



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



2024 Annual Report

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President's Message

This last year was exceptional. My friends, we've been on this journey since 2002 and have accomplished so much. With the first phase of Sugar Pine Village now complete, and the second phase well on its way, we are making positive impacts on the lives of those who really need decent quality affordable housing at Lake Tahoe. Soon, Saint Joseph Community Land Trust will see the fruition of 248 affordable rental apartments at Sugar Pine Village. This will be in addition to our ownership of 76 units of affordable apartments at Sierra Garden Apartments and sale of four permanently affordable moderate-income single family ownership homes. Altogether, this amounts to 328 homes for more than one-thousand residents of all ages and backgrounds.

With our success, however, we risk being pulled in new directions and getting off-track. We must continue to stay laser focused on our mission and to discern what is best for our organization and our residents. Fortunately, we have Saint Joseph and Kateri Tekakwitha, our wonderful patron saints, to help guide us. We also have an excellent Board of Directors, a chaplain, staff, volunteers and advisors to assist us on our journey, and we have a well thought-out and vetted decision-making tool (see sidebar) to assist us. This decision-making tool also allows us to sometimes say "no" when a project might not be in our best interest and get us off-track. Staying on track and not wavering in our mission is vital.

Yes, we celebrate our successes, but we must always keep looking ahead. Jesus warned that, "No one who sets a hand to the plow and looks to what was behind is fit for the kingdom of God." (Luke 9:62) Anyone who has ever plowed a garden or field knows that looking backward while plowing quickly gets you off course and wastes time and energy. We must always set our eyes to what lies ahead.

We continue to look for more opportunities to help our brothers and sisters with their housing needs, including new prospects in North Lake Tahoe where the need is great but where we currently have a very small presence. How we get there is a story that is still unfolding. We must hold fast to faith in our mission – and know that we will get to where we are needed in due time. Martin Luther King once said that, "you don't have to see the whole staircase, just take the first step." Sound advice, indeed.

Lyn Barnett, President

Our Mission Statement

Saint Joseph Community Land Trust's purpose is to address poverty & 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 our good earth through sustainable resource management
- Promoting fair housing & programs regardless of race, age, color, religion, sex, national origin

How We Decide To Do What We Do

Saint Joseph Community Land Trust (SJCLT) has the good fortune to be asked to develop or participate in many worthy programs or projects. So how does SJCLT decide which projects or programs SJCLT should pursue? Below is SJCLT's Decision Filter that is used to evaluate which projects/programs SJCLT should develop or pursue.

- Does the project/program fit with our mission?
- Does someone else already provide the service more effectively/efficiently?
- Do we have/can we get the capacity to successfully deliver the project or program?
- Do we have/can we efficiently get the necessary skills & knowledge?
- Are partners available to fill roles that we can't?
- Does the project/program generate revenue or funding to support costs?
- Does community support or oppose the project/program—does it fill a critical gap for the community?
- Does it enhance SJCLT name/visibility?



Help SJCLT preserve & expand permanently affordable housing & provide related programs to support the Basin's workforce & families.

Use the QR code or the Donate button on www.saintjosephchlt.org to make a donation



Riverside Avenue Project 3 New Permanently Affordable Moderate- Income Homes for Tahoe Local Families



- Permanent Affordability
- Community Control
- Rental & Ownership
- Supportive Programs



Best in The Basin Award Winner

The Riverside Avenue Moderate-Income homeownership project recently received Tahoe Regional Planning Agency's **Best in the Basin Award** for Affordable Housing & Community Revitalization. These homes will remain permanently affordable using the community land trust model. Project team members that made the project possible include the City of South Lake Tahoe, Affordable Construction Services, Compass Realty, Caliber Home Loans & architect Brian Shinault.

Sugar Pine Village Phase 1 Grand Opening Celebration

The grand opening ceremony for the 68 units in phase 1 was held on October 17th and tenants are moving into their new apartments. Sugar Pine Village is made possible with support from Governor Newsom, CA HCD & GSA, TRPA, the City of South Lake Tahoe and the community.

Phase 2 which provide an additional 60 units is expected to be available next fall. Financing for Phase 3 is expected to close in the next couple of months.

Looking Forward

SJCLT will be scheduling educational workshops including Financial Literacy & Cybersecurity & Fraud Prevention for its members, tenants, homeowners and the community throughout the coming year.

SJCLT continues to explore opportunities to expand its projects and programs to the North Shore.

After nearly 20 year's of service to SJCLT, Charlotte Rosburg, SJCLT's Office & Grants Manager has announced her resignation. Please join us in wishing Charlotte the best for her future endeavors.

2024/25 Board Members & Staff

President, Lyn Barnett, AICP

Vice President, Allan Bisbee, MD

Treasurer, Michael Fronk

Secretary John Dalton

Francie Alling

Kristina Hill

Chaplain Fr. Joseph Sebastian, CMI

Executive Director Jean Diaz

Program & Stewardship Manager Jim Meiers

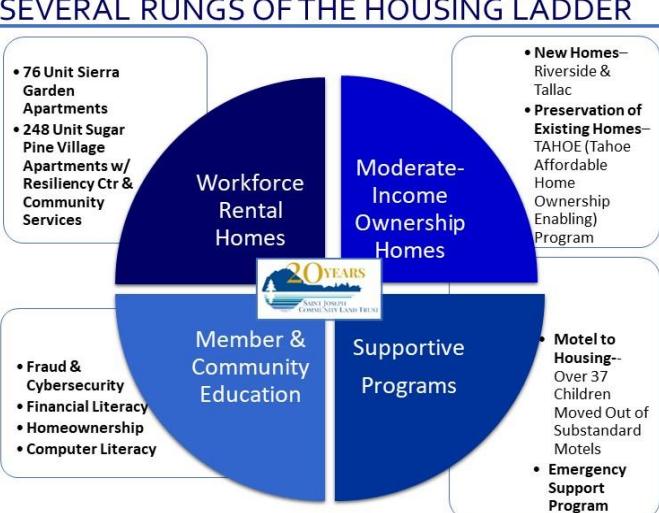
Office & Loan Manager Open

SAINT JOSEPH CLT PROGRAMS SPAN SEVERAL RUNGS OF THE HOUSING LADDER



- 76 Unit Sierra Garden Apartments
- 248 Unit Sugar Pine Village Apartments w/ Resiliency Ctr & Community Services

- Fraud & Cybersecurity
- Financial Literacy
- Homeownership
- Computer Literacy



- New Homes – Riverside & Tallac
- Preservation of Existing Homes – TAHOE (Tahoe Affordable Home Ownership Enabling) Program

- Motel to Housing – Over 37 Children Moved Out of Substandard Motels
- Emergency Support Program

Membership Update

Lesse Members: 4

Family Members: 18

Individual Members: 5

Business Members: 2

Financial Summary

2023/2024 Fiscal Year End

Assets

	6/30/23	6/30/24
Checking & Savings	\$162,711	\$167,809
TAHOE Program Fund (EDCF)	\$102,577	\$100,804
Accounts Receivables	\$46,638	\$0
Sierra Garden Apartments	\$264,003	\$214,792
Land (Tallac/Riverside Ave)	\$375,000	\$375,000
Parasol Community Foundation	\$2,427	\$2,509
Riverside Ave Const In Progress	\$678,875	\$0
Other Assets	\$148,988	\$2,254
Total Assets	\$1,784,544	\$1,004,945

Liabilities & Equity

Current Liabilities	\$1,549	\$1,855
Long Term Liabilities	\$487,600	\$0
Net Assets	\$1,427,435	\$1,098,697
Net Income	\$-246,512	\$-210,130
Total Equity	\$1,295,405	\$1,003,049
Fund Balances		
General Fund	\$85,482	\$140,000
Housing Fund	\$341,540	\$345,205
TAHOE Program Fund (EDCF)	\$100,000	\$100,456
Motel to Home Fund	\$14,663	\$15,963
Emergency Loan Fund	\$9,437	\$9,437
Education Fund	\$705	\$705

2024/2025 Operating Budget

Revenues

Sierra Garden Apts/Sugar Pine Village	\$275,000
Donations	\$10,000
Grants	\$30,000
Membership Dues	\$3,000
Ground Lease Fees	\$2,400
Interest Income	\$2,000
Miscellaneous	\$5,100
Total	\$327,500

Expenses

Salaries, Payroll, Reimbursements	\$186,300
Insurance, Legal & Govt Fees	\$18,300
Accounting & Bookkeeping	\$32,000
Marketing & Advertising, Postage	\$3,500
Website & Internet	\$3,750
Office Supplies, Equipment	\$6,000
Office Rent/Utilities	\$16,500
Training, Conference	\$2,000
Dues & Subscriptions	\$2,000
Other Expenses	\$3,200
Total	\$273,550