Thinking about an educational or personal goal?... Consider applying for

The CLCLT Homeowner Opportunity Fund

To support one-time fees for trainings, conferences, books, tuition, or business development that provide an opportunity for the applicant to work toward a goal that would further their ability to create wealth or build assets for their household or better the community.

For more information:
Victoria at (612) 594-7146
or victoria@clclt.org

1930 Glenwood Avenue
Minneapolis, MN 55405
612.594.7150
www.clclt.org

Don’t forget these upcoming CLCLT events recommended by - and for - homeowners!

Annual Reunion Picnic
Theodore Wirth Park, 1339 Theodore Wirth Pkwy in Minneapolis
Saturday, August 15 ~ 4:00-7:00 p.m.
CLCLT and NHS will provide the grilled meat selection. Attendees are asked to bring a dish to share.

Wills & Trusts with Michael Gibbons
CLCLT Office, 1930 Glenwood Ave in Minneapolis
Saturday, September 12 ~ 10:30 a.m.-Noon
Back by homeowner demand. Don’t miss this opportunity to learn how to prepare for your family’s financial future.

RSVP for events to Victoria: victoria@clclt.org or 612.594.7146

Fall Home Maintenance
Fall is the time to wrap up summer projects and to get your house ready for winter. Here is a helpful checklist that you can cut out and place on your fridge. See your CLCLT Homeowner Manual for more detailed information.

Safety Devices:
When you change your clocks to standard time, put new batteries in smoke alarms. Install a carbon monoxide detector, following manufacturer’s direction.

Plumbing:
If you do not know for sure that your exterior water faucets are the “freeze proof” variety, each water line to the exterior should be shut off at the valve inside the house. Once the inside valve is shut off, open the faucet on the outside, let it drain and leave in the open position.

Heating System:
Clean dirt and dust from around the furnace or boiler, and from around heat vents. Check your wall thermostat to make sure it’s not clogged with dust. Check hot water system for leaks around boiler and pipe fittings.

Windows:
Check caulking around window and door frames and any place where different materials meet (like where wood meets brick); if you can see an opening or feel draft, caulk or otherwise seal the hole to prevent heat loss and cold drafts. Check weather stripping – doors and windows should fit tightly to avoid heat loss.

Attic:
Check underside of roof for water stains or dampness; if you see any, find where the water is penetrating the roof and eliminate the leakage. Check and fill gaps in caulking around pipes, chimneys and other things that pass through the ceiling (to prevent heated air from the house from moving up into the attic).

The CLT Homeowner Connector

Brought to you by...

Participating member of...

CLCLT Merges with Neighborhood Housing Services of Minneapolis

On July 1, 2015 the City of Lakes Community Land Trust and Neighborhood Housing Services of Minneapolis (NHSM) merged after being approved by both the CLCLT membership and the Board of Directors of NHSM and CLCLT. Both organizations share the geography that aligns with the City of Minneapolis as well as a culture committed to the households served through the organizations’ similar missions. The merged entity will retain the name of “City of Lakes Community Land Trust” and its offices will remain at the Glenwood Avenue site.

The expertise and experience brought from NHSM to the CLCLT is a tremendous asset and we hope to soon be able to provide new opportunities for down payment and rehab loans not only for CLCLT buyers and homeowners, but for other households in Minneapolis looking to seek these resources. The merger also offers additional opportunities to create new Community Land Trust homes in Minneapolis.

The CLCLT is excited to welcome Glennis Ter Wisscha and Karin Williamson to the now larger CLCLT staff at its offices. Over the next several months, the CLCLT board will engage in a new phase of strategic thinking as to how the newly merged organization can provide an even deeper commitment and service to the residents and neighborhoods in Minneapolis.

Glennis Ter Wisscha
Program Administrator
Karin Williamson
Loan Administrator
New CLCLT Homeowners
Please join the CLCLT and NHS staff in welcoming our newest homeowners who closed on their new homes in the second quarter of 2015.

In May 2015, Project:Reclaim (P:R) homeowner, E Burnett, refinanced from a contract for deed into a conventional mortgage. As a homeowner who embraced the program to achieve the desired results, CLCLT reached out to E to learn more about her journey from contract-holder to homeowner.

CLCLT: What types of obstacles were you facing as you considered Project:Reclaim?
EB: I was originally looking to stay in Scott County but they never had enough money available to help a household my size so I started looking at the Carver County CLT. Unfortunately, they couldn’t offer much in affordability assistance. I also considered Habitat for Humanity but they didn’t have anything bigger than 3 bedrooms at the time, and I needed a large house. Then, at the end of November 2013, I received a notice from Minnesota Public Housing saying that I had 14 days to move from my current home because my household was making too much money. The way it works with Public Housing is if your income goes up then your rent goes up. Even my kids getting jobs were included in the household income. At this time a friend of mine, another P:R homeowner, referred me to the program, and I started to work on the application process.

CLCLT: So, you had no intentions of moving into Minneapolis?
EB: I wanted to stay in the suburbs, but I was not willing to go broke to do it. I would have sacrificed my kids because I would have been working all the time to pay for the house.

CLCLT: How do you feel about Minneapolis now?
EB: Mike Spicer (P:R realtor) knew that I was concerned about safety for my kids, and he made sure that the house I found is in an older, established block of long-term homeowners. In the end moving to North Minneapolis was transformative for me and my kids.

CLCLT: What are the key items that you learned during the P:R process?
EB: Oh, I still hear David [McGee, Build Wealth MN] in my head saying “sale don’t mean buy.” The other one I hear in my head all the time is “What’s more important; the habit or the goal?” I always heard David in my head and it was strict, but I did it.

CLCLT: Were you uncomfortable?
EB: I was scared to meet with David sometimes. I didn’t want this man looking at my bank statements and telling me where to spend money, talking about my cable bill and cell phone. During the process I grew to love David and Regina [McGee, Build Wealth MN]. They were the ones to help me be real about myself. The classes and the one-on-one meetings were beneficial for me.

CLCLT: What would you say to other P:R homeowners who are uncomfortable with the credit enhancement plan aspect of the program?
EB: Be ready to be real and open with yourself. If you know you have some habits you’re not ready to give up, be real. What’s more important? The habit or the goal? Don’t be afraid of the credit/debt counseling. They [P:R partners] are not judging you, they are only trying to help you meet your goal. Also, don’t get distracted or put off by obstacles. Things happen in life, but stay focused on your goal.

CLCLT: Any other words of wisdom for our homeowners?
EB: I talk to people who worry about CLCLT owning the land but I am willing to pay [the lease fee] to get a lower monthly payment. The support of the CLCLT staff and the affordability of the homes were more important to me. The way I see it they made an investment in me so why can’t that investment be passed on to another family?

Not pictured:
Charles & January Evans (May 2015); Rochelle Willis & Cornell Dunn (June 2015); Lori Felien (July 2015)
Correction: In last quarter’s issue, homeowner Darrell Young’s fiance was mentioned incorrectly. Darrell’s fiance’s name is Susan. We apologize for the error.