

## **Innovative CLT Interventions: Keeping Existing Homeowners in Their Homes**

Life happens, and households can run into tough times when they are facing issues such as injury or loss of employment. There are cases where household may have equity but have had struggles that have resulted in them potentially losing their home due to city code violations and/or tax forfeiture. The CLCLT has now successfully assisted almost 10 households to remain in their homes and benefit from the supportive environment of the CLCLT to assist with deferred maintenance and restructure of debt while ensuring the home remains permanently affordable through the CLCLT.

One such household is that of George. For many years George was a successful contractor working throughout the Twin Cities Metro area and a proud homeowner in the Shingle Creek Neighborhood of Minneapolis. Several years ago, George was the victim of assault and suffered a traumatic brain injury (TBI). As a result, George was unable to continue with his contracting business and slowly began to fall behind on his housing payments and the general maintenance of the property. Then, a couple years ago there was a major leak in the roof which resulted in severe water damage to the second floor of the home. In an attempt to keep his home, acquaintances put George in touch with a third-party investor to pay off his past-due balances but there was then the risk of the investor having title to George's property and there was no mention of the investor addressing any maintenance.



Through the City of Lakes Community Land Trust's Homebuyer Initiated Program (HIP), George was able to pay off the third-party investor to once again be on title for his home. CLCLT's HIP also went one step further to provide a rehab grant to address the deferred maintenance on the home.

Today, George can again focus solely on repairing bikes for neighborhood children and volunteering with a local food shelf.