

**BOARD OF
DIRECTORS**

President
A. Lyn Barnett,
AICP

Vice President
Lalo Munoz

Secretary
Frances P. Alling

Treasurer
Michael Riley

Rev. Msgr.
Murrough C.
Wallace

(Vacancy)

Chaplin
Rev. Msgr.
Murrough C.
Wallace

Founded 2002

*A 501 (c) (3)
Charitable
Organization*



NOTICE

A Meeting of the Board of Directors

Will be held at 6:30 PM, Thursday March 22, 2012

In the Parish Hall

Our Lady of Tahoe Catholic Church
1 Elks Point Road, Round Hill, Nevada

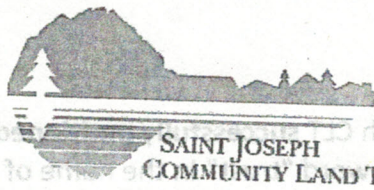
AGENDA

1. Opening Prayer (Chaplin)
2. Call to Order and Approval of Agenda (President) 1 minute
3. Review and Approval of Minutes from September 2011 Meeting (Secretary) 2 minutes
4. Sierra Garden Apartments Update (Representative from IRM) 10 minutes
5. Membership Renewals and Updated Membership Rolls (President) 2 minutes
6. Board Member Appointment to fill Nevada Lessee Vacancy 3 minutes
7. Financials (Treasurer) 3 minutes
8. Other Business (President)
 - a. Selection of a Dates for remaining 2012 Board and Membership Meetings 5 minutes
 - b. Resolution to close SJCLT's existing safe deposit box at El Dorado Savings Bank and open a new box with a new board member access
9. Adjournment and Closing Prayer

After adjournment, the SJCLT Board will meet in closed session and reconvene with its business partners as Saint Joseph Community, LLC.

By: Frances P. Alling Date: March 5, 2012
Secretary

"Faith Builds Families, Homes, and Neighborhoods"



SAINT JOSEPH
COMMUNITY LAND TRUST

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March 17, 2012

Dear Supporter:

I'm writing to invite you to **renew your membership** or join Saint Joseph Community Land Trust (CLT) and help us continue **our mission** to provide decent and dignified **affordable homes** to Lake Tahoe residents.

This coming December, Saint Joseph CLT will **celebrate its tenth anniversary!** During our first decade we've witnessed **tremendous changes** in our community brought on by the rise and fall of the housing bubble, the effects of the "Great Recession," and decreases in local housing availability from competition with the vacation rental industry and second homeowners. These changes have led to school closures, empty neighborhoods, vacant retail space, and financial distress on **hard-working** families and individuals.

Looking back on these first ten years I'm proud of the **accomplishments** we've made in face of the challenges that our new organization experienced. We organized one of the **first** faith-based community land trusts in the United States. We became the **first** CLT to operate at Lake Tahoe. We are one of the first CLTs in California, and we are the **very first** CLT in Nevada. We are also the only **membership-controlled** housing organization to operate solely in the Tahoe Basin, which gives us a unique voice in our community.

Our accomplishments also include the formation of Saint Joseph Community Limited Liability Corporation (LLC) in partnership with experienced affordable housing developers. Saint Joseph Community, LLC, successfully acquired and rehabilitated the 76-unit **Sierra Garden Apartments** in South Lake Tahoe, the **largest** affordable development at Lake Tahoe. Besides benefitting from affordable rents, Sierra Garden residents have a **democratic say** in the management of their apartments when they join Saint Joseph CLT (the controlling partner in the LLC).

Saint Joseph CLT, in **partnership** with the (now deactivated) South Tahoe Redevelopment Agency, and with **financial support** from several organizations and individuals such as the South Tahoe Association of Realtors (STAR), was able to design, build and sell the very first **moderate-income** home at Lake Tahoe to a long-time local family. We have also provided hundreds of hours of housing and life skills **education** to area residents.

"Faith Builds Families, Homes, and Neighborhoods"

1041 Lyons Avenue
South Lake Tahoe, CA 96150

e-mail: saintjosephclt@sbcglobal.net
www.saintjosephclt.org

Phone (530) 541-8930
FAX (530) 541-8927

Not long ago, Saint Joseph CLT **successfully petitioned** the state of Nevada to change state law allowing the use of the word "trust" in the name of community land trusts in the state. This amendment was passed with the **full support** of the state assembly and senate, and **signed into law** by the governor. Previously, the only organizations in Nevada allowed to use the word "trust" in their name were financial institutions, which meant that a community land trust lost part of its identity in the state.

Saint Joseph CLT is an **active member** in the greater Lake Tahoe community. For example, we've recently reviewed and commented on **new housing policies** proposed by the Tahoe Regional Planning Agency in the update of their long-range regional plan. In addition, we have **supported** other affordable housing developers at Lake Tahoe when their projects were considered at public hearings. Over the years, we have also provided **technical support** to other CLTs forming, or considering formation, in the state of Nevada.

Presently, Saint Joseph CLT operates entirely as a **volunteer organization** to keep expenses low during these tough economic times. We also receive **free rent** for our office from St. Theresa Catholic Church in South Lake Tahoe, so our **overhead is low**. Still, we have **bills to pay** and regular expenses such as internet, telephone, postage, office supplies, office equipment, website maintenance, bookkeeping and accounting...and communications with our members and supporters, such as this letter.

Your membership renewal and financial support is **essential and very much appreciated**. Our regular membership **dues are low**, only \$25 per individual and \$100 for entities such as businesses, churches, and organizations. And, Sierra Garden residents are **exempt from dues**, but we do ask the apartment residents to complete an application form to register as voting members of the organization.

As an incentive to renew or begin your membership this year, we are entering all membership applications received by **May 1** into a drawing for a **free night stay** at the beautiful Carriage House Inn Bed and Breakfast in historic Downieville, California. The winning member will have their name drawn at the annual meeting of the membership to be held this coming spring.

Please show your support for Saint Joseph Community Land Trust and help your neighbors and friends who need affordable housing by **renewing your annual membership**. Thank you!

Yours in Christ,



Lyn Barnett,
President



2012 MEMBERSHIP APPLICATION

Join or renew your membership with Saint Joseph Community Land Trust before May 1, 2012, and you will be entered into a drawing for one free night stay at the Carriage House Inn bed and breakfast in beautiful Downieville, California. The drawing winner will be announced at the Annual Meeting of the Membership in spring 2012. (Hotel stay is valid from October 15, 2012, through May 15, 2013. Board members are not eligible for drawing.)



Win One Free Night!

Check one: ☐ New Member ☐ Membership Renewal

Name: _____ (one name only)

____ (additional member)

Mailing Address			
Street or P.O. Box	City	State	Zip Code

Email Address _____

Telephone _____

Home _____ Work _____ Mobile _____

Membership Type and Dues (check only one):

	<u>Dues</u>
____ Lessee (Reside at Sierra Garden Apartments or Tallac Street Home)	<i>Free</i>
____ General (Primary residence in the Lake Tahoe Basin)	\$25 per Member
____ Supporting (Primary residence is outside the Lake Tahoe Basin, or member is a business or organization)	\$25 per Individual or \$100 per Business or Org.

Additional Financial Support: Can you help with our other needs?

\$ _____ General Fund; \$ _____ Housing Fund; \$ _____ Education Fund

Total Paid: \$ (equals membership dues & additional support per each member)

Please make your check payable to: **St. Joseph CLT**

Mail to: 1041 Lyons Ave., So. Lake Tahoe, CA 96150