

## COVID Survey of TRCLT Homeowners

Thank you to everyone who responded to the survey sent out earlier this year to measure the impact of COVID among owners. There was a 64% response rate to the survey, which is amazing! The information from this survey is guiding strategies to best support the Two Rivers CLT owners during this pandemic and into the coming year. 46% percent of you have had your income impacted by the COVID pandemic. More than a third of you reported you are still working but less than your usual hours. Many of you feel your situation will be the same or worse next year.

If you have been impacted by COVID, and have not yet applied for the grant through the County, please do so. This is a grant, not a loan program, and there still are funds available. This grant can cover a variety of financial setbacks including mortgage payments and ground lease payments. Information about is available

## Two Rivers Reaches 60+ Homes!

2020 has been an exciting year of development. Two Rivers is on track to add four homes in 2020 to our portfolio of permanently affordable homes, bring our total to over 60 homes!

One of the new homes, located in Oakdale, has new energy efficient mechanicals, upgraded attic insulation, newer appliances, new flooring and fresh paint as well as newly painted and wrapped exterior window trim. Check out this home online at <https://matrix.northstarmls.com/matrix/shared/dYICfb0LkNFd/65472ndStreetN>. It's 'move in ready' and maintenance free for years to come for the right buyer.

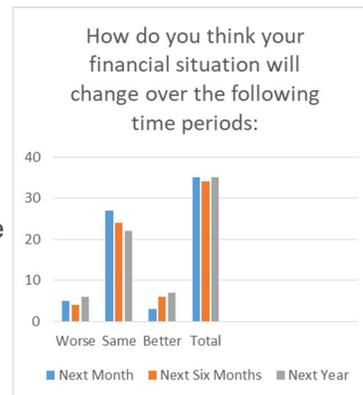
Despite the competitive market for

at [www.washingtoncountycda.org](http://www.washingtoncountycda.org) or by calling 651-202-2822.

Two Rivers CLT is working to set aside resources to address homeowner needs on a variety of fronts, not just COVID related, and has named the project Safekeeping.

The new initiative has some seed money set aside, but we will look to leverage these funds for additional community support. The bottom line is if you are

experiencing difficulties of any kind; please contact Two Rivers CLT to discuss options.



## Support Our Mission? Consider a Gift Today!

Two Rivers is a non-profit, community-based organization. Through the generous support of community partners and individual donors, Two Rivers creates affordable homeownership opportunities, preserves affordable housing, and supports responsible homeownership. You can help advance our mission by making a donation today!

Checks payable to Two Rivers CLT can be mailed to P.O. Box 25441, Woodbury, MN 55125. For more information about ways to support Two Rivers, call (651) 994-9194.



6547 2nd Street, Oakdale, MN is for sale!

purchasing homes, Two Rivers has a third home under contract with rehab expected to start in December. And not missing a beat, shopping for the fourth home for 2020 has commenced!



## New Owners with Two Rivers Community Land Trust

Two Rivers has several new homeowners this year due to resales and new homes added to the land trust. To the extent possible, the newsletter will start to highlight our new owners. This past month, two new owners purchased homes through the resale process. This is a unique way that land trusts preserve ongoing affordability.

Please welcome Joshua and Amanda to their new home in Cottage Grove! They were recently blessed with triplets in July and instantly outgrew their current living situation. Cottage Grove is the perfect location for their family as they are near extended family and it is an easy commute for Joshua who works at Collins Aerospace where he builds 'total air temperature sensors' for airplanes. Joshua also does freelance photography and both he and Amanda love hanging out with family and friends.

## Thinking About Refinancing?

With interest rates so low, many homeowners are considering refinancing their existing mortgage to a new lower rate. Your ground lease outlines the TRCLT process for refinancing. This is to ensure the land is not encumbered when refinancing.

Two Rivers will need the name of the proposed lender, the reason for the request, the amount of the new loan, the expected closing costs, the interest rate and repayment schedule and a copy of the appraisal commissioned with the loan request. Two Rivers will provide a "Consent to

Please also welcome Anthony and his son Tristan to their new home in Bayport! Their new home is not only close to Anthony's work but also close to extended family. Anthony, a single dad, is a Vacuum Former Operator at Andersen Windows. He and his son like to fish, hunt, and do anything outdoors although lately it's been hard to find time. Tristan, in fifth grade, loves to play video games, is an avid reader, and according to his dad is a very positive young man!



Anthony and Tristan

## Capital Improvements Policy...Improved!

Two Rivers recently updated its capital improvement policy to include not only those improvements that add market value, but also those that add useful life to your home. There is a process of documentation required in order to have these improvements recognized when you sell your home.

For more information or to view the complete policy go to our website [www.tworiversclt.org](http://www.tworiversclt.org) and look under the homeowners section.

## Directors Wanted!

We want you! As a TRCLT homeowner, you are a member of an organization where your voice counts. In addition to voting privileges and input at the annual meeting of the membership, you also have the ability to serve on the Board of Directors. Your perspective is wanted. You have insight into what works and what doesn't with the policies of the organization. You have great ideas! Please consider serving on the Board. Contact Sherry for more information at the numbers below.



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