



Annual Report 2006

Dear Friends of the Cuyahoga Community Land Trust,

What a year! 2006 brought big challenges, but also some exciting new opportunities for the Land Trust.

It was our 5th year as a nonprofit organization – as we’ve reminded ourselves over the past 12 months or so, growing pains (and tight budgets) are common at this stage of the game.

One big challenge has been adapting the Land Trust model to the Cleveland area’s increasingly troubled housing market. Land Trusts are recognized around the country for their success in creating permanently affordable housing in strong markets – we’re helping break new ground that shows the value of the model in cities like Cleveland and its inner-ring suburbs.

Breaking ground, and changing minds, is not an easy task. But I’m optimistic that 2006 has been a turning point in demonstrating the Land Trust’s great potential to help create stable neighborhoods, to support low- and moderate-income homeowners once they’re making mortgage payments, and to make the most out of scarce housing subsidies.

That brings me to the “exciting opportunities” part.

First on that list is the Pear Avenue Green Cottages project, a strong partnership that began in 2006 with the Detroit Shoreway Community Development Corporation, Cleveland EcoVillage and the Cleveland Green Building Coalition. By July we expect to break ground on the first of five energy-efficient homes on Cleveland’s near West Side. This project combines the Land Trust’s commitment to secure, stable and affordable homeownership with innovative green-building practices. The project addresses the rising individual, community, and environmental costs of homeownership, and expands the definition of sustainable community development.

We also began work in 2006 on a project that will transform abandoned and foreclosed properties in Cleveland’s inner-ring suburbs into affordable homes for first-time buyers.

Finally, 2006 has been a year of growth in terms of membership – that’s people like you who care enough about this issue to support the Land Trust financially. We’ve grown our membership by 60 percent over the past year. I can’t tell you how crucial this support has been to our work.

Thanks to you, our members, for sharing our commitment to sustainable homeownership and sustainable community development. Together with our highly dedicated staff and board, we all can continue to make the most of both challenges and opportunities in 2007.

Sincerely,

A handwritten signature in black ink that reads 'Piet Van Lier'.

Piet Van Lier
President, Board of Trustees

Statement of Activities

	2006 unaudited	2005 audited
INCOME		
Grant Income	37,849	39,500
Government Grant	25,000	25,000
Temporarily Restricted Grant/s	27,287	50,000
Contributions - Individual & Business	47,649	13,465
Development Fees	-	19,130
Fund Raising Income	3,836	2,650
Rental Income	1,440	1,156
Other Income	8,554	644
TOTAL INCOME	151,615	151,545
EXPENSES		
Personnel	114,232	77,303
Contractual	5,300	5,948
Other Operating Expenses	51,879	31,798
TOTAL EXPENSES	171,411	115,049
OTHER GAIN/LOSS		
Gain/Loss on Contributed Property	-	(71,975)
NET INCOME	(19,796)	(35,479)
Net Assets at beginning of year	169,120	204,599
Net Assets at end of year	149,324	169,120

CCLT is a member of:

- *Cleveland Neighborhood Development Coalition*
- *Coalition on Housing and Homelessness in Ohio*
- *Community Shares*
- *Finance Fund*
- *National Community Land Trust Network*
- *National Low Income Housing Coalition*
- *Ohio CDC Association*

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4100 Franklin Blvd.
 Cleveland, OH 44113
 Phone: 216-334-1620
 Fax: 216-281-2506
www.ccLandTrust.org

CCLT Mission

The Cuyahoga Community Land Trust (CCLT) is a membership organization that uses the land trust model for community stewardship of land in our neighborhoods. The CCLT secures permanent affordability of home ownership, rental and commercial opportunities for future generations. The CCLT partners with local development organizations. The CCLT is part of a larger democratic vision that seeks equity to develop stability, diversity and affordability for the people and neighborhoods it serves.

Personnel/VISTA

Since last July, the Land Trust has benefited from the hard work of Julie Kaster, who has been serving as our Outreach Coordinator. Julie comes to the Land Trust through the Ameri-corps*VISTA program, which provides stipends to volunteers in order to expand the capacities of community service organizations. The Land Trust has participated in the Ameri-corps*VISTA program for two years now, with the sponsorship of the Ohio CDC Association.

Julie has helped the Land Trust a

great deal in the past year. She organized Land Trust participation in community events, and coordinated our marketing and outreach to potential homebuyers. She designed new marketing materials, oversaw production of CCLT publications, and participated in the redesign of the Land Trust website. She has also been involved in many aspects of the development of the Green Cottages project.

"Working at the Land Trust has been a great opportunity for me," said

Julie. "I have learned a great deal about community development and the problems faced by low-income homeowners, and these are issues I hope to work with in my law career."

Julie came to the Land Trust after graduating from Macalester College in St. Paul, Minnesota. In the fall, Julie will be enrolling at the University of Minnesota Law School. We at the Land Trust thank her for her hard work over the past year and wish her success at law school.

2006 In Review

Housing Development and Homeowner Outreach, Education and Support

- ◆ Predevelopment continued on the Green Cottages project, in partnership with Detroit Shoreway Community Development Organization, the Cleveland EcoVillage, and the Cleveland Green Building Coalition: city and state funding applications; design work; marketing plans; expansion of the project from 4 homes to 5.
- ◆ Discussions with Cuyahoga County Department of Development, and other potential partners, on a pilot rehabilitation project in the inner ring suburbs.
- ◆ Homebuyer Initiated Program stalled. While CCLT worked with several mortgage-qualified clients to identify homes that could qualify for the program, none found homes that were satisfactory. The lack of new rehab activity, amid continuing deterioration in some of Cleveland's neighborhoods, was a major obstacle to the program.
- ◆ Continued post-purchase support for homeowners.

Policy and Advocacy

- ◆ Collaborated with a number of other organizations to convene a one-day conference in November 2006 on Ohio's new anti-predatory lending law. Aimed at attorneys, public officials, housing counselors and CDCs, the conference educated attendees about the strong consumer protections in the new law, about continuing patterns of racial inequities in mortgage lending, and about predatory practices in the lending industry. CCLT website hosted links to conference audio and resource materials on predatory lending. Conference attended by 160; website visits have totaled more than 300.
- ◆ Participated in a collaborative effort to develop strategies for community garden preservation in Cleveland. Along with the OSU Extension Service and the Cleveland Botanical Garden, began a project to select 2-3 pilot garden sites for long-term preservation strategies. In addition, the collaborative worked with Cleveland City Council member Joe Cimperman and the planning department to develop zoning legislation specifically for urban gardens. The garden zoning designation would be a first step in garden preservation; we think it is the first such zoning in the country. Community gardens in Cleveland serve over 3300 participants; 52% of gardeners have household incomes less than \$19,000 and depend on the food grown.
- ◆ CCLT staff participated in a number of activities related to housing policy:
 - Panel member, Cleveland State University Forum on sustainable cities
 - City Club forum on affordable housing strategies.
 - Conducted education session for new legal aid attorneys on affordable housing policy and practice in Cleveland.
 - Participant, Community Wealth Building roundtable, sponsored by The Democracy Collaborative.
 - Review panel and faculty for first courses of newly created national CLT Academy, sponsored by the Lincoln Institute of Land Policy and the National CLT Network.
 - Participants, Cleveland Neighborhood Development Coalition working groups on Vacant and Abandoned Properties, Marketing, and Rehabs.

Organizational Development

- ◆ Diversified funding base. Strong outreach to new members and supporters by board of trustees. Increased support from individual donations and event sponsorships.
- ◆ Database development support for increased outreach efforts, both to members and clients. A full year of data on homebuyer outreach efforts is supporting us in revamping and better targeting marketing to potential buyers.
- ◆ Developed and implemented a strategic communications plan to enhance understanding of the Land Trust's community development capacities.

The Year Ahead

In 2007, we expect the Green Cottages project to move forward, putting in place funding contracts, selling the first houses in the project and starting construction. We'll develop a business plan for a rehab Land Trust project in the inner ring suburbs. We are doing focused outreach work in Wards 13 and 14 in Cleveland, with support from Council members Joe Cimperman and Joe Santiago. We're continuing to participate in planning efforts in the vicinity of three lots reserved for CCLT in Ward 14. We've re-tooled the marketing focus of the Homebuyer Initiated Program to better link CCLT clients with homes being developed by Cleveland's non-profit and for-profit developers.

With Thanks to Our Supporters

CCLT's work is made possible through the support of many individuals and organizations. Special thanks go out to:

In-kind Donations:

American Limousine Service
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Bier Markt
Capital Performance Analysts, LLC
Cleveland Public Theatre
Farkas Pastry Shoppe
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Toni Rankin
Kurt Schaffer
West Side Market Cafe

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January through December 2006

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