan Solarz Dionna Solomon Nathalie Squire Fredrick Stallings Tyrone & Jessica Starr Andrea Strongheart Mahdi & Mumim Sultan Julia Tabbut Jessica & Damien Tank Enzi Tanner Zewdinesh Taye & Elias Wolde Damitu & Shume Terefe ShaQuana & Kevin Terry Tongzong Thao & Kabling Vang Wa Xiong Thao Gina Theesfeld Micah Thompson & Callie Reckenagel Dillon & Caitlin Thomson Misty Thunderhawk Eliza Tocher Lelo Toka Micaela Torchia Lindsey Towler Megan Treinen Dante & Beverly Upshaw Argelia Valverde Molly Van Avery	Mai Vang Michelle Vang Sheng Vang Yia & Ger Vang Toyia Verdell Jennifer Vernier Lavina Wagner Latisha Walker Casey & Merlyn Ware Bobbie Washington LaShonda Washington RaShauna Washington Margaret Weaver Sarah Wehrenberg Nathan Welty David & Beth Wenell Scott Wenker Sally West & Kenneth Gabrelcik Richard White Daniel Whitman & Heather Anderson-Murre Michele Wiegand Vanessa Williamson Rochelle Willis & Cornell Dunn Wachel Wood Jeng Xiong & Mai Blia Chanatick Yang Yangyuki Yang Darrell Young Sabrenia Young Ahmed Yusuf Michael Zabinski Margaret Zadra Vanessa Zambrano Darian Ziegler Misty & Bill Ziegler Emily Zimmer Kathleen Zobava
--	--	--

Home Builders

Candace Dow  
Sandal Hart  
Wes Johnson  
Ann Leviton  
James & Anne Long  
Craig Luedemann  
Patricia Mullen  
Beverly Oliver Hawkins  
Linda Osterbauer  
Jon Pratt  
Karen Reid  
Martina Sailer  
Lyll Schwarzkopf  
William Seeley  
Jason Stockwell

Block Builders

Jason & Mary Walker  
Timothy Ward  
Carilee Witta Warner  
Jay Thomas Bad Heart Bull  
Eduardo Barrera  
Donnie Brown  
Raymond Dehn  
Sarah Gruber  
Kevin Gulden

David Higgins  
Barbara Jeannetta  
Julia Loscalzo  
Lisa Middag  
Nasibu Sareva  
Mindy Van Huffel

Neighborhood Builder

Sylvia Adams  
Lawrence Anderson  
Bob Austin  
Linda Balko  
Timothy Lee Barber  
Bonnie Beckel  
Curt Bennett  
Diane Bischel  
David Chalfant  
Mary Christianson  
John Corlett  
Katie Fournier  
Cal Greening  
Pam & Josh Gruber  
Jeffrey Hanson  
David Hopkins  
Joy Horak-Brown  
Freddie Houston  
Bridget Hust  
Ishmael Israel  
Prabhakar Karri  
Steve Lanz  
Steve Larmon  
Munkhzul Lefebvre  
Cara Letofsky  
Paula Neuman-Scott  
Martha Nicole Douglas  
Vicki Olson  
Carolyn Olson  
Peter Reich  
Jim Roth  
Rebecca Schiller  
Dean Schlaak  
James Sjoselius  
Recca Sluzz  
Rosemary Stalter  
Kira Vanderwert  
Todd Vincelli  
Pete & Jackie Washburne

Community Builder

Andriana Abariotes  
Michell Adams  
Terry Becker  
Harold Dahl  
Teresa Egge  
Daniel Flicek  
Becky Landon  
Matthew Lasley  
Marnie Peichel  
Chad Schwitters  
Martin Shimko  
John M. Stern  
Steve Strom  
Jeff & Sarah Washburne  
Becky Yust

Contributors

American Family Insurance  
Bank of America Foundation

CH Robinson Foundation  
Enterprise Community Partners  
Kopp Family Foundation  
Minneapolis Area Association of Realtors  
NeighborWorks America  
Nexus Community Partners  
Opus Foundation  
Otto Bremer Foundation  
Jay and Rose Phillips Family Foundation  
Riverway Foundation  
State Farm Insurance  
Synchrony Financial  
Wells Fargo Foundation MN

Program Contributors

Ethropic Burnett  
Rose Carr  
Bertha Daniels  
Jordan Dockendorf  
Som'er French  
Angela Haughton  
Joanne Kely  
Jody King  
Barbara Lightsey  
Eddie Martin  
Bob Mingo  
Ivo Mrazek & Georgia Mrazekova  
Karl Nyberg  
Kevin & April Obstaz  
Nathalie Squire  
Elizabeth Volkman  
Maria Walker

CLCLT Youth Council

Nyla French  
Autumn Knight  
Isis Knight  
Robert Knight  
Marlin Parks  
Aaliyah Simmons  
Angela Simmons  
Amariya Shennon

Affordability Investment Capital

City of Minneapolis  
City of Minneapolis CPED  
Hennepin County HRA  
Hennepin County Resident & Real Estate Services  
Longfellow Community Council  
Metropolitan Council  
Minnesota Housing

Victory Neighborhood Association

In-Kind Contributors

Avenue Eatery  
David Chalfant  
Chinook Book  
Kate Coward  
Equal Exchange  
Great Harvest Bread Company  
Hennepin Made Glass  
Mall of America  
Mid-America Festivals  
Milda's Café  
Pourhouse Minneapolis  
Riverview Theater  
Roberts Shoe Store  
Roller Garden  
Sue Trosvig  
St. Paul Saints  
Surly Brewing Co.  
Target Center  
The Wedge Community Co-Op  
Twins Six  
Walker Art Center  
Welna Ace Hardware  
Wilde Roast Café

Special Recognition

Anthony Campagnola  
Kimberly Goldfarb  
Connie Green  
Jeremy Greenhouse  
Hennepin County Sentencing to Service Homes  
Home Depot  
Toulee Khang  
Witt Siasoco  
Osborne Strickland  
Steve Strom  
Molly Van Avery

City of Lakes Community Land Trust



2015 REPORT TO OUR MEMBERS



*Creating Community Ownership that Preserves  
Affordability and Inclusivity is the mission of the City of  
Lakes Community Land Trust  
– updated and adopted April 2016*

**City of Lakes Community Land Trust  
2015 Financial Report**

**Current Assets**

Cash	\$387,906
Cash, restricted for loan funds	\$1,943,043
Funds Receivable	\$3,452,320
Equipment and Property	\$598,724
Prepaid Expenses	\$13,079
Property Held for Resale	\$1,029,526
Land in Trust	<u>\$5,993,935</u>

**Total Current Assets** **\$13,428,533**

**Current Liabilities**

Program Funds – City of Mpls.	\$1,816,000
Refundable Advances	\$324,739
Line of Credit & Recoverable Grants	\$318,729
Construction and Accounts Payable	\$191,925
Accrued Expenses	\$22,912
Notes Payable	\$462,077
Forgivable Loans	<u>\$4,088,927</u>

**Total Current Liabilities** **\$7,225,309**

**2015 Fund Balance**

Beginning of Year Balance	\$2,354,112
Gain for 2015	<u>\$3,849,112</u>

**2015 Fund Balance** **\$6,203,224**

**Total Liabilities and Fund Balance** **\$13,428,533**

**2015 Statement of Activities**

**Support and Revenue**

Foundation and Corporate Support	\$290,885
Contribution through NHSM Acquisition	\$3,699,674
Government Grants – homes/rehab (net)	\$188,203
Membership and Sponsorships	\$21,445
Earned Income	<u>\$590,882</u>

**Total 2015 Support and Revenue** **\$4,791,089**

**Expenses**

Program Services	\$887,664
Management and General	\$46,896
Fundraising	<u>\$7,417</u>

**Total 2015 Expenses** **\$941,977**

2015 Gain (Loss) Change **\$3,849,112**