



RONDO
Community Land Trust

ANNUAL REPORT 2025

*Building community ownership.
Preserving affordability. Supporting local culture.
Leading the Rondo Renaissance.*



RONDOCLT.ORG



A WORD FROM OUR PRESIDENT & CEO

This year marked another important chapter for Rondo Community Land Trust. As I reflect on my fifth year with the organization, I am proud of how much Rondo CLT has grown and what that growth has made possible. Our work remains rooted in Rondo, while our impact continues to expand across housing, commercial development, arts, culture, and community ownership.

In 2025, we helped families become homeowners, rehabilitated homes, supported small businesses, invested in artists, opened Golden Thyme Restaurant and Cafe, and established the Rondo African-American Arts District (RAAD).

This work has always been about more than buildings. It is about people, legacy, and opportunity. Thank you to our staff, board, partners, funders, homeowners, entrepreneurs, artists, and neighbors who continue to believe in this work.

A handwritten signature in black ink, appearing to read "Mikeya Griffin".

MIKEYA GRIFFIN
PRESIDENT AND CEO



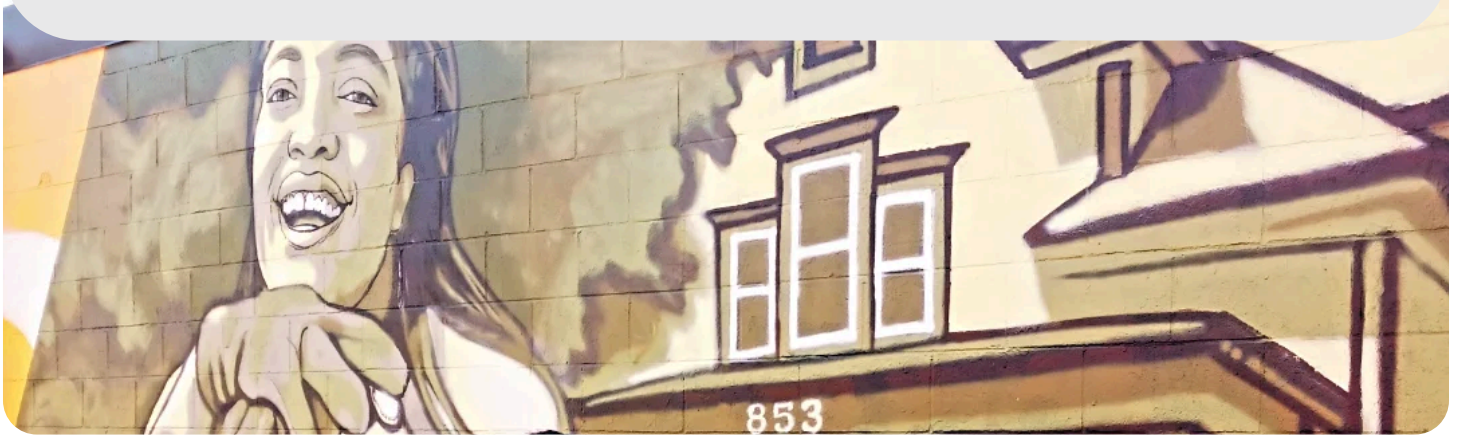
WHO WE ARE

Rondo Community Land Trust creates permanently affordable housing, commercial spaces, and community-centered assets that help families, entrepreneurs, and neighborhoods build long-term stability.

Founded in 1993 and rooted in Saint Paul's historic Rondo neighborhood, Rondo CLT serves Saint Paul and suburban Ramsey and Dakota counties. For more than 30 years, Rondo CLT has demonstrated the power of the community land trust model by integrating residential, commercial, arts, culture, and community development work.

OUR MISSION

To build stronger, more vibrant neighborhoods through permanent, community-led ownership



LAND IS POWER

Community ownership creates lasting stability.

DEVELOPMENT REFLECTS VALUES

Economic growth must be shaped by community priorities.

COMMUNITIES NEED MORE

Housing, businesses, arts, culture, and gathering spaces all matter.

AFFORDABILITY SHOULD LAST

Homes and spaces should remain within reach for future generations.



OUR TEAM



MIKEYA GRIFFIN
PRESIDENT & CEO



DAMON MASON
ASSOCIATE DIRECTOR



KAREN ADDOUN
HOUSING & COMPLIANCE
MANAGER



LIZ ZALANGA
EXECUTIVE ASSISTANT



ELIZABETH KIRSNER
HOUSING & ENGAGEMENT
ADVISOR



ADDIE BACKHUS
DEVELOPMENT &
COMMUNICATIONS MANAGER



JUSTIN GAARDER
SR. REAL ESTATE
DEVELOPMENT SPECIALIST



JONATHAN HARDY
OFFICE MANAGER



KIM LIEBERMAN
HOUSING ADVISOR



TAYLAN DE JOHNETTE
ARTS & CULTURAL
PROGRAM ADVISOR

Rondo CLT's work is made possible by a growing team committed to housing stability, commercial development, cultural investment, and community stewardship.

BOARD OF DIRECTORS

CHARLES BRADLEY

KATE SPEED

TIFFANY PRICE

MARCIO THOMPSON

BROOKE BLAKEY

MELVIN GILES

LATASHIA MATLOCK

REKIK ENDESHAW

TIFFANY PHILLIPS

TAMEKA JONES

KRYSTLE D'ALENCAR

RESIDENTIAL



8

FAMILIES HELPED INTO
HOMEOWNERSHIP

27

INDIVIDUALS HOUSED
THROUGH NEW
OWNERSHIP

63%

BIPOC HOUSEHOLDS
AMONG NEW
HOMEOWNERS

56%

AVERAGE AREA MEDIAN
INCOME

Rondo CLT's residential work helps families access stable, permanently affordable homes while staying rooted in the community. By preserving affordability over time, Rondo CLT creates pathways to homeownership, supports long-term stability, and helps families remain connected to the neighborhoods they call home.

154

ORIENTATION PARTICIPANTS

512

TOTAL PEOPLE SERVED

31

FAMILIES ON WAITING LIST

27

HOMES REHABBED

153

HOMES IN PORTFOLIO

73

UNITS IN PIPELINE

SAM AND JOSIE

Saint Paul Homeowners Since 2025



"Thank you. To make a way for a family that would have no way to buy a home in the current housing market – this is huge. Our children, our marriage, our finances, and our future plans have become much more clear because we have a home that is ours."

Sam grew up in Saint Paul, and Josie grew up in the Philippines. After meeting overseas, marrying, and moving back to the Twin Cities, they were ready to build a life with their three young children.

After years of renting and sharing a home with friends during a period of job insecurity, Sam and Josie began looking for a path to stability. When they learned about the community land trust model, it felt like the right fit.

"We didn't have a lot saved for a down payment, and we needed stability with young kids, sooner rather than later," Sam said. "We were instantly interested."

After a year of saving and preparation, closing day felt surreal.

"One of the first nights we lived in the house, I sat out on the back deck, taking in the moment," Sam said. "It was beyond words to be sitting in a place that was our own."

For Sam and Josie, homeownership has meant more than a house. It has meant stability, possibility, and a future for their family.

LATASHA

Saint Paul homeowner, Rondo CLT board member

Latasha is a wife, mother of four, and proud grandmother who moved to Minnesota in 2008 as a single mom. After years of renting at market rate, another rent increase in 2024 pushed her to take the next step.

“I told my husband, ‘I’m ready to buy a house.’”

Latasha enrolled in a first-time homebuyer class, where she learned about Rondo CLT. From there, she connected with Rondo’s network of support, including Tiffany Phillips at Bell Bank and realtor Darisha Hill, who helped guide her through the process.

By May 9, 2025, Latasha and her husband closed on their first home.

“Nothing feels better than being a homeowner,” Latasha said. “Our mortgage is cheaper than renting.”

For Latasha, the CLT model made homeownership possible and created a new sense of stability. Today, she brings that experience to Rondo CLT’s Board of Directors, helping guide the organization’s future as both a homeowner and community leader.

“To anyone reading this — please have patience. It will pay off. There might be a waiting list, but just know: it's worth it. Thank you, Rondo, for all you do for the community.”

COMMERCIAL



GOLDEN THYME

GOLDEN THYME GROWS ITS LEGACY

Golden Thyme's grand opening marked a new chapter for a longtime Rondo institution. What began as a beloved café has grown into a restaurant, bar, and gathering place that brings food, music, celebration, and neighborhood energy back to Selby Avenue. With 40 permanent jobs added, Golden Thyme shows how commercial spaces can carry history, support local culture, create opportunity, and give the community a place to come together.

11 BUSINESSES SUPPORTED WITH AFFORDABLE LEASES

27 BUSINESSES RECEIVED TECHNICAL ASSISTANCE

62 TECHNICAL ASSISTANCE HOURS

42,400 SQ. FT. OF TOTAL COMMERCIAL SPACE

8,100 SQ. FT. OF COMMERCIAL SPACE IN PIPELINE



ARTS & CULTURE

- 27** ARTISTS ENGAGED
- 4** PARTNERSHIPS FORMED
- 9** PUBLIC ART INSTALLATIONS
- \$152k+** INVESTED IN ARTISTS

FUNDING AND COMMUNITY SUPPORT

TOTAL RAISED
\$3.47M

TOP FUNDING SOURCES



2025 INSTITUTIONAL FUNDERS

- Allianz Foundation
- Ameriprise Financial
- Associated Bank
- BlueCross BlueShield
- F.R. Bigelow Foundation
- Headwaters Foundation for Justice
- House of Hope
- Hugh J. Andersen Foundation
- Huntington Bank
- Management Improvement Fund
- McKnight Foundation
- Minnesota Humanities Center
- Neighborhood STAR
- Northwest Area Foundation
- Old National Bank
- Pohlad Family Foundation
- Robert Wood Johnson Foundation
- Saint Paul and Minnesota Foundation
- Securian Foundation
- Target Foundation
- U.S. Bank
- Wells Fargo
- Xcel Energy Foundation

SO FAR IN 2026...



RONDO EXCHANGE

In March, we hosted the grand opening of the Rondo Exchange - Rondo CLT's small business incubator located at 856 Selby Avenue. The Exchange provides affordable commercial leases and technical assistance to four arts-based businesses. The grand opening was a big success- drawing over 150 attendees and generating over \$5,000 in sales for the businesses.

GLOBAL LEARNING EXCHANGE

In April, Rondo CLT co-hosted a Global Learning Exchange in Rio de Janeiro, Brazil. Bringing together 24 land practitioners from 11 different countries, we shared experiences, strengthened transnational relationships, and advanced community-led land stewardship in contexts shaped by displacement, racialized inequality, and housing insecurity.



ACQUISITION OF FORMER SEARS SITE

In March, Rondo CLT purchased the 17-acre former Sears Site. Today, the site is the largest parcel of undeveloped land remaining in Rondo. The historic site represents one of the most significant redevelopment opportunities in the community. We are looking forward to working alongside the community to unveil our plan, which will include affordable housing, commercial, and public spaces.

LOOKING AHEAD

BUILDING ON MOMENTUM

Rondo CLT is building on a year of growth across housing, commercial development, arts, and culture. The acquisition of the former Sears site marks an important milestone. More details will be shared as plans take shape, but the opportunity is clear: advance community-centered development that supports housing, economic opportunity, cultural investment, and long-term stability in Saint Paul.



SUPPORT COMMUNITY OWNERSHIP

When you support Rondo CLT, you invest in lasting affordability, community stability, and generational opportunity.



DONATE



ATTEND AN
ORIENTATION



CONTACT US



RONDO

Community Land Trust

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