

Rooted in Rondo. Building for Generations.



RONDO
Community Land Trust

Who We Are

Rondo Community Land Trust (Rondo CLT) is a community anchor, leveraging the versatile land trust model to create permanently affordable homeownership, commercial, and rental opportunities that help families build wealth and strengthen neighborhoods.

Founded in 1993 and rooted in Saint Paul's historic Rondo neighborhood, Rondo CLT serves all of Saint Paul and suburban Ramsey and Dakota counties. For over 30 years, we have demonstrated the ingenuity of the community land trust model- integrating our residential and commercial efforts with arts, culture, and community development work to enhance the economic and social well-being of our communities.

Our mission is to build stronger, vibrant neighborhoods through permanent, community-led ownership.

What

We Believe



Land is power,
and collective
ownership creates
lasting stability.



Affordability should
endure—not just
for today, but for
future generations.



Economic development
must be equitable
and shaped by
community values.

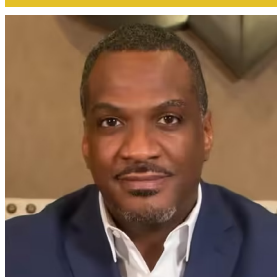
Our

Team

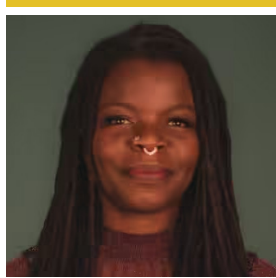
Staff



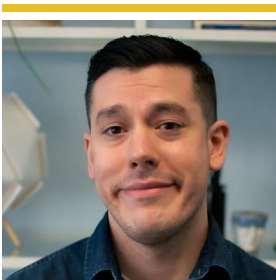
**Mikeya
Griffin**
Executive
Director



**Damon
Mason**
Director of
Operations



**Felicia
Perry**
Economic Development
Manager



**Justin
Gaarder**
Senior Real
Estate Specialist



**Karen
Addoun**
Housing and
Compliance Manager



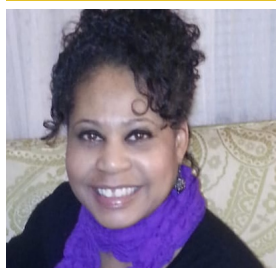
**Addie
Backhus**
Development and
Communication Specialist



**Ismail
Khadar**
Community Engagement
Specialist



**Kim
Lieberman**
Housing
Specialist



**Pamela
Taylor-Berry**
Rehab
Specialist

Board of Directors

Charles Bradley
President

Shannon Brunette
Vice President

Trish DeAnda
Treasurer

Brooke Blakey
Secretary

Ana Cruz

Krystle D'Alencar

Rekik Endeshaw

Melvin Giles

Jessica James

Tameka Jones

Tiffany Price

Kate Speed

Building Lasting Affordability For Families and Businesses in Rondo and Beyond

At Rondo Community Land Trust, we're tackling today's housing and economic challenges with a proven, community-led model that delivers lasting affordability. By removing land from speculation and keeping it in community hands, we help families and entrepreneurs secure long-term stability, build wealth, and grow the local economy.

Our Approach

Powered by the ingenuity and expertise of our communities, Rondo CLT leverages the land trust model to shift the paradigm of community economic development- planting something radically different.

AFFORDABLE HOMEOWNERSHIP THAT LASTS

We bridge the gap between market prices and what working families can afford, making homeownership possible for more Minnesotans, now and into the future.

COMMERCIAL SPACE THAT SUPPORTS GROWTH

Our lease rates, starting at just \$7/sq ft, give local entrepreneurs a real chance to grow, stay rooted, and serve the community.

A WHOLE-COMMUNITY VISION

We don't just focus on buildings. We create places where people can live, work, and celebrate culture. By weaving together our residential, commercial, and arts initiatives, Rondo CLT strengthens neighborhoods, bolsters the local economy, and ensures cultural placekeeping.

SMART, SUSTAINABLE INVESTMENT

Whether it's through taxpayer dollars, donations, or grants, dollars go further. Our model ensures that one-time investments create long-term opportunities for homeownership and business success across generations.

TOOLS FOR COMMUNITY WEALTH-BUILDING

From budgeting to estate planning, we help families gain the knowledge and confidence to build equity and pass it on.



Learn more at
RondoCLT.org



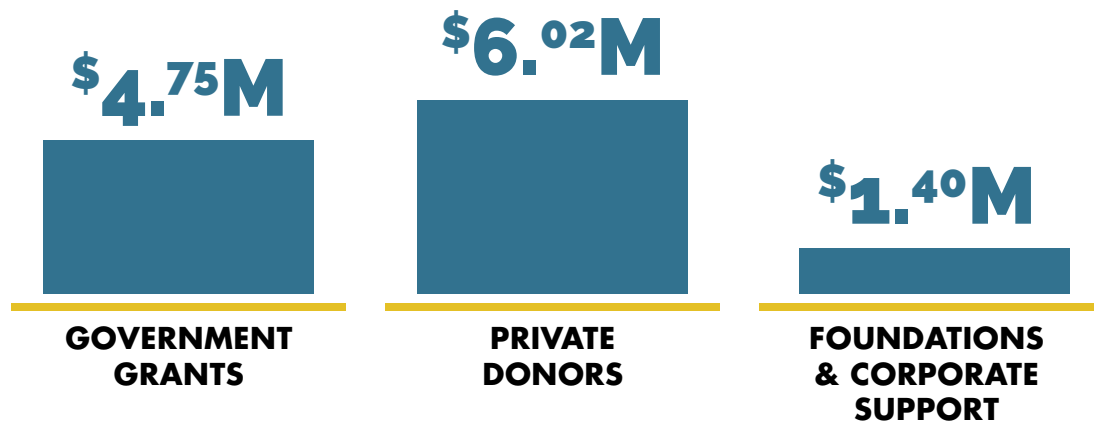
Our

Funding

Total Raised
in 2024

\$12.17M

Top Funding
Sources



2024 Institutional Funders

NCRC	Ameriprise Financial
Pohlad Family Foundation	Target Foundation
3M DAF	U.S. Bank
Xcel Energy Foundation	F.R. Bigelow Foundation
McKnight Foundation	Wells Fargo
Huntington	Securian Foundation
Minnesota Humanities Center	Hugh J. Andersen Foundation
Saint Paul and MN Foundation	Kresge Foundation
Old National Bank	House of Hope Presbyterian Church
Associated Bank	HRK Foundation
Allianz Life Foundation	Northwest Area Foundation

Where the Money Went

- Residential Programs
- Commercial Programs
- Operations and Staffing
- Community Outreach & Advocacy

Impact in 2024

Housing + Economic Milestones

PROVIDING OPPORTUNITY FOR STABLE, SUSTAINABLE HOUSING

31 new CLT homeowners

Average household income:
56% Area Median Income

8 new rental properties

Supported 10 new families

Pre-purchase Stewardship

1,500+ people completed
pre-purchase education

86 housing units in development pipeline

80+ mortgage-ready families on Rondo CLT's waitlist

SEEDING WORKFORCE DEVELOPMENT AND SUPPORTING LOCAL ENTREPRENEURS

7 small businesses supported with affordable space

51 businesses received technical assistance and 1:1 business support

31 businesses engaged through Plan It!

20 jobs were created/retained

13,000+ sq. feet commercial development in pipeline

ADVANCING REPARATIVE ECONOMIC DEVELOPMENT FRAMEWORK

15 Rondo Neighborhood Legacy families

14 Inheritance Fund families

Organizational Growth

Grew staff capacity from 6 to 9 FTE.

**Created dedicated
residential & commercial teams**

Expanded budget from \$2.1M to \$2.4M

Field Building, Advocacy, and CLT Awareness

11 Tours of Rondo CLT's work hosted

215 attendees

First Annual Gala

300 attendees

6 legacy Rondo residents honored

Advocacy at the state and federal levels

54 Speaking engagements

15 community events



The Solution

Rondo CLT is expanding its impact and driving long-term change.

We view our work as a solution to the current crisis in homeownership and business ownership. By advancing housing stability and community-driven economic development, Rondo CLT is not only addressing rising housing costs but also confronting the lasting effects of displacement and disinvestment in our communities.

Our theory of change centers on growing both our residential and commercial portfolios while implementing shared ownership models. Through this approach, we aim to foster vibrant cultural and economic hubs and build lasting community power.

With strategic initiatives and strong community partnerships, we are laying the foundation for the next phase of transformative work—rooted in housing, culture, and economic opportunity.

Key Initiatives for 2025

Launch RAAD: the Rondo African-American Arts District

Honoring the legacy of Black arts and culture in Rondo by launching the Rondo African-American Arts District

Grow New Construction Pipeline

Including affordable ownership and rental options.

Policy Advocacy

Advancing state and national support for shared equity models and commercial affordability

National Leadership

Helping shape best practices for CLTs nationwide

The Housing Crisis in Numbers

Average St. Paul Home	Monthly Mortgage (7% rate)
<hr/>	<hr/>
\$278,000+	\$1.7-\$2k

80+	MN Affordability Rank (nationally)
<hr/>	<hr/>
families on Rondo CLT homeownership waitlist	30 th

Business Ownership Gap

Black-owned businesses represent
<hr/>
1.3%
of employer firms in Minnesota

Commercial rents in Saint Paul have climbed
<hr/>
25%
in five years

Support the Movement for Community Ownership

When you support Rondo CLT, you invest in more than just homes or storefronts—you invest in lasting affordability, community stability, and generational opportunity.

Ways to Give



Make a Donation

Every dollar supports permanently affordable housing, rental, and business opportunities rooted in community ownership.



Become a Member

Join a network of neighbors committed to economic justice and community-led development.



Sponsor a Family

Directly support a family on the path to homeownership or entrepreneurial success.



Membership Levels

Neighbor

\$500–\$1,000

Community Champion

\$1,001–\$5,000

Rondo Visionary

\$5,001–\$10,000

Generational Benefactor

\$10,001+

Leave a Legacy

Legacy Giving

Help ensure our mission continues for generations. Including Rondo CLT in your estate plans allows you to leave a lasting impact on community ownership.

Options include:

- Bequests through wills or trusts
- Beneficiary designations on insurance or retirement accounts
- Donor-advised funds or charitable trusts

For more information, contact us directly to discuss your vision.

Other Ways to Get Involved

- Volunteer your time or expertise
- Attend an event and meet the community
- Share our mission with your network



Scan the QR
code to make
a donation.



RONDO
Community Land Trust

rondo@rondoclt.org
651-221-9884 | rondoclt.org