

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

# 2020 Annual Report

---



Saint Joseph Community Land Trust

1041 LYONS AVENUE, SOUTH LAKE TAHOE, CA 96150 | [WWW.SAINTJOSEPHCLT.ORG](http://WWW.SAINTJOSEPHCLT.ORG) | 530-541-8930



## President's Message

In the epic film *Lawrence of Arabia*, Mr. Dryden from the Arab Bureau famously tells General Murray that,

"Big things have small beginnings." This last year, notwithstanding all its challenges, is turning out to be a "big thing" for Saint Joseph Community Land Trust. We are well on our way to constructing three moderate-income ownership homes in Al Tahoe on land dedicated to us from the City. We are also close to launching our new TAHOE program which will preserve existing housing stock for low and moderate-income residents. And, in addition to our loan programs and other work, we are partnering with Related California to develop 248 studio, one, two and three-bedroom affordable rental apartments on ten acres of land dedicated to us by the State of California.

This last project, which we are naming Sugar Pine Village, will invest more than \$100 million into quality local workforce housing and put a large dent into the local affordable housing shortage. The project also includes neighborhood access trails, open space, a community garden, a child daycare center, and a new nonprofit office building that will eventually be home to SJCLT and other non-profits working to improve our community.

I was introduced to someone recently who, unaware of my affiliation with Saint Joseph Community Land Trust, commented how pleased he was after hearing about Sugar Pine Village and our other endeavors. "I'm glad that people are actually doing something and not just complaining about the problem. Have you heard about this organization?" he asked. My answer was a resounding (and very grateful) "yes," and I explained to him how all of us – each and every one of our members and supporters – have teamed together to attack the chronic shortage of quality affordable housing head-on.

We have a lot of work ahead of us – *a lot of work*. Not the least of which includes growing our small organization to meet the challenges and opportunities of the future. Indeed, I've learned that big things sometimes do have small beginnings. For those of you who have supported Saint Joseph from its humble beginnings some 18 years ago, and to those new to our mission – thank you! To Saint Joseph, our patron

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

- Conceptual plans for the 3 permanently affordable ownership Riverside Avenue homes unanimously approved by the South Lake Tahoe City Council
- The Related/SJCLT team selected by the California Tahoe Conservancy, Department of General Services & Housing & Community Development to develop the Conservancy site at the "Y" for much-needed affordable workforce rental homes & affordable childcare and non-profit office space
- Board adopted the TAHOE (Tahoe Affordable Home Ownership Enabling) Program to expand its affordable housing programs to include preservation of existing housing stock for affordable ownership
  - Created Advisory Committee
  - Created TAHOE Program fund at El Dorado Community Foundation with \$100,000 initial deposit
- SJCLT served on the South Shore Housing Needs & Opportunities Study & Action Plan advisory committee
- SJCLT appointed to serve on the Tahoe Regional Planning Authority's Tahoe Living: Housing & Community Revitalization Working Group
- New board member, Mackenzie Malone, elected to replace outgoing board member, Karen Fink

saint, namesake, and protector of homes and families – thank you! To Saint Kateri Tekakwitha, our co-patron and patron saint of ecology – thank you! To our talented and dedicated staff – thank you! To our volunteers and energetic Board – thank you! And to all the rest – God bless you in the coming year. Please remember to keep us in your prayers, you are certainly in all of ours.







San Jose Avenue Street View

SJCLT Moving forward with development of 3 affordable ownership homes on Riverside Avenue between San Jose and Alameda in South Lake Tahoe

## Membership Update

Lessee Members: 15

Regular Members: 50

Business Supporting Members: 10

Individual Supporting Members: 6

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

### 2020/21 Board Members & Staff

Lyn Barnett, AICP

Jesse Walker

MaryAnne Brand

Francie Alling

Allan Bisbee

Mackenzie (Macie) Malone

Chaplain Fr. Mauricio Hurtado

Executive Director Jean Diaz

Program Director Charlotte Rosburg

*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](http://www.saintjosephclt.org) or you can mail or drop off your donation to our office.*



## Program Updates

### Affordable Home Ownership: Riverside Avenue Project

In February, the City of South Lake Tahoe unanimously approved the conceptual plans for the 2 2-bedroom and 1 3-bedroom homes in South Lake Tahoe. These homes will be priced to be affordable to income-qualified households to be used as their primary full-time residence. Architectural plans are being finalized so that the entitlement process can be completed. It is anticipated that ground-breaking will take place as soon as Spring of 2021.

### Workforce Rental Housing: Sugar Pine Village

In June, the California Tahoe Conservancy, General Services Agency & Housing & Community Development selected Related & Saint Joseph Community Land Trust to develop the Conservancy site at the "Y". The project plans call for 248 studio, 1, 2 & 3 bedroom apartments that will be affordable for households earning from 30% to 80% of Area Median Income. The project will also include social services for the residents and a childcare center and non-profit office space serving the residents & community. The entitlement approval process and outreach is currently underway.

### 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, and the fund for this program has been established at El Dorado Community Foundation and funded with an initial \$100,000 contribution from SJCLT. Outreach to the brokerage, lender and escrow communities will begin shortly and the hope is to have the program available to income-qualified households by year end.

### COVID-19 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.

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

# Financial Summary

## 2019/2020 Fiscal Year End (6/30/20) Results

### Assets

|                              |           |
|------------------------------|-----------|
| Checking & Savings           | \$718,094 |
| TAHOE Program Fund (EDCF)    | \$100,000 |
| Loan Receivables             | \$10,446  |
| Sierra Garden Apartments     | \$258,149 |
| Tallac House                 | \$140,000 |
| Parasol Community Foundation | \$2,500   |
| Other Assets                 | \$167     |

**Total Assets \$1,229,356**

### Liabilities & Equity

|                       |             |
|-----------------------|-------------|
| Current Liabilities   | \$1,956     |
| Long Term Liabilities | \$62        |
| Net Assets            | \$1,056,521 |
| Net Income            | \$170,818   |

**Total Equity \$1,227,339**

### Fund Balances

|                            |           |
|----------------------------|-----------|
| Housing Fund               | \$182,166 |
| TAHOE Program Fund (EDCF)  | \$100,000 |
| Motel to Home Fund         | \$12,522  |
| Member Emergency Loan Fund | \$12,008  |
| General Fund               | \$377,657 |

## 2020/2021 Operating Budget

### Revenues

|                            |          |
|----------------------------|----------|
| Sierra Garden Apartments   | \$90,000 |
| Donations                  | \$5,400  |
| Grants                     | \$74,100 |
| Membership Dues            | \$3,450  |
| Ground Lease Fees          | \$600    |
| Interest Income            | \$160    |
| Transfer from General Fund | \$7,490  |

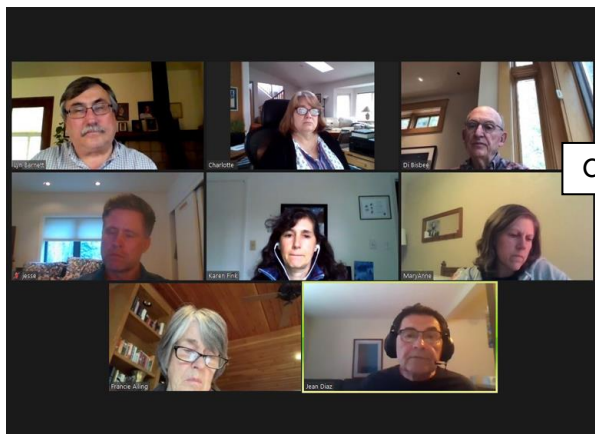
**Total \$180,500**

### Expenses

|                                   |           |
|-----------------------------------|-----------|
| Salaries, Payroll, Reimbursements | \$136,600 |
| Insurance, Legal & Govt Fees      | \$9,100   |
| Accounting & Bookkeeping          | \$7,000   |
| Marketing & Advertising, Postage  | \$1,950   |
| Website & Internet                | \$1,350   |
| Office Supplies, Equipment        | \$5,000   |

|                                       |         |
|---------------------------------------|---------|
| Training, Conference, Dues            | \$6,500 |
| Tenant Meet & Greet, Low Inc Stipends | \$3,000 |
| Rent                                  | \$5,000 |
| Motel to Home, Emergency Loan Program | \$5,000 |

**Total \$180,500**



COVID-19 compliant SJCLT Board Meeting via Zoom



SJCLT Board and staff meet with Sierra Garden tenants at recent Pizza & Pop event



Welcome new board member, Mackenzie (Macie) Malone