Jessica Bergman Tank is the creative mind behind Pedal to the Metal, an innovative approach to bringing metal casting to the community through special events and projects. Jessica explains, “Bringing arts to the community makes art less intimidating and more accessible for people. Metal arts has a wide range – from welding to blacksmith to metal clay.”

Jessica’s first experience with metal arts was in high school, where she learned bronze casting and wax figures. After experimenting with different mediums, such as painting, she returned to her first interest, metal casting, when completing her Bachelor of Arts degree in Studio Arts and Arts History at the University of Minnesota. Jessica then began working at the Chicago Avenue Fire Arts Center (CAFAC) where she and two others developed a foundry program, and where Jessica teaches Sculptural Metal Casting Fundamentals.

In addition to her work at the CAFAC, Jessica is becoming increasingly engaged in public art work, which was furthered with assistance from the City of Lakes Community Land Trust’s Opportunity Fund. Jessica received a CLCLT Opportunity Fund grant in the spring of 2015 to purchase portable metal foundry equipment. “The mission of the grant fit perfectly with my public art project ideas”, said Jessica. A small, portable furnace was purchased with the $500 grant and is lightweight enough for transportation to many different spaces. Being able to transport the furnace with a cargo bike gave rise to the name, Pedal to the Metal.

Acquiring the portable furnace has assisted in new opportunities for Jessica. In 2015, Jessica was a Forecast Making It Public grant recipient. One of the projects supported by this grant was directing a guided bronze pour in Mears Park.

For more information or to join visit www.clclt.org or call Jeff Washburne at 612.594.7147
In December 2015 the CLCLT celebrated the addition of the 200th property to our homes in trust. While this is a significant achievement for the CLCLT and the community, we think it is also noteworthy to share that we have also facilitated 36 resales over the past eight years. This means that we have been able to create 36 affordable homeownership opportunities in Minneapolis without needing to raise new dollars to make them affordable.

One of the objectives that distinguishes Community Land Trusts from the majority of other affordable homeownership providers is our ability, through resales, to ensure the homes remain affordable for future generations of homebuyers by utilizing a one-time investment (typically public funds) and leveraging that original investment over multiple resales.

What many outside of the affordable housing network do not realize is there is a lot of funding that goes into making housing affordable – both rental and ownership – and units/homes typically require between $100,000 and $150,000 in some sort of subsidy to make it viable. Yes, volunteers, donated materials, and alternative building designs all save cash, but the reality is that a relative equivalent of funds ($100,000 - $150,000) goes into each of these homes or rental units to make them happen in Minneapolis.

The CLCLT provides a one-time affordability investment in each CLCLT home that is, on average, close to $46,000 and remains with the property for a minimum of 99 years. While this can be considered a significant investment in a single household, when examined over the course of multiple resales (see right) you see how that initial significant investment is leveraged over time to help multiple households. As housing values go up - and they likely will - instead of needing to invest more funding to make them affordable, we now have a mechanism that has “locked” in the affordability at a much lower cost. Given there are increasingly fewer public funding resources available, it only makes sense to be as prudent as possible with our community investments.

Lastly, consider the housing market over the past 10 years. Not only was the CLCLT able to ensure every CLCLT property remained affordable, but we also ensured no homes in trust were lost to the for-profit real estate market through foreclosure. (There have been 10 unfortunate foreclosure closures over our history, but each home remained with the CLCLT, and all occurred during the “down” market.)

We, as a community, are unable to continuously subsidize rental and ownership housing at the current rate. There are better mechanisms that we can and should be utilizing to lock in affordability today before it only gets more expensive. The CLCLT is one of those mechanisms.

**Leveraging CLCLT Affordability - Resales**

| 1st resale | $46,000 / 2 $11,500 $11,500 $11,500 $11,500 |
| 2nd resale | $15,333 $15,333 |
| 3rd resale | $46,000 / 4 $23,000 $23,000 |
| 4th resale | $11,500 |

Initial Sale $46,000 – CLCLT affordability investment

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**CLCLT’s Green Homes North Initiative**

An early 2016 closing noted the completion of the CLCLT’s Green Homes North Initiative homes. The homes, built in the Lind-Bohanon neighborhood, resulted in a number of “firsts” for the CLCLT and the community, including:

- First new single-family construction for the organization;
- First purposely designed multi-generational, single-family homes in the CLCLT;
- First accessory dwelling units (ADU’s) (newly constructed) under the City of Minneapolis’ new ADU policy;
- First CLCLT homes with solar panel installation!

Purchase agreements were executed within 30 days of the sale listing. In both case, buyers were seeking a home that would facilitate a parent or other household members in being able to share space under one roof. The homes are now owner-occupied by two households at less than 80% of area median income.

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**Save the Date!**

**CLCLT Mississippi Riverboat Cruise**

Saturday, July 16, 2016 2:00 - 4:00 p.m.