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**Two Rivers Community
Land Trust**

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



From the Executive Director

Greetings!

2022 has been another strong year in the development area with new acquisitions and resales, in the stewardship area with resources and information, and lastly, with amazing volunteers!

Three homes have been acquired, possibly five by year end, and five resales processed. New acquisitions and resales means new applicants and a process to ensure that our homes are getting to income-qualified households targeted by our mission. We are very lucky to have Carol Jorgensen, who has taken over the application process and worked to move it online. This was our first year fully utilizing this electronic process and we are still working out a few bugs but has been largely quite successful. However, the story is not just told by numbers. It's the faces of the people we serve who have found the stability and safety of homeownership through Two Rivers.

As part of our commitment to stewardship, there have been many updates to the website, adding useful information and resources for our owners. Additionally, the Safekeeping Fund will support innovative learning opportunities that are individualized, one-on-one for new homeowners, encouraging maintenance of a home. Financial literacy initiatives and other support for 'first year' events of new homeowners are also on the radar for stewardship.

Truly, volunteers added sparkle to the year as Two Rivers was a host site for a youth service event through Service Learning Camps, LLC. A flurry of 60+ youth with boundless energy streamed into the community, doing yard and household projects at the homes of four of our owners. It was truly amazing to see what a group of youth can accomplish together in such a short time!

Lastly, we recognize that the need remains high in the county for affordable homeownership and that we are only making a dent. As a result, Two Rivers will participate with Local Initiative Support Corporation (LISC), other area land trusts and Habitat for Humanity on a project to add 100 new affordable homes. Follow this emerging story on Facebook and our website.

With 2022 nearly in the books, I'd like to thank all our donors, partners, and volunteers. We can't do it without your faithfulness. We will be rolling full steam ahead into 2023 anticipating another strong growth year.

Community Support & Involvement

We are grateful for the support that we have received from members of the business community, in the past and certainly in 2022 as well. Realtors that assist with home showings and share photos for listings...businesses that donate goods for volunteer work days...lawyers that donate their time to ensure a homebuyer fully understands the land trust concept. We have been blessed with contributions of time, talent and goods that have helped us to serve our clients better.

As we look toward 2023, it is exciting to know that we have new relationships ready to join us in making a difference for others. Some of the new ventures to be developed are:

- A homeowner stewardship program that we can offer to new homeowners, with assistance from local home maintenance professionals (with educational offerings available to present homeowners as well).
- Financial literacy education for homeowners and potentially homebuyers, to help them prepare for purchasing and owning a home of their own.
- Educational offerings on escrows and other home financial issues

2023 promises to be a busy year. Keep an eye on our website to see what's next!

2021 Reviewed Financials

CURRENT ASSETS

Cash Equivalents	\$ 153,003
Accounts Receivable	\$ 17,544
Construction in Progress	\$ 337,722
TOTAL	\$ 508,269

PROPERTY AND EQUIPMENT\$2,654,491

TOTAL ASSETS \$3,162,760

LIABILITIES & NET ASSETS

Accrued Expense & Accounts Payable ...	\$ 6,617
Promissory Note	\$ 158,100
Forgivable Construction Loan	\$ 285,600
TOTAL LIABILITIES	\$ 450,317

NET ASSETS

Undesignated.....	\$2,703,459
Board Designated	\$ 8,894
TOTAL NET ASSETS	\$2,712,443

TOTAL LIABILITIES & NET ASSETS\$3,162,760

Improved Access

From information that we gathered through website analytics, we found that users are accessing the website with their mobile devices, more than with laptops or desktop computers. We optimized the website for mobile usability and made our application system virtual and secure by adding DocuSign to our operations.

We will also continue to build out the Resources page on our website, to offer more education in the areas of home maintenance, finances and the resale process for homeowners who wish to sell and move on to a home in the conventional housing market.

Learning how we can improve to meet the needs of our clients is an ongoing process, and one that we are happy to continue to do.

Contact us for information about volunteer opportunities.

Facts of Note

Two Rivers Through 2021

Families served	86
Children served	83
Minority households	40.32%
Single head of households	23
Homeowner sales	24

Two Rivers 2022

Applicants	64
Homes purchased	3
Homes sold	3
Homeowner sales	5
Families served	8
Children served	13

Website Facts 2022

Total visits to the website	4,087
Mobile visits	52.26%
Desktop visits	47.08%
Tablet visits	2.7%

Community Involvement 2022

Stillwater Community Showcase
Service Learning Camps - Volunteer Service Day
MN Community Land Trust Coalition
LISC - Local Initiatives Support Coalition

System Updates

Secure online application system implemented
Website redesigned

Land Trusts Help Good People Get Into Great Homes

This is what we have heard from some of our homeowners:

We are a household of seven, and were losing our rental home and not sure where to go. Now we have the stability of a home.

I was relocating to MN for a new job, and needed an affordable home in a neighborhood with good schools for my kids.

Our rent was going up again, becoming unaffordable and we have been wanting to own a home but wanted to be in the same school system. We were discouraged but then learned about the land trust.

We were outgrowing our apartment but home prices were soaring. We also wanted the investment of a home; all of this seemed beyond our reach. Then we saw a land trust home advertised on the MLS.

It's the American Dream to own a home and we are thankful that this is for us, too, even if our family is new to this country.

Two Rivers helped me afford a home in a very tough economic time.

We were thankful for the education we received when we purchased our home as well as the ongoing support we have as questions arise.



If you are interested in serving on our Board of Directors, contact Sherry for more information.

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
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

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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
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Karen & Lawrence Stang
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Sherry Timmermann Goodpaster
Teresa VanderBent
David White
Zara Wolfe



Do you shop on Amazon? You can make Two Rivers CLT your favorite charity, and a portion of your spending will go to Two Rivers every time you shop. Check out our website for more information.