



# ANNUAL REPORT



## GREETINGS FROM THE PRESIDENT

I am pleased to state that 2021 was a very productive year for Homes Within Reach with a total of 16 properties sold; our goal had been 13 properties.

The successes of 2021 are largely due to how we worked together as a Board and partnered with communities to adapt to the challenges and struggles of 2020. Like so many organizations, our Board conducted monthly business meetings over Zoom and specific initiatives were pursued in small subcommittees focused on growing partnerships with communities and families.

As we entered 2021, the COVID-19 Pandemic continued to drive up housing prices, which resulted in a very healthy uptick in our Community Land Trust as people were looking for affordable homes and they found Homes Within Reach.

Today, our partnerships with communities is stronger than ever; they keep growing in opportunity and strength. Much of this growth is due to our Executive Director's creative approach and outreach to media, funders, and community leaders. 2022 is already proving to be promising as dedicated board members, staff, and partners work together to achieve this new year's forecast of 25 homes.

As always, please know that your on-going support is vital in sustaining our mission to transform people's lives through homeownership.

Sincerely,  
**NOEL KLINNERT**

Noel Klinnert, President HWR Board of Directors

*As Homes Within Reach moves into 2022 and beyond, we welcome you to follow our progress via our web site - [www.homeswithinreach.org](http://www.homeswithinreach.org) or on Facebook @homeswithinreachmn*

### Our Vision

To transform people's lives through homeownership.

### Our Mission

To use the Community Land Trust practice to create and preserve affordable homeownership for families in suburban Hennepin County.

### Our Core Values

- Belief in homeownership
- Bringing stability into people's lives
- Creating value for communities and families

## Welcome Home!



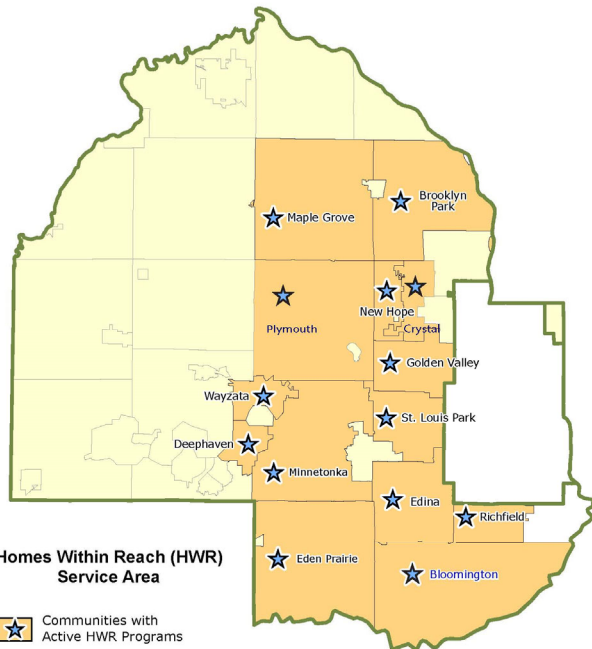
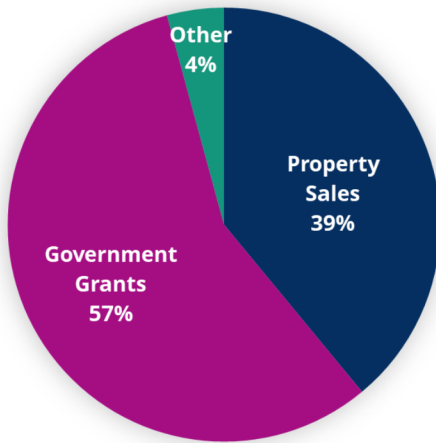
Transforming lives through homeownership



# Donors Make Housing Production a Reality

## 2020 Financials

### 2020 HWR Support & Revenue



### Statement of Activities & Changes in Net Assets

#### Support & Revenue

	2020	2019
Grants, Contributions & Other Revenue	\$ 1,638,126	\$ 1,851,322
Ground Lease Fees	56,867	53,722
Property Sales	1,083,300	1,364,700
Interest	64	204
<b>Total Support and Revenue</b>	<b>\$ 2,778,357</b>	<b>\$ 3,269,948</b>

#### Expenses

Property Costs	1,605,790	2,128,844
Program Services	73,333	58,294
Management & General	181,055	175,081
Fund Raising	36,074	37,635
<b>Total Expenses</b>	<b>1,896,252</b>	<b>2,399,854</b>
<b>Increase in Net Assets</b>	<b>\$ 882,105</b>	<b>\$ 870,094</b>

### Statement of Financial Position as of December 31

#### Assets

	2020	2019
Cash	\$ 447,297	\$ 621,505
Accounts Receivable	634	1,711
Grants Receivable	-	344,980
Prepaid Expense	3,900	10,659
Properties to be Sold	649,148	481,625
Equipment, net of depreciation	851	1,688
Land in Trust	15,621,350	14,651,350
<b>Total Assets</b>	<b>\$ 16,723,180</b>	<b>\$ 16,113,518</b>

#### Liabilities and Net Assets

Accrued Expenses	\$ 191,444	\$ 132,676
Loans	828,010	1,159,221
<b>Total Liabilities</b>	<b>1,019,454</b>	<b>1,291,897</b>
<b>Net Assets</b>	<b>15,703,726</b>	<b>14,821,621</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 16,723,180</b>	<b>\$ 16,113,518</b>

### 2020 FUNDERS AND DONORS

Andrie, Mark	Hamilton, Robert	Olson, Marney
Callison, Jan	Hanna, Terry	Otto Bremer Foundation
City of Bloomington	Hennepin County HRA	Siskin, Vicki
City of Eden Prairie	HOME Partnership	TJU Construction, Inc.
City of Edina	Klennert, Noel	White-Scherber, Winnie
City of Golden Valley	Kloockl, Samuel & Elizabeth	Wiersum, Brad
City of Maple Grove	Lang, Gregory	Xcel Energy
City of Minnetonka	Marrinan, Patti	
City of Plymouth	McKnight Foundation	
City of Richfield	Metropolitan Council	
City of St. Louis Park	MN Housing Finance Agency	
Geiwitz, Alan	Nichols, Joan	
	Nystuen, Jerry	

### 2020 BOARD OF DIRECTORS

Barrett Anderson  
Jessica Brue  
Elise Durbin  
Dan Johnson  
Noel Klennert  
Steve Schmidt  
Shelia Stamper  
Brian Sullivan  
Brad Wiersum

Brenda Lano-Wolke  
**Current, Executive Director**

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