



- Permanently Affordable Homes
- Rental & Ownership
- Community Control
- Supportive Programs
- Serving Lake Tahoe Basin

2019 Annual Report



Saint Joseph Community Land Trust

1401 LYONS AVENUE, SOUTH LAKE TAHOE, CA 96150 | WWW.SAINTJOSEPHCLT.ORG | 530-541-8930



President's Message

When we started our organization in 2002, Bishop Straling of Reno suggested that we would have a strong ally in Saint Joseph, the patron saint of many important causes, but especially of families and housing – and Saint Joseph has been a true friend to us ever since. Many of you may not know that we actually have two patron saints, the other being Saint Kateri Tekakwitha, the first recognized Native American saint and the patron saint of ecology and the environment. We chose Saint Kateri because of the special place that we love and live in, and we seek her help in guiding us to be good stewards of the special gift that we call the Lake Tahoe Basin.

SJCLT has concluded another successful year. See the Accomplishment Highlights box.

Last year we wished a happy retirement to Cat Kope, our former Executive Director and Founding Member. Cat spent years helping to grow SJCLT into the outstanding organization that we are today, and her legacy will be remembered. We also welcomed Jean Diaz, our new Executive Director. Jean brings years of valuable experience to Saint Joseph from the financial world and his work with San Diego Community Land Trust and the California Community Land Trust Network.

This last summer the Board adopted an aggressive 2019/2020 work program that includes ambitious goals to increase the number of affordable housing units and services throughout the Lake Tahoe Basin, especially on the North Shore which shares many of the same housing problems as South Lake Tahoe.

In closing, I want to thank all of our supporters, not only those who have dedicated so much time and resources to help grow our organization so that it can truly help our neighbors in need, but also to those who pray for our needs and continued success.

Saint Joseph Community Land Trust's purpose is to address poverty and foster social justice for the dignity of the human person by:

- Creating, retaining & promoting quality affordable & sustainable housing
- Building community & creating, retaining, promoting & enhancing safe high-quality neighborhoods
- Providing basic life skills for families & individuals
- Providing stewardship of God's good earth through sustainable resource management
- Promoting fair housing & programs regardless of race, age, color, religion, sex, national origin or disability

Accomplishment Highlights

Saint Joseph Community Land Trust has accomplished much and is on the move:

- Completed \$15.5 million renovation of 76-unit Sierra Garden Apartments
- Adopted *Programs Plan* and *Financial Policies*
- Signed Memorandum of Understanding with Barton Health for 1st Employer Assisted Shared Equity (EASE) Homes Program participant
- Approved the 16th Motel-to-Home loan moving households with 33 school age children out of motels
- Was awarded "right of first refusal" to acquire 3 adjacent lots from the City of South Lake Tahoe
- Hired new Executive Director, Jean Diaz
- Released updated website, www.saintjosephclt.org
- Retained Travertine Strategies to update Strategic Plan
- Established Acquisition & Predevelopment Revolving Fund
- Established Operating Reserve Fund
- Implemented outreach calling plan
- Established a Member Emergency Loan program





Partial view of Riverside Avenue sites being transferred to SJCLT for permanently affordable homes for Lake Tahoe residents & employees

Program Updates

Ownership Home Program: In August, the South Lake Tahoe City Council awarded SJCLT the right of first refusal to acquire 3 adjacent lots on Riverside Avenue. The site may accommodate from 3 to 5 ownership workforce housing units for low to moderate-income (up to 120% of area median income) households. SJCLT and City staff are working on the documentation to make this happen. In addition, SJCLT is exploring additional sites with private property owners that may be suitable for workforce housing

EASE (Employer Assisted Shared Equity) Homes Program: Tahoe Basin employers are finding it difficult to attract and retain valuable employees due to the high cost of housing. SJCLT and Barton Health recently signed an MOU for the first employer/SJCLT collaboration under this program. SJCLT and Barton will jointly contribute resources to enable a key low or moderate-income employee to afford a home in the Tahoe Basin. The home will be placed in the SJCLT portfolio ensuring that it will be permanently affordable.

Revolving Motel-to-Home Loan Program: Unfortunately, too many families with school age children are forced to live in motels because they can't afford the 1st month's rent and security deposit often required to get into an apartment. This September SJCLT approved the 16th interest free loan enabling families with 33 school age children to move from substandard housing into quality homes.

Member Emergency Loan Program: Low income households are a broken water heater or automobile breakdown away from a crisis leading them to payday lenders or other high-cost sources of emergency funds. A warm home or being able to fix the car to get to work are essential. SJCLT has established, and will roll out, a new revolving loan program providing its members with access to interest-free emergency funds for such emergencies.

You can help us make a difference in the lives of low and moderate-income families in the Tahoe Basin that are struggling to make ends meet. It's easy to donate through our website, www.saintjosephclt.org or you can mail or drop off your donation to our office.

Did you know that when you shop for the holidays at smile.amazon.com/ch/65-1166533, AmazonSmile donates to St Joseph Community Land Trust?

Membership Update

Lessee Members: 10

Current Regular Members: 46

Current Business Members: 11

Current Supporting Members: 6

If you aren't already a member what are you waiting for?
Please contact us for a membership application.

2019/20 Board Members, Officers & Staff

President Lyn Barnett, AICP

Vice-President Jesse Walker

Treasurer MaryAnne Brand

Secretary Karen Fink

Board Member Francie Alling

Board Member Allan Bisbee

Chaplain Fr. Hurtado Mauricio

Executive Director Jean Diaz

Program Director Charlotte Rosburg



Financial Summary

2018/2019 Fiscal Year End (6/30/19) Results

Assets	
Checking & Savings	\$598,251
EASE Homes Program Fund	\$50,000
Motel to Home Loans	\$8116
Sierra Garden Apartments	\$288,110
Tallac House	\$140,000
SJCLT/Parasol Housing Fund	\$2,500
Total Assets	\$1,086,977
Liabilities & Equity	
Current Liabilities	\$326
Long Term Liabilities	\$137
Net Assets	\$868,604
Net Income	\$217,910
Total Equity	\$1,086,977
Fund Balances	
Housing Fund	\$273,650
EASE Homes Program Fund	\$50,000
Motel to Home Fund	\$11,593
Member Emergency Loan Fund	\$2,007
General Fund	\$253,352

2019/2020 Operating Budget

Revenues	
Sierra Garden Apartments	\$141,500
Donations	\$9,025
Grants	\$137,625
Membership Dues	\$3,350
Ground Lease Fees	\$600
Interest Income	\$100
Total	\$292,200
Expenses	
Salaries, Payroll, Reimbursements	\$94,707
Insurance & Legal & Govt Fees	\$3,125
Accounting & Bookkeeping	\$2,300
Marketing & Advertising	\$3,500
Website & Internet	\$1,725
Strategic Plan Update	\$9,000
Office Supplies, Telephone, etc.	\$2,625
Training, Conference, Dues	\$1,500
Acq. & Predevelopment Revolving Fund	\$10,000
Operating Reserve	\$114,482
Operating Surplus	\$49,236
Total Expenses, Reserves & Surplus	\$292,200



SJCLT Executive Director, Jean Diaz and Program Director, Charlotte Rosburg, holding "Meet and Greet" with Sierra Garden tenants. These meetings provide an opportunity for tenants to interact with staff and provide comments and suggestions.



SJCLT Board welcoming Jean Diaz, its new Executive Director



SJCLT Board and staff at recent retreat creating the 2019/2020 Work Plan

