

# Project: Sustained Legacy

City of Lakes Community Land Trust is a community land trust that provides affordable housing in Minneapolis. Project: Sustained Legacy (P:SL) is a CLCLT program that supports low-income homeowners experiencing hardship to transition their homes to the CLCLT, so they can maintain ownership and avoid homelessness.<sup>1</sup>



## Since 2007, P:SL has served:



**12** homeowners

**20** household members



**5** single women

**2** of whom have dependent children



**\$20,814**

average household income



**7** White

**4** Black/African American

**1** Multi-racial/ethnic



**7** households with a person living with a disability

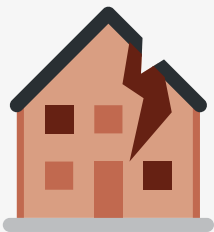


**\$119,387**

average market price of home

## The P:SL Journey

### Phase 1: Life before P:SL



Homeowners are in crisis and about to lose their homes.

### Phase 2: Transition



Homes transition to community land trust.

### Phase 3: Life with P:SL



Homeowners lives improve with P:SL.



# Homeowners are in crisis and about to lose their homes.

P:SL supports the highest need homes.<sup>2</sup>

The homes P:SL supports have faced a traumatic experience leading to financial challenges.<sup>2</sup>



Annual household income < 80% of area median income

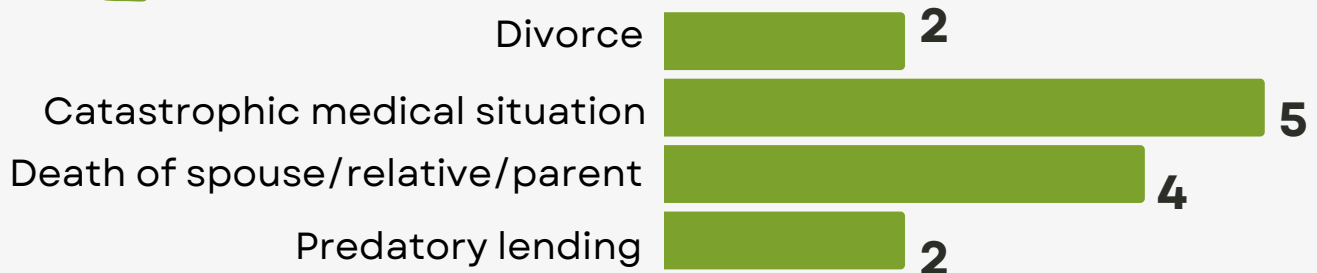


Lack of ability to pay taxes, insurance, and utilities



Average household total debt < \$50k

## Crises 12 homeowners faced before P:SL



My life was crashing and burning. I had gotten Lyme disease... I had lots of medical bills piling up. Then my ex-husband decided he wanted to divorce. You can't borrow money if you're divorcing... I was losing the house.



[The community housing trust] is a necessary entity, I would think, in all cities. That concept would work in any city, because there are low-income people, people who get in situations like me, to get back on track, get a leg up, and live a comfortable life. Maintain, and live the American Dream.



1 = In 2021, Insight for Action interviewed 4 P:SL homeowners to understand their experiences with the programs. Quotes are from those interviews.

2 = In 2020, CLCLT partnered with McKinsey Consulting to document P:SL homeowners



# Homes transition to community land trust.



## Project: Sustained Legacy offers a trustworthy lifeline to keep and rehabilitate homes.



1

CLCLT staff meet with homeowner to understand current financial challenges/debt.



2

Homeowner completes CLCLT application and orientation.



3

CLCLT staff confirms homeowner is income-eligible\* and completes a review of the property to estimate rehabilitation needs.



4

CLCLT approves homeowner for the program.



5

CLCLT staff and homeowner complete steps required to resolve pending foreclosure, tax forfeiture or other housing-related financial challenges.



6

Homeowner transfers ownership of land to the CLCLT and establishes escrow with CLCLT to hold property taxes, insurance, and lease fee.



7

CLCLT and homeowner rehabilitate the home as agreed upon.



### CLCLT successfully navigates insurmountable roadblocks.



There was a horrible inspection sweep... [CLCLT] was able to negotiate all of the inspection fees away. That was tremendous. I had not been able to get anywhere.



### P:SL is an intensive program administered in a way that works for homeowners.



They pay for you to talk to an attorney of your choice before you sign anything. That's a really good part of the program.



\*Homeowner's income is sufficient to sustain housing payments post-conversion to CLCLT Ownership and is less than 80% of Area Median Income.



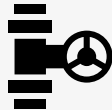
# Homeowners lives are better with P:SL.

## P:SL funds necessary home repairs that build equity and improve safety.

“ One of the things that people get confused about is they think that the Land Trust is giving all this money to the homeowner. But what they're really doing is they're giving all this money to the property. That subsidy doesn't belong to me, it belongs to the house, it stays with the house when I leave. ”



Crumbling ceiling repair



Rusty pipe replacement



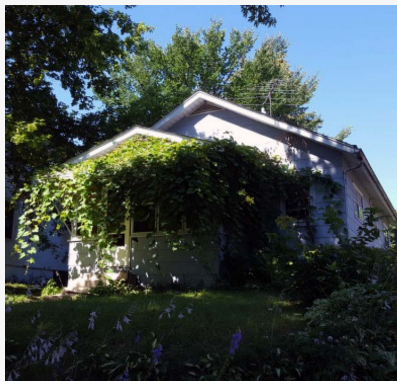
Electrical repairs



Insulation



Lead and asbestos abatement



Before



### Rehabilitation of a Knox Avenue Home



After

## Homeowners Make Personal Strides and Take Pride in their Contribution to Community Stabilization.



**P:SL diverts people from high-cost rentals and the threat of homelessness.**



**Stabilized housing relieves stress and opens up new opportunities.**



**Pride of ownership takes on a new meaning with the trust.**

“ If I had lost the house, I would have moved in with a relative... they really saved my life. ”

“ I don't have to count every single penny. I don't have to balance my checkbook every single time I look at it. I'm not on that edge. I'm back from the edge. ”

“ There's lots of people like me in North Minneapolis living on fixed incomes, retired. The funds just aren't there, and houses keep going downhill. I like the idea of permanent affordable housing. ”