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*Yearly Insights:
Building Community Roots
& Stewarding Resilience*

ANNUAL REPORT

FY 23/24

OUR **MISSION**

PCCLT is committed to developing permanently affordable housing; promoting community revitalization; and to providing programs and services that help low-moderate income families achieve, preserve, and sustain housing.

EXECUTIVE SUMMARY

Rooted in Community, Grounded in Trust



Dear Community Members and Partners,

As we reflect on the past year, I am filled with both pride and gratitude for the progress and achievements of the Pima County Community Land Trust (PCCLT). This year has been a testament of our commitment to enhancing affordable homeownership opportunities. Rooted in Community, Grounded in Trust, we are pleased to share some key highlights and updates from our journey.

We have successfully **added 9 homes to our portfolio**, providing **123 low-to-moderate-income households** with stable housing. Each of these homes represents a promise of permanently affordable homeownership to the community and housing stability for the families that occupy them. Through the CLT model, PCCLT provided over **\$852,600 in write-downs and helped clients secure over \$266,600 in down payment assistance**, making homeownership more attainable for many families by removing some financial barriers. We also provided **over \$75,000 in repair and rehab services to 9 families** this year, enhancing their living conditions and overall quality of life. Our initiatives improved homes, supported local tradespeople, creating a ripple effect of economic growth and community resilience.

A significant milestone this year was the **acquisition of our office building and surrounding land**. This strategic move positions us for future growth and stability, enabling us to better serve our community and expand our impact in the years to come. We also **welcomed new staff members whose renewed energy** has deepened our community ties, leading to more effective outreach and impact, and have expanded our stewardship services. We are excited about our return to in-person engagement and enhanced stewardship role for our homeowners and tenants.

We remain steadfast in our commitment to making a tangible difference in the lives of those we support and to enhancing the sustainability of our organization. As we look ahead, we are excited to build on these successes and continue our efforts to provide affordable housing and community support.

None of this would be possible without the vital support of our partners and funders. Your commitment plays a crucial role in ensuring affordable housing opportunities for today and for future generations. **Thank you for your continued support** and for being a part of this important work. Together, we are making a meaningful impact and creating a more equitable and sustainable future for all.

In partnership,

Maggie Amado- Tellez

Executive Director
Pima County Community Land Trust



PILLARS OF SERVICE

PROPERTY ACQUISITION

PCCLT acquires foreclosed and vacant homes and lots to be held in trust for future development, which may include new construction or rehabilitation. The properties are made available for rental or resale to households earning between 50-80% AMI.

HOUSING REHABILITATION

PCCLT ensures that all homes are rehabilitated to address health and safety concerns, as well as any issues that could pose a financial burden to homeowners. When funding permits, PCCLT offers assistance for minor health and safety repairs.

RESALE OF HOMES

PCCLT sells homes under the CLT model to households earning at or below 80% AMI. PCCLT retains ownership of the land & enters into a 99-year ground lease, granting homeowners use of the land while preserving its status as a community asset.

RENTAL OF HOMES

PCCLT's portfolio currently has 21 single-family rental homes and a studio four-plex. These homes are available for rental to individuals earning at or below 80% AMI.



PILLARS OF SERVICE CONT.

HUD APPROVED HOUSING COUNSELING

PCCLT supports long-term housing stability through a Housing Counseling program that provides one-on-one counseling, education, and referrals to supportive services that address specific needs. Counselors work with clients to create budgets and develop action plans toward achieving home buying and housing stability goals.

HOME BUYER ED & FINANCIAL CAPACITY BUILDING

PCCLT provides comprehensive pre- and post-purchase education including an in-depth personal finance and homebuyer counseling. Our program covers essential topics such as budgeting, credit management, evaluating mortgage readiness, debt reduction and home maintenance.

STEWARDSHIP & ADVOCACY

PCCLT fosters long-term empowerment through extensive stewardship and advocacy programs that provide outreach, resources, & connections delivering sustained social and economic support to both homeowners and tenants.

NEIGHBORHOOD STABILIZATION

PCCLT contributes to neighborhood stability by acquiring, rehabilitating and developing properties to offer affordable housing options, thereby helping to prevent displacement in rapidly gentrifying neighborhoods. PCCLT also engages in significant targeted community outreach



COMMUNITY **IMPACT**

FY 23/24

Through strategic investments and community engagement, we continue to enhance the overall wellness and generational wealth of our participants.

ECONOMIC IMPACT

- Nearly \$4 million was invested in Tucson through the resale of 9 homes to low-moderate income households.
- Nearly \$1 million in subsidies reduced purchase price and loan amounts, enabling buyers to reduce costs, thereby improve their purchasing power.
- \$318,000 was paid out to local contractors for housing rehab expenses.

DEMOGRAPHICS

Of 118 clients that received housing counseling services in FY 23/24:

- 95% were at or below 80% of AMI
- 69% were Female headed households.
- 86% of PCCLT buyers were minority.
- 7% of PCCLT buyers were seniors.



SOCIAL IMPACT

- Annual mortgage payment savings leaves families with more money for food, medical and other expenses.
- Children in stable housing have improved health and educational outcomes.
- Neighborhood vacancy/blight is diminished, helping to improve home values and reduce crime.
- 80% of PCCLT Homeowners participated in stewardship services.





OUR FUNDING CHAMPIONS

We extend our deepest appreciation and sincere gratitude to the sponsors, funders, volunteers and supporters who fuel our mission and believe in the impact of our work. Your dedication and generosity are the cornerstones of our success and continue to inspire and motivate us every day. Thank you for being vital partners in providing essential programs and services to help low-moderate income families achieve, preserve and sustain their homes.

