



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



2021 Annual Report

Saint Joseph Community Land Trust

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1041 Lyons Avenue
South Lake Tahoe, CA 96150

President's Message

For much of the country, and indeed the world, 2021 will be remembered as the second year of the COVID-19 pandemic, with all its hardships and dreadful losses of life. At Lake Tahoe, it will also be remembered as the summer of wildfires with weeks of choking smoke, highway closures, loss of tourism and other disruptions to mountain summer life. The Caldor Fire will go down in local annals with the 2007 Angora Fire for its impacts to this community. Perhaps the greatest impact was *the evacuation*. For the first time ever, the entire population of the South Shore, including those living in Douglas County, were all told to flee their homes. Thirty thousand of us were evacuated *en masse* to become refugees. As we fled and entrusted our neighborhoods to fire fighters and law enforcement from all parts of the country, we hoped and prayed that our homes would be still there when we returned. And our petitions were heard. We owe a great debt to those who saved this community from destruction, and a prayer of deep gratitude for divine providence.

Last spring, when it appeared that the pandemic might be waning, we began preparations for a June in-person annual meeting – the first in two years. However, when it became clear that the pandemic was persisting, we rescheduled this meeting to September only to be shut down by the evacuation. After the fire, we held our annual meeting online and elected new and energetic members: Kristina Hill from Incline Village, Michael Fronk from Olympic Valley and Steve Yarrow from South Lake Tahoe. In 2021, we also brought Jim Meiers onboard as our new Programs and Stewardship Manager.

Not to be overshadowed by the external events of 2021, St. Joseph CLT received construction permits for three new moderate-income single-family homes on lots “sold” to us for one dollar by the City of South Lake Tahoe. We plan to break ground on these deed-restricted homes in 2022 and will soon be advertising them for sale to qualified buyers. We also completed the entitlement process for Sugar Pine Village, a 248-unit affordable apartment development at the South Tahoe Y. Our brilliant partners in this project, Related of California, have already secured nearly \$3.2 million in infrastructure grants for this much needed development, and are working to obtain all necessary financing for a planned 2023 groundbreaking.

So, as we enter 2022, with hopes for a bright future, but tempered by past challenges, we continue to pray for all of our members and supporters and ask for your prayers as well. Happy New Year and thank you for your continuing support.

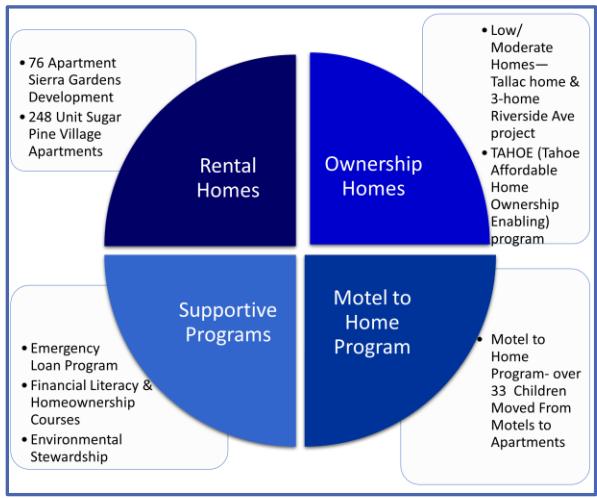
Lyn Barnett, President

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**

Accomplishment Highlights

- **Sugar Pine Village:** The entitlement process for the 248-unit workforce rental housing project which will include a childcare facility & community service hub has been completed. Applications to various funding sources is underway. The project recently received a \$3.2 million Infill Infrastructure Grant from the CA Department of Housing & Community Development.
- **Riverside Avenue Project:** Building permit plans for the 3-home project have been completed. The South Lake Tahoe City Council recently authorized execution of the Purchase & Sale Agreement transferring the 3 lots to SJCLT for \$1. Due to the need to replace the general contractor the RCAC construction loan is being extended & a new general contractor will soon be on board.
- **Caldor Fire Relief:** Emergency Loan funds were reallocated to provide grants to over 20 Sierra Garden tenants, mostly single parents or disabled, that were forced to evacuate.
- **Outreach & Recognition:** SJCLT served on the Tahoe Washoe Housing Needs & Opportunities Study advisory committee & the TRPA's Tahoe Living: Housing & Community Revitalization Working Group. Jean Diaz invited to present to Mountain Housing Council, AIA and NV Housing Coalition Conference. SJCLT declared a finalist for the Tahoe Chamber Blue Ribbon Community Enhancement award.
- **New Board Members:** Steve Yarrow, Kristina Hill & Michael Fronk elected to replace outgoing members Macie Malone, Jesse Walker & MaryAnne Brand.
- **New Staff Member:** In response to SJCLT's growing role in helping to solve the basin's housing problem, SJCLT hired Jim Meiers to be Program & Stewardship Mgr.



Membership Update

Lessee Members: 2

Regular Members: 50

Business Supporting Members: 12

Individual & Family Supporting Members: 10

| 2021/22 Board Members & Staff | |
|----------------------------------|----------------------|
| President, Lyn Barnett, AICP | |
| Vice President, Allan Bisbee, MD | |
| Treasurer, Steven Yarrow | |
| Secretary Frances Alling | |
| Michael Fronk | |
| Kristine Hill | |
| Chaplain | Fr. Mauricio Hurtado |
| Executive Director | Jean Diaz |
| Program & Stewardship Manager | Jim Meiers |
| Office & Loan Manager | Charlotte Rosburg |

Program Updates

Affordable Home Ownership: Riverside Avenue Project

Building permit applications plans have been approved & the City Council recently authorized the execution of the Purchase & Sale Agreement transferring the 3 lots to SJCLT. Due to health problems we had to replace the general contractor & we are in the final stages of bring on a new local general contractor. The construction loan from RCAC is in the process of being extended and the amount increased due to recent increases in material & labor costs. The RCAC loan requires that the homes be presold prior to funding the loan & the presale process should begin soon. Groundbreaking expected in Spring of 2022.

Workforce Rental Housing: Sugar Pine Village

The entitlement process for the project that is planned for 248 studio, 1, 2 & 3 bedroom workforce rental apartments has been completed. The project will also include social services for the residents and a childcare center & a community services hub serving the residents & community. Related & SJCLT are now in the fundraising phase & just secured a \$3.2 million Infill Infrastructure Grant, the first of many to support the project.

Affordable Housing Preservation: TAHOE (Tahoe Affordable Home Ownership Enabling) Program

SJCLT has approved the TAHOE program that will provide funds to income-eligible households to purchase or retain existing housing that will be placed into the SJCLT portfolio to ensure permanent affordability. The TAHOE Program Advisory Committee has been established, including Hellen Barclay and Chris Proctor. The TAHOE fund has been established at El Dorado Community Foundation with an initial \$100,000 contribution from SJCLT. The goal is to increase the fund to at least \$500,000 prior to launch. Fundraising and outreach to the brokerage, lender and escrow communities has been delayed, first due to COVID, then the Caldor Fire. Absent other crisis we hope to launch fundraising & outreach by 1Q22.

COVID-19 & Caldor Fire Modifications: Motel to Housing & Member Emergency Loan Programs

In response to the pandemic the board adopted modifications to these programs to allow for repayment forbearance, to increase available funds & to increase eligibility. While use of these modifications has been limited to date it is expected that the on-going pandemic together with reduction & loss of Federal & State support programs will increase the demand for these programs. SJCLT awarded 22 Caldor Fire emergency grants to Sierra Garden

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.

Financial Summary

2020/2021 Fiscal Year End (6/30/21) Results

2021/2022 Operating Budget

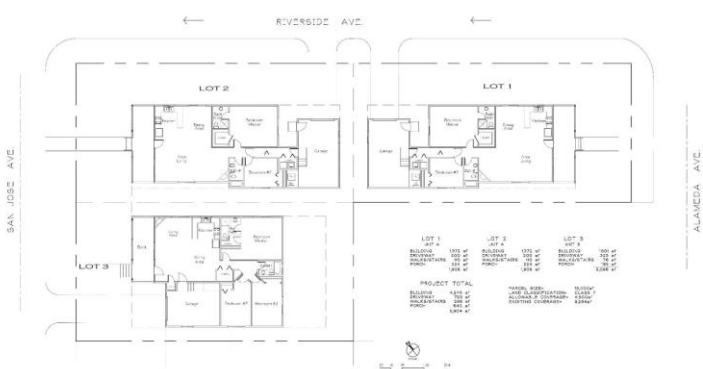
Assets

| | |
|---------------------------------|--------------------|
| Checking & Savings | \$740,221 |
| TAHOE Program Fund (EDCF) | \$100,000 |
| Loan Receivables | \$5,850 |
| Sierra Garden Apartments | \$258,149 |
| Tallac House | \$140,000 |
| Parasol Community Foundation | \$2,500 |
| Other Assets | \$1,757 |
| Total Assets | \$1,248,477 |
| Liabilities & Equity | |
| Current Liabilities | \$2,088 |
| Long Term Liabilities | \$37 |
| Net Assets | \$1,227,339 |
| Net Income | \$19,014 |
| Total Equity | \$1,246,352 |
| Fund Balances | |
| Housing Fund | \$231,300 |
| TAHOE Program Fund (EDCF) | \$100,000 |
| Motel to Home Fund | \$14,747 |
| Member Emergency Loan Fund | \$16,038 |
| General Fund | \$383,119 |

Revenues

| | |
|-----------------------------------|------------------|
| Sierra Garden Apartments | \$114,780 |
| Donations | \$26,000 |
| Grants | \$57,000 |
| Membership Dues | \$2,650 |
| Ground Lease Fees | \$600 |
| Interest Income | \$150 |
| Transfer from General Fund | \$0 |
| Total Expenses | \$202,280 |
| Salaries, Payroll, Reimbursements | \$151,180 |
| Insurance, Legal & Govt Fees | \$17,150 |
| Accounting & Bookkeeping | \$17,000 |
| Marketing & Advertising, Postage | \$700 |
| Website & Internet | \$1,450 |
| Office Supplies, Equipment | \$5,000 |
| Office Rent/Utilities | 12,000 |
| Training, Conference, Dues | \$2,000 |
| Dues & Subscriptions | \$1,000 |
| Total | \$207,480 |

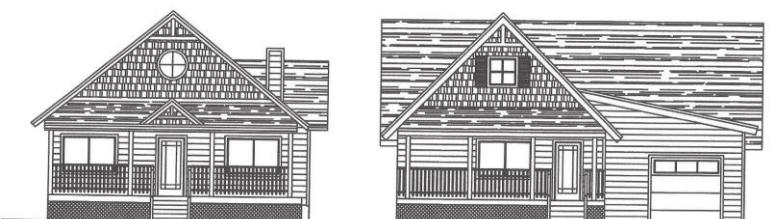
Note: Expenses higher due to move to new office, new bookkeeper & new outside general counsel reflecting increased needs of organization



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San Jose Avenue Street View