

Executive Director
Sherry Timmermann Goodpaster

**Property Development
Associate**

Zack Zehrer

Operations Associate

Carol Jorgensen

Board of Directors

Chair

Sunny Bjorklund Schultz

Vice Chair

Mike Meis

Secretary

Gene Aho

Treasurer

Tanner Johnson

*

Andrew Gitzlaff

Linnea Graffunder-Bartels

Elizabeth Juelich

John Taylor

David White

Zara Wolfe

Mailing Address

PO Box 25451

Woodbury, MN 55125

Phone

[651-994-9194](tel:651-994-9194)

Email

sherry@tworiversclt.org

zack@tworiversclt.org

carol@tworiversclt.org

Website

tworiversclt.org



From the Executive Director ~

It's been another super busy year at the land trust with five homes either in process or closed and three resales. Building capacity to develop more homes annually is our strategy to address the high need in the County. While we added five homes in 2023, look for development to more than double in 2024. To accommodate the additional development, we've hired a new Property Development Associate, Zack Zehrer. He comes to the organization with a delightful mix of experience including real estate sales, volunteer development, construction project management and general construction experience. Please see more about Zack in the article in this report.

In addition to the affordability aspect of land trusts, there's a supportive role with the homeowner stewardship initiatives. We've looked at how our website could be a better 'go to' place for owners. Carol Jorgensen, our Operations Associate, is redesigning our "Resources" website page to offer more home care information to our homeowners. Be sure to check it out!

We've also been working with Jeremy Squires and Latitude Home Maintenance to develop a program designed to assist new owners with hands-on home maintenance training. All new owners will get a one-time, one-on-one visit to understand home maintenance specific to their home. Zack will work with existing homeowners for the same type of visit as his schedule permits. See the enclosed article for more information.

Lastly, as we move into 2024, there are some amazing rebates and federal tax credits with the Inflation Reduction Act. Bobby King from Solar United will be a guest at our annual meeting and will cover the opportunities to install solar panels, save money and best news of all - with minimal out of pocket costs. Together we can explore how all of the Two Rivers owners can take advantage of this opportunity.



Even if solar panels don't work for your home, there are a plethora of rebates from insulation to furnaces; even just to have an energy audit to identify needs can make a big difference in a home's efficiency. Mike Childs, pictured on the left, is with the Center for Energy and Environment. He works with Two Rivers

by performing energy audits on our acquisitions.

We are heading into 2024 with big goals. Thank you for your continued partnership in creating affordable housing opportunities for more households in Washington County.

The mission of Two Rivers Community Land Trust is to provide permanently affordable housing for low and moderate income individuals, families and households earning up to 80% of the median income in Washington County, Minnesota.

Two Rivers Community Land Trust is a 501(c)(3) nonprofit organization.

Service Day 2023

We enjoyed another year of partnering with Service Learning Camps, LLC, and their volunteer crews that spent a day this past July, working across several sites in the Twin Cities.

One of our homeowners hosted a crew of middle schoolers, who descended on her home in an energetic way that only middle school young adults can. They cleaned, they pulled weeds, they mowed, they trimmed...they even took the homeowner's daughter out to lunch!

The homeowner, Jennifer, was thrilled with the results, and happy to share her feelings with us:

"I just got home and the house looks absolutely amazing. I am so incredibly grateful you have no idea. Thank you guys, thank them....They took my daughter to Culver's afterward - I mean, how amazing is that? Thank you, thank you, thank you!"



Welcome to Our New Team Member!

Our team at Two Rivers CLT has grown this Fall; Zack Zehrer has been hired to fill the newly-created position of Property Development Associate.

Zack has been a realtor since 2018 and has always particularly enjoyed working with first time home buyers. Affordable homeownership has been a passion of his since he served an Americorps VISTA term with Habitat for Humanity in 2013. Zack also worked for Tree Trust YouthBuild teaching at-risk high school students construction on rehab projects in North Minneapolis.

In his free time, Zack enjoys playing with his two young children, playing and watching sports, woodworking, camping and hiking. Zack is excited to bring his real estate and construction knowledge to help serve Two Rivers Community Land Trust.



Home Stewardship Program & Website Resource Updates

After a season of planning, our Home Stewardship Program is ready to become part of what we offer buyers at the time of closing on their new home. Designed through a partnership with Jeremy Squires, the goal of the program is to educate new homeowners on their purchase and arm them with a toolkit of resources.

Jeremy, owner of Latitude Home Maintenance, has combined his former experience as a teacher with his experience in construction to create his business of offering home maintenance services. We are excited to be able to offer new homeowners the gift of a visit from Jeremy, so he may walk through their home with them, educating them on their home's specific maintenance needs and answering questions.

His visit will introduce and support our own updates to the Resources page of the Two Rivers website. Currently undergoing its own reconstruction, the Resources page will contain articles, videos and links to home tutorials to help homeowners grow in knowledge, to better care for their investment.

For our current homeowners, our new Property Development Associate, Zack Zehrer, will be available for similar visits and support.

For more information, contact Zack (zack@tworiversclt.org) or Carol (carol@tworiversclt.org).

It is crucial to protect one's home investment, but it can be overwhelming. Two Rivers CLT is committed to the support and education of our homeowners, now and in the future.

2023 Minnesota Coalition of Community Land Trusts Conference

The annual conference, hosted by the MN Coalition, grew once again this year. The ever-increasing need for affordable home ownership options has also caused the number of community land trusts to grow, and peer support and education is crucial.

Minnesota's conference, once a time for local CLTs to convene, has now expanded to welcome CLTs from across the nation. Three days in October were filled with informational sessions and networking, with all those in attendance able to take valuable information back home with them.

2022 Reviewed Financials

CURRENT ASSETS

Cash Equivalents	\$212,852
Accounts Receivable	\$5,418
Construction in Progress	\$508,813
TOTAL	\$727,083

PROPERTY AND EQUIPMENT \$2,858,243

TOTAL ASSETS \$3,585,326

LIABILITIES AND NET ASSETS

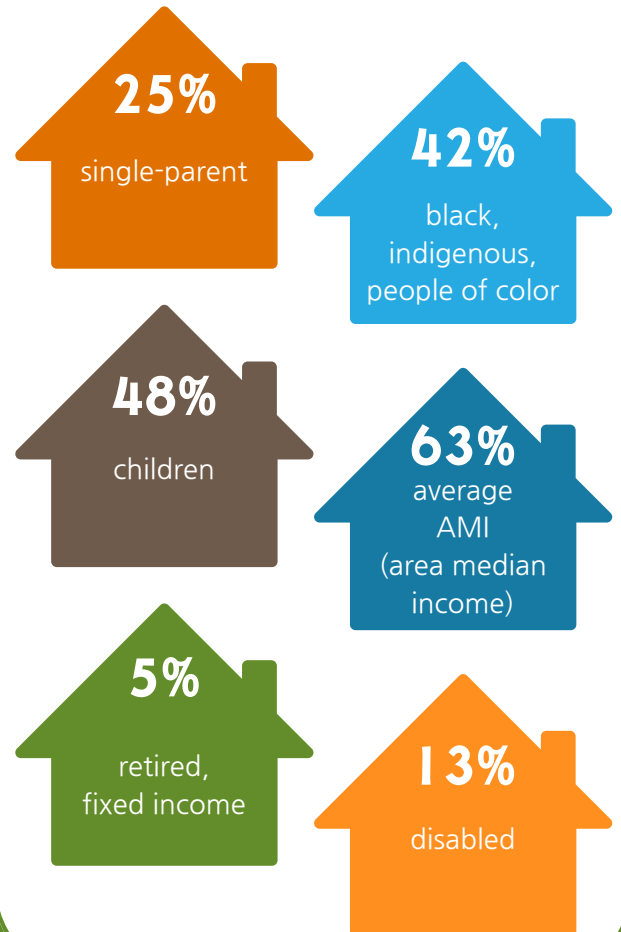
Accrued Expense & Accounts Payable	\$6,563
Promissory Note	\$411,250
Forgivable Construction Loan	\$285,600
TOTAL LIABILITIES	\$703,413

NET ASSETS

Undesignated	\$2,269,718
Board Designated	\$612,195
TOTAL NET ASSETS	\$2,881,913

TOTAL LIABILITIES AND NET ASSETS \$3,585,326

Two Rivers Households by the Numbers



Homeowner Story: Tou and Phoua

Tou and Phoua purchased a home with Two Rivers CLT this year. Their story is like so many; their family was growing and they needed to move, but were struggling to find a solution. Tou shared some of their experience with us:

"We heard about Two Rivers CLT from our real estate agency. When we applied for a home purchase with Two Rivers, we were renting an apartment and decided to search for a house because our family was growing. We have 4 children, and are going to have another one this November. It is great owning a home because we won't have to keep moving, and our kids get to play outside. There is no better place than a home to live in that you can say, "that's my house".

We are honored to be able to be a part of Tou and Phoua's bright future in their new home.



Thanks to Our Supporters

Our work is only made possible because of our donors.
Thank you for helping us in our mission to provide affordable homes
for purchase in Washington County, Minnesota.

Foundations

Andersen Corporate
Fred C & Katherine B
Andersen
Hugh J Andersen
Otto Bremer Trust

Businesses & Corporations

3M Volunteer Program
Carriage Realty
First State Bank & Trust
James J Goodpaster Homes LLC
Keller Williams Premier Realty
Kyle Johnson, Johnson Bealka, PLLC
Lake Elmo Bank
Platinum Bank
US Bank
Vital Systems

Government Funders

Metropolitan Council
Minnesota Housing Finance Agency
LISC Twin Cities
Washington County CDA

Individuals

Gene Aho
Luke Avery
Lori & Arthur Bartels
Sunny Bjorklund Schultz
Luke Carlson & Claire Lukens
Andrea & Max Date
Alison DeNoma
Christy Dockendorf
Larry Eberhard
Andrew Gitzlaff
Linnea Graffunder-Bartels
Debbie Harman
Teresa Howard
Tanner Johnson
Elizabeth Juelich
Egon Lohmann
Mike Meis
Corinne Ollman
Julia & Kevin Olson
Karen & Lawrence Stang
Muriel Timmermann
Sherry Timmermann Goodpaster
Teresa VanderBent
David White
Zara Wolfe



Fred C & Katherine B Andersen



Hugh J Andersen

VITAL SYSTEMS

LISC TWIN CITIES

