

Minnesota CLT Coalition Newsletter

Rondo CLT's programs continue to spread permanently affordable housing across Saint Paul!



Rondo CLT Homebuyer and her new home

Katie Neher is one of the Homebuyer Initiated Program's newest homebuyers, having purchased and rehabbed a home in the Hamline–Midway neighborhood of Saint Paul. "A cracker jack box -- way too small," is how she describes the apartment she lived in for 4¹/₂ years with her children, now ages 10 and

2. Living in an apartment was challenging for other reasons as well—her children had only a patio and the front sidewalk to play on and were limited by neighbors' complaints of noise even in the early evening. The family also dealt with cigarette smoke wafting in from others in the building. "I didn't enjoy sharing after awhile," Katie says.

But Katie knew where she wanted to buy a home—in a neighborhood where she felt confident sending Dominique, her son, out to play—and she soon realized that homes in her price range were in neighborhoods where she didn't have that confidence. She came across the Homebuyer Initiated Program (HIP) in an article in the *Star Tribune* and saw that it could give her the added boost to purchase a home that met her family's needs.

Katie says the CLT model also "fits into my philosophy." A social worker who works in employee training for those receiving public assistance, she likes the idea that the program benefits her but also another family when she sells. She too has values of creating affordable housing for everyone and making sure basic needs have been met for all in a community.

Now in her house for several months, Katie has a hard time pinpointing the single most favorite thing about her house. The fenced in yard and the three-season porch are great, she concedes, but she finally settles on “the space, just the extra space.” As for her son Dominique, his likes are a bit simpler. “I don’t like my house,” he says, “I LOVE my new house!”

[HIP has helped eight families purchase and rehab homes over the past year. Six more will participate by year-end. Rondo CLT HIP homeowners now live in the Hamline-Midway, Frogtown, East Side, and North End neighborhoods. HIP makes homes affordable with two grants: an affordability grant to reduce the cost of a home, and a rehab grant to ensure that the home is safe and sound. Rondo CLT added an energy audit and insulation updates to all HIP rehabs – this helps ensure that homes purchased are affordable to heat through the long winters.]



New Construction

Rondo CLT is currently involved with two partnerships to preserve housing affordability. In the Payne-Phalen area of Saint Paul, Rondo CLT has teamed up with East Side Neighborhood Development Corporation and Greater Metropolitan Housing Corporation to bring the CLT model of permanent affordability to two new homes. The single-family homes will feature reclaimed hardwood floors, durable cement-fiber siding, and Energy Star efficiency ratings. Construction on these homes is underway – we’re expecting that Rondo CLT homebuyers will be calling these houses home by the end of 2004.



Rehabilitation in Summit-University

Community NHS and Rondo CLT are working on their second partnership in the Summit-University neighborhood. A 75+ year old home

was moved from the Jimmy Lee Recreation Center expansion site to a vacant lot in the winter of 2004. The beautiful single-family home is currently being returned to its original splendor and will be sold to a Rondo CLT homebuyer in the summer of 2004.

Multi-Family Working Group

Rondo CLT's Multi-Family Working Group has formed a partnership with Powderhorn Residents Group to explore and develop a permanently affordable multi-family housing project that would serve households earning between 30% and 80% of area median income. The project would consist of at least 30 to 60 units, would probably be rental housing (though could be co-op) and could either be new construction or the rehab of existing buildings. The Multi-Family Working Group is currently in the process of securing project funding and identifying potential sites for development.

Captions:

Photo 1 (green house): "Katie Neher's Hamline-Midway home purchased through HIP"

Photo 2 (sketch): "Design sketch of the homes to be built on the East Side"

Photo 3 (white and blue): "232 Victoria Rehab Project, to be completed August 2004"