

# ANNUAL REPORT

## FISCAL YEAR 2014/2015



SUMMER 2015

*Saint Joseph Community Land Trust, Inc.*

### Special Points of Interest:

- *Annual Meeting Election Results*
- *Affordable Housing Campaigns*
- *Financial Report*
- *New Play Equipment at Sierra Garden Apartments*

## ANNUAL MEETING ELECTION RESULTS

The Annual Meeting of the Membership and Board of Directors was held on June 1st this year at Saint Theresa Catholic Church's Parish Center in South Lake Tahoe. Highlights included:

### CA Board Elections

The following California members were re-elected to two year Board terms: Lalo Munoz (Lessee Member Representative), Lyn Barnett, (General Member Representative), and Rev. Msgr. Murrrough C. Wallace (Supporting Member Representative). California Board Member elections are held in odd numbered years and Nevada elections are held in even years. Sitting Nevada

Board Members are Frances P. Alling (Lessee Member Representative), Michael Riley (General Member Representative), and Jesse Walker (Supporting Member Representative). The Board also appointed the following officers: President, Lyn Barnett; Vice President, Michael Riley; Treasurer, Jesse Walker; Secretary, Frances P. Alling. In addition, Rev. Msgr. Wallace was re-appointed as Chaplain.

### Ground Lease Fee

The Membership voted to not adjust the current monthly ground lease formulas for homes on SJCLT land. Saint Joseph is currently receiving \$50 per month in

ground lease fees from one property in So. Lake Tahoe.

### Membership Dues

The membership voted to not adjust SJCLT's annual membership dues. Current dues are \$25 per year for individuals; \$50 per year for families (covers all persons in household who are at least 18 years of age), and \$100 per year for business and nonprofit memberships. Those persons living in SJCLT homes or living on SJCLT leased land are exempt from annual membership dues but must complete a membership application to become a voting member. Unsure of your membership status? Call (530) 541-8930.

### Board of Directors

A. Lyn Barnett, AICP; President  
Michael Riley; Vice President  
Frances P. Alling; Secretary  
Jesse Walker; Treasurer  
Lalo Munoz  
Rev. Msgr. Murrrough C. Wallace

## AFFORDABLE HOUSING CAMPAIGNS

### Affordable Housing Fund

The Board of Directors has set a fundraising campaign goal of \$300,000 to acquire and rehabilitate one or more existing housing units in the South Shore area for sale or rent to a local household at an affordable price. Wells Fargo Bank recently pledged \$3,000 to help kick-start this effort. A very special thank you to our friends at Wells Fargo Bank!

### New Motel to Housing Fund

Did you know that nearly 250 children attending schools in South Lake Tahoe call a motel room home? To address this growing crisis St. Joseph created a new loan fund to assist families with their rental deposit costs so they can move into traditional housing. If you have school-age children and need assistance moving out of a motel, or want to con-

tribute to this new fund please contact our office. We'll launch this program in Fall 2015 and are praying for enough resources for all who need help. Major donors include Soroptimists of Tahoe Sierra (\$500) and Gary and Susan Wittig of Minden (\$2,200). The good parishioners at St. Theresa Church also dug deep into their pockets and donated \$5,734 to our housing funds.

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## END OF YEAR FINANCIALS

Saint Joseph's fiscal year runs from July 1 through June 30. The following is a summary of our end of year finances for FY 2014-2015 (in \$).

### Balance Sheet

#### ASSETS

<i>Current Assets</i>	
Cash (Check. & Svgs.)	53,619.51
Petty Cash	<u>121.84</u>
Total Current Assets	53,741.35
<i>Fixed Assets</i>	
Office Equipment	1,956.70
Depreciation	<u>(880.00)</u>
Total Fixed Assets	1,076.70
<i>Other Assets</i>	
Investments SG Apts.	3,151.00
Investments in SJC LLC	28,490.00

Investments Parasol Fdn.	2,500.00
Land (Tallac Ave)	140,000.00
Loan Receivable	60,000.00
Loan Recv Closing Cost	<u>6,400.00</u>
Total Other Assets	240,541.00
<b>TOTAL ASSETS</b>	<b>295,359.05</b>

#### LIABILITIES & EQUITY

<i>Equity</i>	
Net Assets	286,662.95
Net Income	<u>8,696.10</u>
Total Equity	295,358.73
<b>TOTAL L. &amp; EQUITY</b>	<b>295,359.05</b>

### Special Fund Balances

Housing Fund	6,061.26
Education Fund	670.00
Revolving Loan Fund	150.00
Motel to Home Fund	4,543.91

These figures do not include income received, or liabilities incurred, after June 30, 2015. Current financials are presented at all regular Board meetings. Please see our website for our 2013 Form 990 covering FY 2013-2014 and other recent fiscal years. Because our budget year and the budget year for Sierra Garden Apartments do not match (they are on a January to December schedule), our 2014 Form 990 will not be posted until next spring.



## ST. THERESA KNIGHTS SERVE-UP SPAGHETTI

*"This free annual dinner was attended by 70 members and supporters"*

For the third year in a row the Saint Theresa Knights of Columbus Council No. 106011 prepared and served a delicious spaghetti dinner at our November 20 semi-annual meeting of the membership. This free annual event was attended by 70 members and supporters in Grace Hall at Saint Theresa Catholic Church in South Lake Tahoe. Diners heard the latest Saint Joseph Community Land

Trust news and took a welcome night off from cooking just prior to their big Thanksgiving dinners. As in past years a lucky attendee won a free frozen turkey donated by Interstate Realty Management, managers of Sierra Garden Apartments. Other prizes were also given away in a free raffle.

Thank you to Board members Francie Alling, Jesse Walker and Lyn Barnett for table set-up; Charlotte Rosburg for her

beautiful table decorations; and Our Lady of Tahoe Catholic Church for lending their table cloths for the event. And a very special thank you to all members who helped with clean-up again this year!



## YOUR MEMBERSHIP MEANS A LOT TO US...AND TO OTHERS

**Membership is the Key** Members like you are the main reason for our success. Its all very simple. Your ideas, time, talents, prayers and financial contributions ensure a lasting legacy of affordable and moderate-income housing at Lake Tahoe and enables us to help our neighbors in meaningful ways. High housing costs have become the greatest single expense for many of our neighbors and housing uncertainties can lead

to cycles of poverty and instability. Saint Joseph CLT believes that once a family's housing costs are stabilized most other expenses become easier to manage. Our homes are permanently available to Lake Tahoe residents and we never rent or sell to non-residents. We know that our residents and homeowners are vital to this community. They work and play here; they vote here; they send their children to local schools;

and they pay taxes and spend their hard earned dollars locally.

Renewing your membership helps to sustain us financially and it helps us speak with a powerful but gentle voice in this community. As the old saying goes, "there is strength in numbers."

In the next year this "strength" will help us advance our much needed housing programs. **Thank you so much for your support.**

**RENEW  
MEMBERSHIP**

## NEW PLAY EQUIPMENT INSTALLED AT SIERRA GARDEN APARTMENTS



*New Children's Play Equipment Under Construction at Sierra Garden Apartments*

The Installation of a new playground at Sierra Garden Apartments was completed last fall and is a big hit with youngsters. Your membership helped make this possible.



*Construction is Complete and the New Equipment is Ready for Play!*

## THE COMMUNITY LAND TRUST MOVEMENT IS GROWING

There are now more than 250 community land trusts operating across the United States, and CLTs now operate in many other countries such as the United Kingdom, Canada and Australia. CLTs are democratically controlled non-profit organizations which own land to provide benefits to local communities. Most community land trusts make land and housing available to residents who cannot otherwise afford them. They are

self-governed and run by ordinary people who pull together to help their community, and while some CLTs are different from each other they share the following traits:

**Nonprofits** CLTs operate as independent not-for-profit corporations.

**Dual Ownership** CLTs typically acquire land for permanent ownership for the benefit of its members and sells-off some of its homes to individual homeowners.

**Leased Land** Homeowners on CLT land lease their property for nominal fees.

**Perpetual Affordability** Land leases guarantee that homes on CLT land stay permanently affordable when sold. Sellers are allowed to make a reasonable profit on their homes based on resale formulas established by the membership. SJCLT's resale formula is tied to changes in the U.S. Bureau of Labor Statistics' wage index.

*"Most Community Land Trusts make land and housing available to residents who cannot otherwise afford them."*

## DID YOU KNOW?

- Saint Joseph Community Land Trust (SJCLT) was founded in 2002 and is a 501 (c) (3) nonprofit membership organization
- SJCLT's service area is the Lake Tahoe Basin, in California and Nevada
- SJCLT was the first Community Land Trust organized in Nevada
- SJCLT was instrumental in changing Nevada law allowing the use of the previously-banned word

"trust" in the name of CLTs across the state

- SJCLT is the controlling partner in Saint Joseph Community, LLC, which owns Sierra Garden Apartments (SGA) in South Lake Tahoe
- SGA has 76 units of low and very low income HUD Section 8 rental apartments
- SJCLT constructed and sold the very first moderate-income home at Lake

Tahoe under the Tahoe Regional Planning Agency's Moderate-Income Housing Program

- SJCLT is governed by a six person Board of Directors with three Board members from California and three from Nevada
- All members in good standing may run for Board positions
- Membership dues are waived for residents of Sierra Garden Apts.

*Sierra Garden Apartment residents can become voting members of SJCLT by simply filling out a membership application*



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Saint Joseph CLT's motto: *"Faith builds families, homes, and neighborhoods"*

### Membership Application

Name(s) \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Choose One:  \$25 individual  \$50 Family  \$100 Business/Org.  
 Exempt (for Residents of Sierra Garden Apts.)  
 Exempt (for homeowners leasing land from SJCLT)

Donations (Optional) \$ \_\_\_\_\_ General Fund \$ \_\_\_\_\_ Housing Fund

\$ \_\_\_\_\_ Education Fund \$ \_\_\_\_\_ Motel to Housing Fund

**Thank You!**

## IN CLOSING...

### Who is my neighbor?

Children know their neighbors, but perhaps less so than in years past. Sometimes it can be easy to forget that we have neighbors, and by not seeing our neighbors can we drop-out of community and isolate ourselves. To answer the question, "Who is my neighbor?" Jesus gave us the beautiful parable of the Good Samaritan (Luke 10:29). The lawyer who posed this question to Our Lord certainly knew the letter of the law, namely: "You must love the Lord your God with all your heart, with all your soul, with all your strength, and with all your mind, and your neighbor as yourself." But in his complacency he failed to grasp the rich meaning of these words

and revealed a certain poverty of spirit. In Jesus' parable, the unlucky fellow in who fell prey to bandits on his way from Jerusalem to Jericho was roundly ignored by various "holy men" who could have (and should have) helped him. Had these men recognized themselves in the half dead traveler on the side of the road perhaps it would not have fallen to an outsider, a foreigner of low status, to clean and bandage his wounds and then take him to shelter for care and healing.

Tahoe is a spectacularly beautiful place, and it is a place for respite for many across the west. People come here for many reasons, but primarily for recreation. This word "recreation" has its roots in

"re-creation." By recreating here we help "re-create" ourselves in little ways, which is a good thing and not hard to do in this special place. But for too many of us this special place is (to repeat an overused local phrase) "poverty with a view." How did we ever get to a time when 250 children, our most helpless neighbors, now live in motels while empty homes are all around us?

*Who "is" my neighbor?*

You and I can do little things to help neighbors who need us. Saint Joseph CLT can't fix every housing problem here but we can help a few fellow travelers on the road of life; a few "neighbors." **Thank you for your support!**

*Lyn Barnett, President*

