

Rooted in Justice: Centering Underserved Communities in CLT Practice

Rondo Community Land Trust

Saint Paul, Minnesota, United States

May 5, 2026

Speaker Introduction

Mikeya Griffin

Rondo Community Land Trust

CEO and President



Speaker Introduction

Ashley Allen, Ph.D.

Houston Community Land Trust

Executive Director



Moderator

Damon Mason

Rondo Community Land Trust

Associate Director

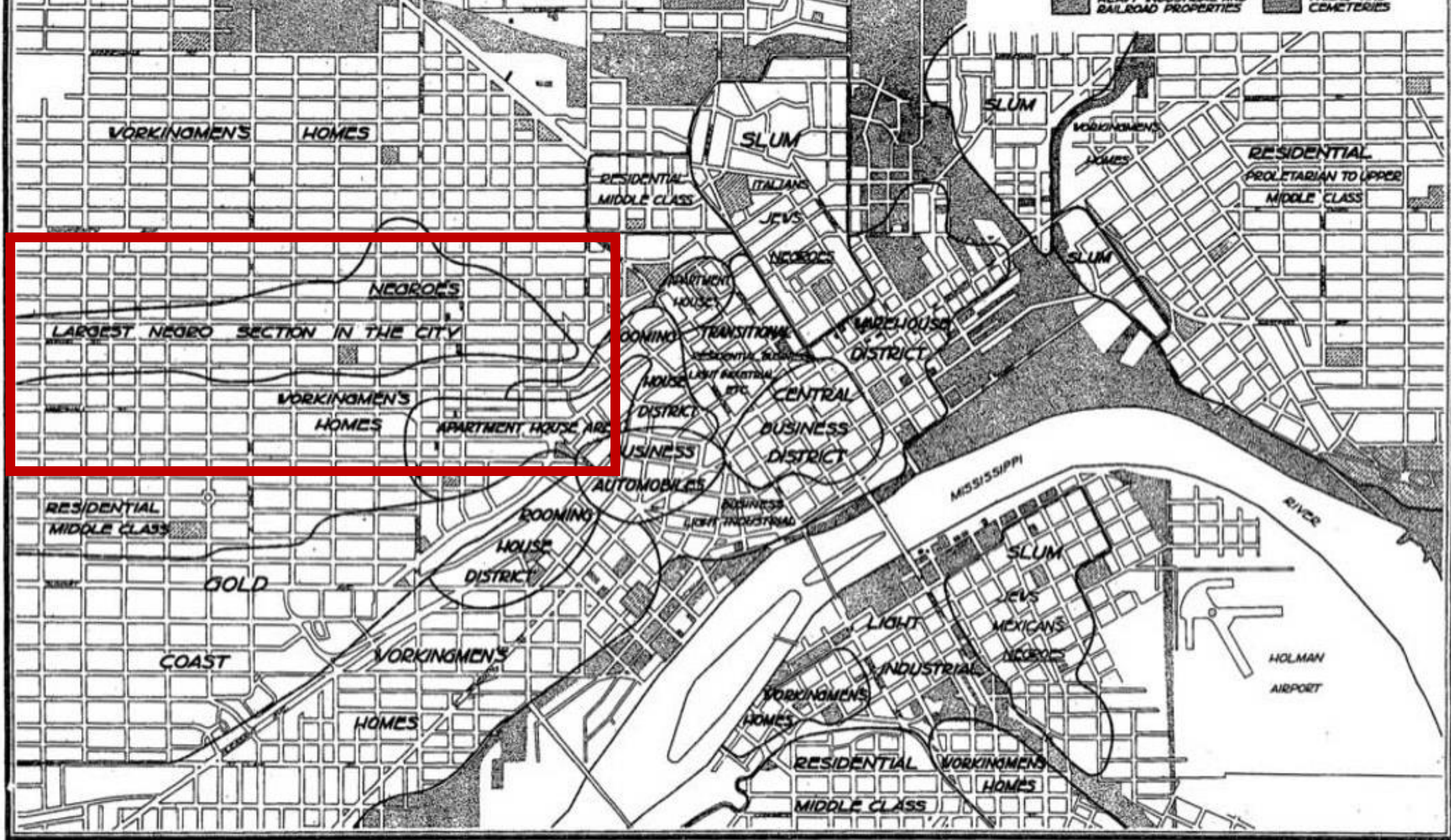




Grounding Our History

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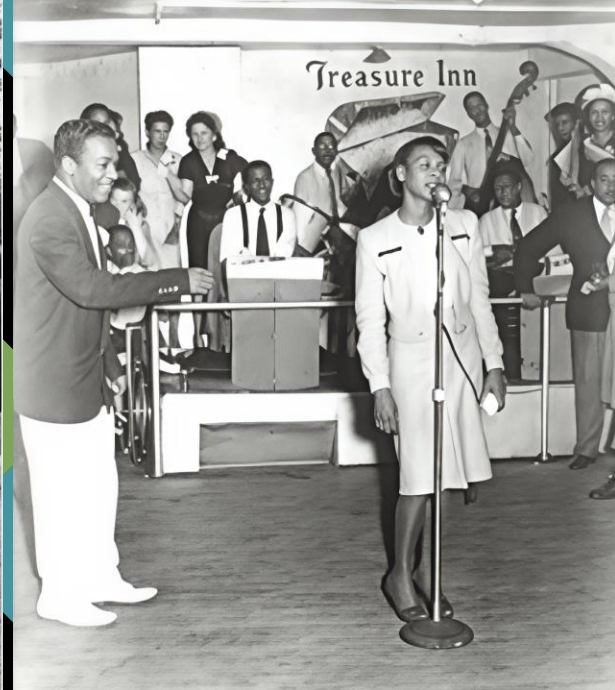
Rondo CLT



Rondo neighborhood in St Paul, MN 1940 2020



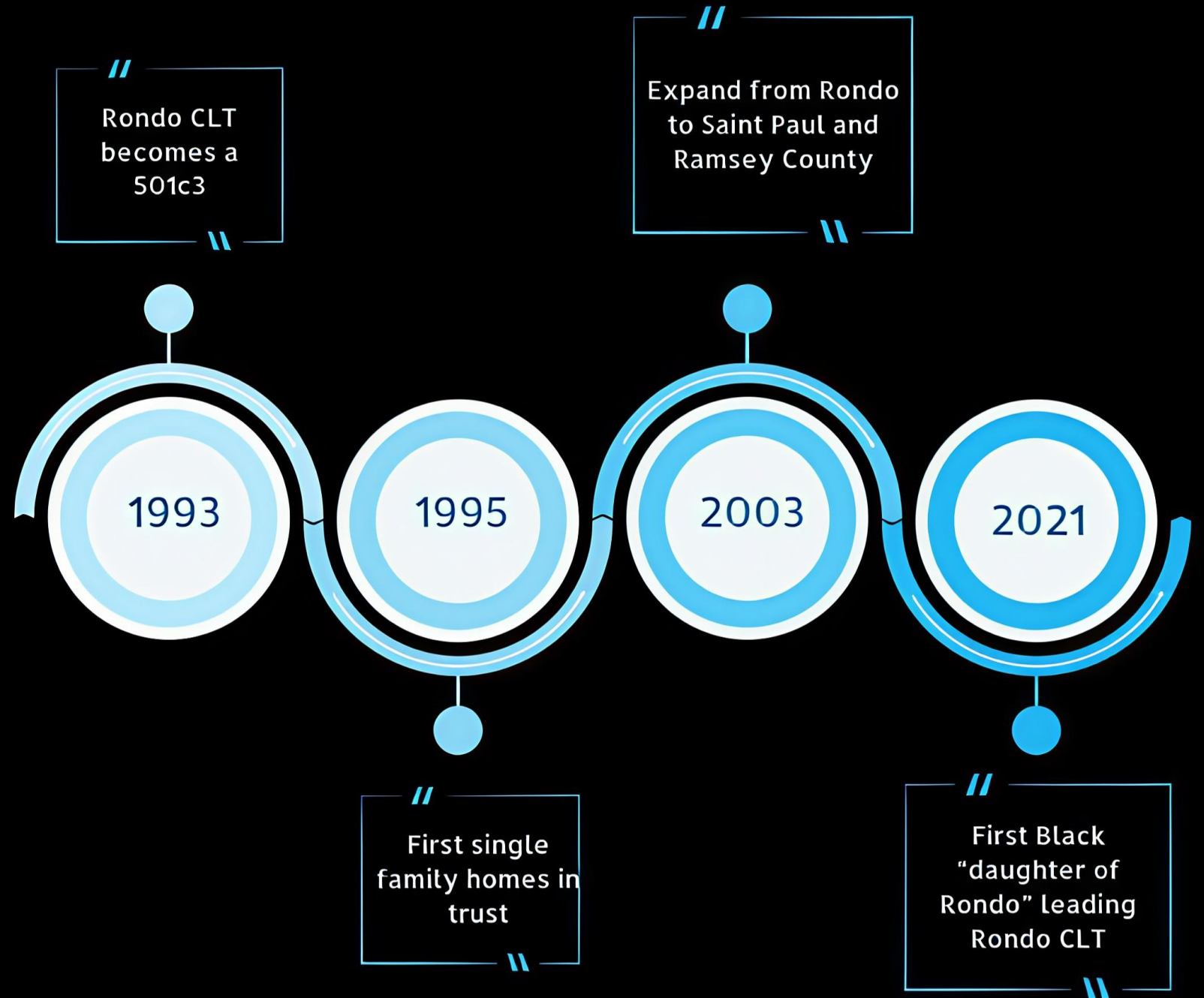
“Over 700 Rondo homes and 400 businesses were lost to I-94 construction; had those homes not been destroyed, they could have generated \$157 million of intergenerational wealth.”



- Geographic boundaries: Lexington Avenue to Western Avenue; University Avenue to Laurel Avenue.
- Strong cooperative community values.
- A culturally rich and vibrant Black neighborhood.
- A close-knit and insular community.

Historic Rondo

Rondo Community Land Trust emerged from community voice.



Who We Are



- Rondo Community Land Trust (Rondo CLT) is a nonprofit based in the historic Rondo neighborhood, serving Saint Paul and suburban Ramsey and Dakota Counties.
- Since 1993, we've helped families and small business owners with low to moderate incomes buy homes and launch businesses by keeping land affordable and in community hands.
- We are the first CLT in the state of Minnesota.

Our Framework

Repairing the past.

Building for the future.



Our Housing Programs

Financing Model	Core Programs
<p><u>Rondo</u> Up to \$150K affordability grant Up to \$60K rehab dollars</p> <p><u>Buyer</u> Approved Mortgage</p> <p>State City County Philanthropy Buyer</p>	<ul style="list-style-type: none"> • Homebuyer Initiated Program (HIP) • Acquisition/Rehab Resale • New Construction • Foreclosure Prevention <p>Stewardship</p> <ul style="list-style-type: none"> • Pre Purchase Education • Post-Purchase Stewardship

Neighborhood Legacy (\$2.2M appropriation)

- Right To Return
- The Inheritance Fund
- Right to Stay



We support low to moderate income families ($\leq 80\%$ AMI) with access to housing and economic opportunity across St. Paul and suburban Ramsey and Dakota Counties.

Our Commercial Programs

Core Programs

Business Technical Assistance

Business Initiated Program (BIP)

Affordable Commercial Leasing

Strategic Acquisition

New Construction

Neighborhood Legacy

- Right To Return (Business)
- Right to Stay (preserving Black-owned businesses)

Commercial



Golden Thyme Coffee and Café Acquisition

Purchased Golden Thyme Coffee and Cafe, ensuring permanent community controlled over the beloved neighborhood asset. Created 40 new jobs in the community, supporting local economic development.

Golden Thyme Restaurant and Bar

Founded in 2000 by Mychael and Stephanie Wright.

After 24 years of service, the Wrights transferred ownership to the Rondo Community Land Trust to ensure the space would continue to thrive as a hub for Black-owned businesses and cultural preservation.



Golden Thyme Grand Opening



Rondo Exchange Grand Opening

Rondo African-American Arts District

In 2025, we invested in and activated arts and cultural activity in the Rondo neighborhood by:



- Officially launching the Rondo African-American Arts District (RAAD), which is shaping a vibrant cultural corridor (Selby Avenue; Lexington to Dale) rooted in Rondo's past, present, and future.
- Completing 6 public murals, partnering with 27 local artists, investing over \$135,000 in artist commissions, and employing 11 local contractors.
- Hosting our third annual Gala, leading a two-day arts activation, sponsoring the Selby Jazz Fest and Rondo Days, and tabling at more than 30 events.



Sears Redevelopment Project

- Transforming 17 acres of the former Sears site into a mixed-use, transit-oriented community.
- A \$600 million redevelopment that delivers new housing, jobs, and economic vitality while advancing St. Paul's housing, climate, and connectivity goals.





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RONDO
Community Land Trust

RCLT CAPITOL REDEVELOPMENT

02-11-2026

LSE
ARCHITECTS

Rondo Community Land Trust continues to strengthen local businesses and create economic opportunities:

- **Affordable Commercial Space**
Supported 11 businesses with \$7/sq. ft. commercial space, reducing overhead and enabling growth.
- **Business Support for Entrepreneurs**
Provided technical assistance to 230 entrepreneurs, fostering business growth and sustainability.
- Added 42,000 sq ft commercial space.



Commercial Impact

Since 2021, Rondo CLT has significantly expanded its role in creating and preserving affordable housing.

- **Families Supported into Homeownership**

Added 160 single-family homes, enabling more families to access stable, affordable ownership opportunities.

- **Rental Housing Expansion**

Increased offering deeply affordable options for renters, including an additional 30 units of affordable senior rental housing.

- **Pre-Purchased Education**

Educated over 3,000 individuals (80% BIPOC) through CLT homeownership orientations, building knowledge and trust.

- **Post Purchase Stewardship Program**

Created and strengthened our post-purchase stewardship program.

- 400 units of housing in pre-development.



Residential Impact

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Houston CLT



Rooted in Justice

Dr. Ashley Allen
Executive Director
May 5, 2026



CLT Price:
\$84,700



CLT Price:
\$92,900



CLT Price:
\$90,000



HCP Success Stories



STEWARDSHIP

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Stewardship Program

Workshops

Holiday Party

World CLT

Leadership (CLT Board and Membership)

Newsletter

Home Maintenance Resources

HCLT Fee

Tax Questions

Estate Planning (TODD)

Scholarships

Preservation and Rehab

Program Overview:

HCLT will provide a repair subsidy in exchange for the owner putting their home in the CLT. They will benefit from getting their home repaired and the tax benefit so they will not be burdened by the appreciation once the home is repaired.

The homeowner will agree to resale their home at the restricted resale price which will be based on the homes pre-improved appraised value so they do not lose their current equity.



Affordable Rental





Rehab-Bath
room 1

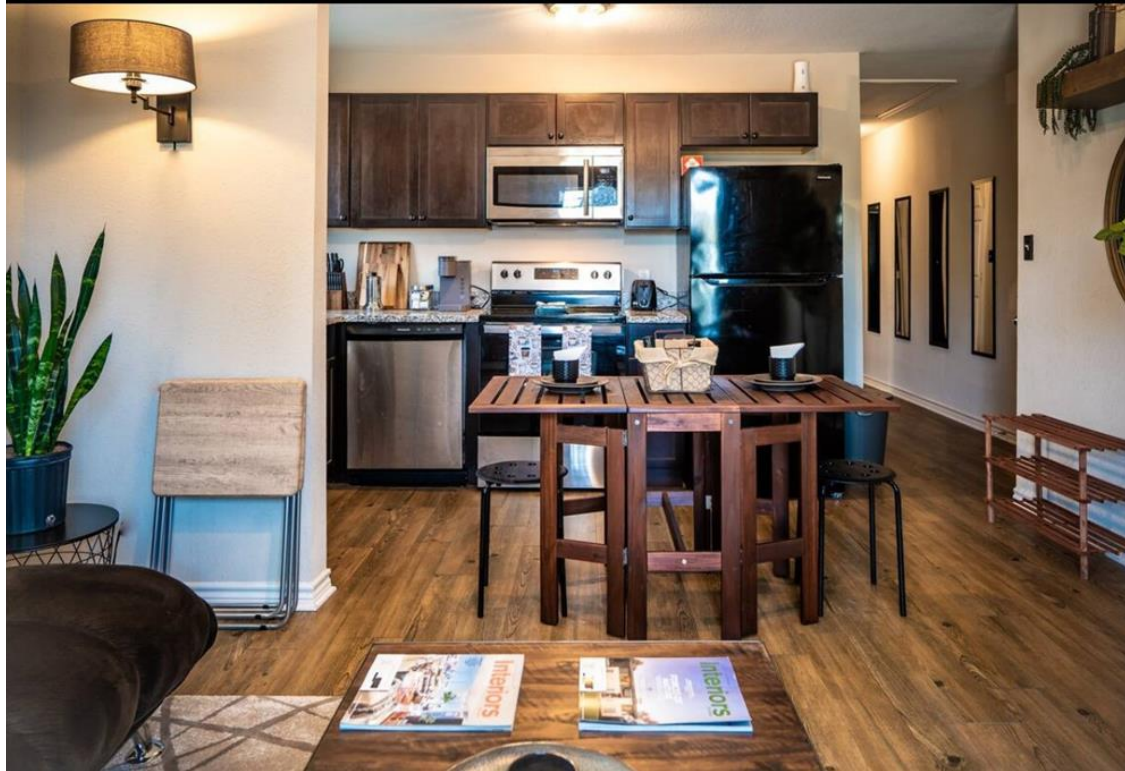




Rehab-Family Room



Affordable Rental



Community and Business Space



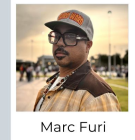


Quarterly Art Exhibition

Opening Reception

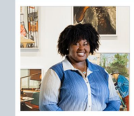


Tomii Culmer



Marc Furi

April
9
6 - 9 PM



Jakayla Monay



RSVP

www.thirdwardculture.org

2535 N MacGregor Way, Houston, TX 77004

Sweet Lounge Tour Pop-Up

Hosted by the Houston Community Land Trust

2535 N. MacGregor Way

Great new menu item provided

January 17, 2026
11:00 AM - 4:00 PM

www.crumbvilletx.com

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In Conversation

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Questions

Thank You

