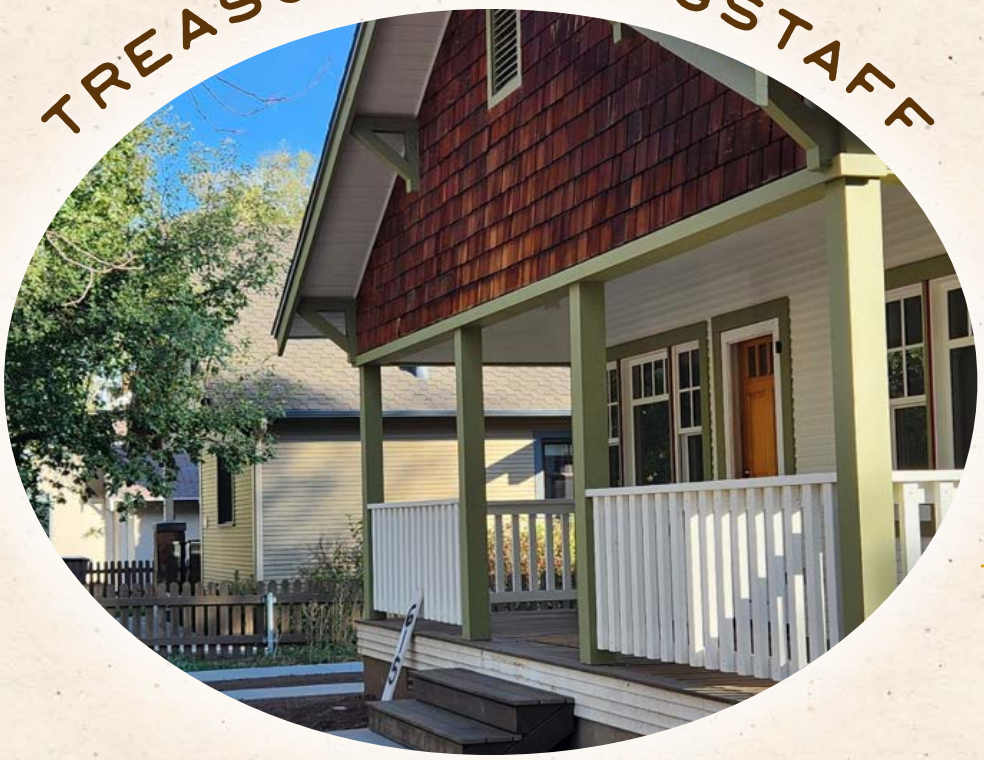
TREASURING FLAGSTAFF



"Historic structures and the character they possess make our city distinctive and inviting." – GAIL HARRIS

TOWNSITE COMMUNITY LAND TRUST

2024 ORGANIZATION REPORT

Preserving historic Flagstaff
with permanently affordable housing

CELEBRATING 10 YEARS OF SERVING THE FLAGSTAFF COMMUNITY!

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Letter from the Executive Director

Gratifying to me is that our innovative Flagstaff Townsite Historic Properties Community Land Trust (TCLT) combination of the community land trust model of homeownership with historic preservation is being recognized throughout the country. I regularly respond to inquiries from around Arizona and the nation to learn about our work. I am happy to respond because I believe the multi-faceted benefits are important, especially in smaller communities with limited and therefore more valuable historic resources.

As of 2024 our TCLT, a 501(c)(3) tax-exempt organization, has existed for 10 years! We are dedicated to restoring historic properties while creating permanently affordable, owner-occupied houses that provide Flagstaff residents with secure housing so they can grow roots in the community. In our portfolio are 6 historic houses that will be owned by one household after another into the future. With the sale of Sego Lily at 615 W. Birch Ave., 7 households will have become caretakers Flagstaff history. We know that history will be preserved when we recognize it and value the stories.

We are always strengthening TCLT's foundation to ensure affordable housing remains accessible for generations to come. By expanding our impact, we preserve more of Flagstaff's unique character while making homeownership a reality for more Flagstaff families.

Our tiny all-volunteer run nonprofit does really big work. Your support allows us to keep moving forward serving Flagstaff. The need for preservation and permanently affordable housing continues to grow so thank you very much!

Duffie Westheimer, Founder & Executive Director

TOWNSITE COMMUNITY LAND TRUST

PO Box 234 • Flagstaff, AZ 86002 • 928.268.2909 • info@TownsiteCLT.org

TCLT is a 501(c)(3) nonprofit and we welcome property donations. EIN 47-4949375

TownsiteCLT.org

CELEBRATING 10 YEARS OF SERVING THE FLAGSTAFF COMMUNITY!

Mission

Promoting historic preservation and community investment with permanently affordable owner-occupied homes.

Vision

For current and future Flagstaff residents and visitors to understand this special place by being able to live in and spend time among historic properties.

Board of Directors

Charlie Silver
President

Chris Hogan
Secretary

Duffie Westheimer
Executive Director, Treasurer

Barbara Bates
Board Member

Marcus Montoya
Board Member

Gaylene Soper
Board Member

Please contact us if you are interested in joining our Board of Directors.

Report design by Mary Ross Design

Townsite Community Land Trust (TCLT)

TCLT EMBRACED THE TRADITIONAL COMMUNITY LAND TRUST (CLT) affordable housing model as a method for preserving Flagstaff's unique and proven historic housing stock. We hold land in trust and steward the houses we rehabilitate and restore so they will serve Flagstaff for at least another century. TCLT permanently retains ownership of the land where the houses sit.

With the first TCLT sale the land and historic house are separated, creating two deeds. At completion of a sale a 99-year ground lease is signed by both TCLT and the eligible and financially qualified buyer. This sets up the "shared-equity" relationship and establishes the resale formula which, when that household sells, allows them to earn a portion of the increased value, and for TCLT to retain our community investment. TCLT is one of more than 300 community land trusts established throughout the world to keep land and housing available and affordable. Our leading combination of this model and historic preservation has brought growing attention to Townsite Community Land Trust.

14 N. Bonito St., one of the homes of the 'Four Square' project.

Dedication to Preservation

TCLT ESTABLISHED AS A NON-PROFIT ORGANIZATION Since 2014, TCLT has successfully acquired, rehabilitated, and sold five affordable homes in the Flagstaff Townsite Historic Residential District. In 2024, TCLT relocated a donated structure and rehabilitated our 6th house. TCLT is preserving the historic area's character while expanding ongoing homeownership opportunities for local families.

Treasure Flagstaff

TCLT's "Treasure Flagstaff" program focuses on educating the public about local history, expanding visibility and knowledge of TCLT's mission, building the membership and increasing the number of financial supporters while continuing to diversify revenue sources.

TREASURE FLAGSTAFF™

A native perrenial Sego Lily bloom.

THE SEGO LILY HOUSE was our sixth project, named "Sego Lily" for the flower blooming at the time the house was moved. For that project, TCLT was awarded the highest level City of Flagstaff Historic Signs and Facades matching grant for our preservation work ($20,000). We were also able to use the City's Incentive Policy for Affordable Housing to offset some costs.

The Sego Lily house was awarded the top rating by the Coconino County Sustainable Building program. Continuing to use already constructed buildings is the most sustainable approach to meeting our community needs.

Individuals from 14 households interested in TCLT's work and the Sego Lily house, attended our orientation classes. Meanwhile, TCLT was successful in having the moved house relisted in the Flagstaff Townsite Historic Residential District of the National Register of Historic Places program.

The Raudebaugh family home at 12 N. Hillside, as seen in 1973 (now the Sego Lily house). Photo courtesy of Mary Lou (Raudebaugh) Morrow.

WEDNESDAYS AT THE WEATHERFORD

HOTEL WEATHERFORD FLAGSTAFF, AZ

HISTORY HAPPY HOUR

First Wednesdays of the Month • 5 to 7pm

SHORT HISTORY PROGRAMS WITH TIME TO MINGLE

PAINTING BY GIULIA ROBINSON

Our Lady of Guadalupe Church and congregation history presentation by parishioners Mary Vasquez Powell, Lydia Anaya, and Johnny Anaya.

History Happy Hours

Throughout 2024 Treasure Flagstaff partnered with the historic Weatherford Hotel—a valuable historic site—for free monthly "History Happy Hour" events. These popular social gatherings allow the history-loving community to come together to celebrate Flagstaff's rich and colorful past. More than 12 topics have already been presented to a growing audience of locals and visitors. At these events we bring customers into the Hotel and introduce attendees to TCLT and our charitable mission.

"FlagTown" Pins are a Treasure Flagstaff project making cloisonné lapel pins to share seven unique Flagstaff historic signs and buildings. Each pin is mounted on a specifically designed colorful postcard with a short history of the site and an image of the pin. The pins are for sale at shops in historic downtown Flagstaff and through the TCLT website at TownsiteCLT.org.

In 2023, TCLT's Treasure Flagstaff produced "FlagTown" Pins depicting seven historic sites and signs mounted on informative souvenir postcards. They are for sale in Flagstaff's downtown shops and also on our website.

"I'm a Townie" T-shirts allow people to express their support for TCLT's mission of valuing Flagstaff's unique history.

Outreach & Presentations

Executive Director, **DUFFIE WESTHEIMER** continued making presentations and leading walking tours of the historic Townsite neighborhood. She and our structure relocator, Garrett Denny, gave an informative presentation at the 2024 Arizona Preservation Conference, titled "Saving Structures Can Be a Moving Experience."

Our work has been recognized by various local media sources, spotlighting our efforts to protect Flagstaff's unique heritage, while ensuring lasting housing affordability for our residents.

Duffie leads walking tours in the historic Townsite neighborhood. Call or email us to arrange a tour or presentation.

We Are Honored

Our work has been recognized in local news highlighting our efforts to protect Flagstaff's unique heritage while ensuring lasting housing affordability for our residents.

Our Executive Director was asked to contribute the TCLT story to be included in the soon-to-be-released updated Arizona State Historic Plan.

TCLT's dedication has been honored with several prestigious awards, underscoring our impact in both historic preservation and community development, most recently by the Daughters of the American Revolution.

We have recently been been awarded:

- The Arizona Governor's Heritage Preservation Honor Award
- Friends of Flagstaff's Future Livable Community Award
- Daughters of the American Revolution Award for Historic Preservation

THE NATIONAL SOCIETY OF THE
Daughters of the American Revolution
Historic Preservation Committee
Certificate of Award
presented to
TOWNSITE
COMMUNITY LAND TRUST
for
Excellence in Historic Preservation
November 9, 2024

TCLT was awarded the Daughters of the American Revolution Award for Historic Preservation in 2024.

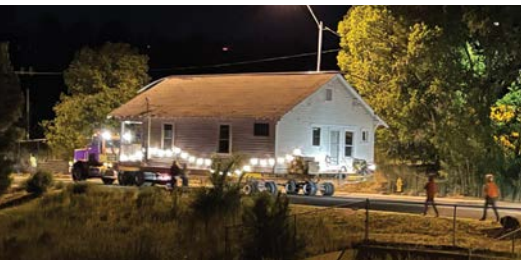
WHAT PEOPLE ARE SAYING

"I've learned so much about the process of buying a house through this experience. I can't imagine doing it without the TCLT, which provided guidance every step of the way."

~ CHRISTINE, TCLT HOMEOWNER

"What do we lose when older houses are torn down to make way for new ones? We lose pieces of Flagstaff's history, and we lose people...The work of Flagstaff's Townsite Community Land Trust helps people by helping to preserve places for them to live. It really is about *community*. By finding the value in old houses and fixing them up to be comfortable, energy efficient, and more affordable in the long term, the Trust helps to assure the human viability and stability of our neighborhoods."

~ PETER FRIEDERICI, DIRECTOR
Sustainable Communities Program
Northern Arizona University



For a slideshow and audio interview of moving a donated house from 12 N. Hillside St. to 615 W. Birch Ave., click on this link:
https://townsiteclt.org/12%20to%20615%20Sego%20Lily/12%20To%20615%20(1)/album/index.html

FINANCIAL OVERVIEW

As TCLT moves into 2025, *our continued financial growth is strengthening our mission to preserve Flagstaff's historic character while creating permanently affordable housing.*

For each of our projects we have been awarded $20,000 matching "Historic Signs and Facades" grants from the City of Flagstaff. We also utilize the City's Incentive Policy for Affordable Housing (IPAH) program, further supporting our efforts.

Much of our progress is fueled by the generosity of community members who have donated houses and land. *Contributions like these make it possible to save Flagstaff's historic buildings and offer homeownership opportunities to households who are priced out of owning a house. The homeownership opportunities provided by TCLT are a lasting gift to our community.*

Summary

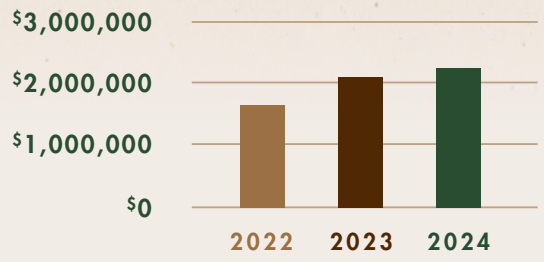
Since 2022, TCLT's Net Assets have increased by 33.9%, reinforcing our long-term financial stability and capacity. Totals in the charts below reflect the value of land held in trust in order to keep the houses affordable.

TCLT's operating income reflects a balanced mix of funding sources, including private donations, grants, rental income, and in-kind contributions such as donated properties. In 2024, support from the City of Flagstaff and increased community contributions helped diversify and strengthen our financial foundation.

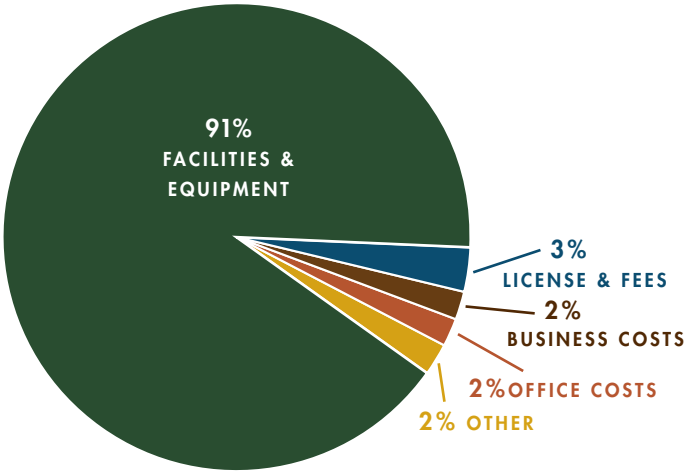
2024 was focused on rehabilitating and restoring the Sego Lily house, which is expected to sell in 2025. Proceeds from the sale will be reinvested in the next project.

Total Net Assets Growth

(2022 – 2024)

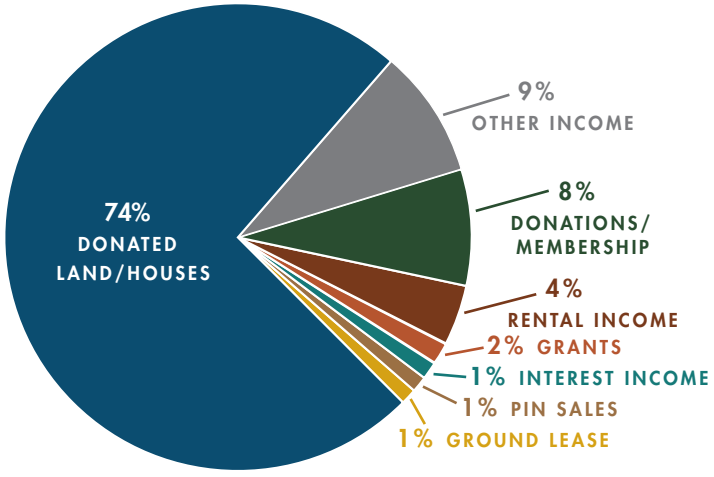


The following charts illustrate the diversification of our income streams and how our expenses support mission-critical activities year over year.



Operating Expenses

(2023 – 2024)



Revenue Growth

(2023 – 2024)

TCLT's operating expenses reflect the current costs of stewarding historic properties, providing support to the homeowners, and developing additional properties. Spending in 2024 remained focused on core operational needs—such as facilities, insurance, and utilities—ensuring our homes and programs remain safe, functional, and mission-aligned. All the work is currently done by the volunteer Board of Directors and Executive Director.

Note: TCLT intentionally hires and spends locally in order to support Flagstaff businesses and economy.

IN APPRECIATION

OF OUR MEMBERS, SUPPORTERS & PARTNERS

TCLT extends its heartfelt gratitude to our members, donors, and dedicated volunteers. *Because of you, seven families have been afforded the opportunity to put down roots in Flagstaff! They were able to purchase lovingly restored historic houses in an established neighborhood and have become caretakers of houses that are the heart and soul of our community.*

Your generosity supports TCLT and safeguards Flagstaff's character, *one home, one family, and one story at a time.* ***Thanks to you,*** *we are preserving history while ensuring homeownership remains within reach for current and future generations.*

Thank you Helene Babbitt *for thinking of TCLT when the house at 12 N. Hillside no longer met your needs.*

Thank you Architect Karl Eberhard *for donating a portion of your expert services.*

Thank you our friends at Flagstaff Wholesale Flooring *for donating the kitchen and laundry room flooring. Also, Flagstaff Tile and Stone for donating the bathroom flooring and under the historic gas stove.*

We so appreciate our contractor, Kevin Peterson of Good Oak Enterprises and his crew Joe and Richard *for their hard work, attention to detail and willingness to preserve the character of the TCLT houses. Good Oak has rehabilitated and restored all the TCLT houses.*

Thank you Sam Green and Henry Taylor of the Weatherford Hotel. *History Happy Hour events in a historic building broadens our mission to preserve Flagstaff's historic sites. You have been and continue to be leaders in historic preservation.*

Thank you to our TCLT Board of Directors, *who continued to strengthen the many organizational activities and management with their volunteer time, knowledge, and skills such as accounting and property management.*

Thank You!!

CALL TO ACTION

TCLT's work is ongoing. With your continued support, we can preserve more historic houses, help more families find stability and a sense of belonging here while they live in homes that honor our past and shape our future.

Join us in expanding this lasting legacy for Flagstaff.

- Donations of money, land and houses throughout Flagstaff are critical for TCLT to meet the expanding need for both preserving our historic character, which keeps Flagstaff tied to its origins, and providing permanently affordable housing. We are happy to be able to extend tax benefits for supporting a charitable mission.
- Living trusts allows the property owner to stay in their home until they choose to leave. At that time the house transfers to TCLT. This estate planning tool can provide you with significant estate tax advantages (consult a tax professional familiar with living trusts).
- We can facilitate bargain sales which provide some cash and some tax deduction.
- The Townsite CLT fund is designated and administered by the Arizona Community Foundation. Donations can be made directly into our reserve investment account. Call ACF (928.526.1956) indicating your contribution to Flagstaff Townsite CLT Fund.
- TCLT can accept securities and IRA distributions.
- TCLT uses funds thoughtfully and frugally to further our charitable mission. Your donation provides Flagstaff with a very long lasting legacy of community love and *your generosity will never expire.* Please contact us for more information and talk with your financial advisor for specific advice to match your circumstances. Properties in TCLT are stewarded to protect the community investment into the future.

Gold Transparency 2024 Candid.

Follow this link to the Candid (formerly Charity Navigator) information about TCLT:
https://www.guidestar.org/profile/shared/3374403f-5ac7-40d5-a562-39a50501406c

LOOKING AHEAD

Goals for Next Year

- **House number 7!**
- **12 more monthly History Happy Hour events.**
- **Finding new opportunities for sharing Flagstaff and Northern Arizona history.**
- **Developing additional revenue sources.**

TOWNSITE COMMUNITY LAND TRUST

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TownsiteCLT.org CELEBRATING 10 YEARS OF SERVING THE FLAGSTAFF COMMUNITY!

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EQUAL HOUSING OPPORTUNITY