



# Office of the Minnesota Secretary of State

## Minnesota Public Benefit Corporation / Annual Benefit Report

Minnesota Statutes, Chapter 304A



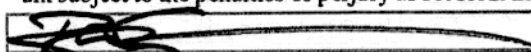
Read the instructions before completing this form  
Must be filed by March 31  
Filing Fee: \$55 for expedited service in-person, \$35 if submitted by mail

The Annual Benefit Report covers the 12 month period ending on December 31 of the previous year.  
Notice: Failure to file this form by March 31 of this year will result in the revocation of the corporation's public benefit status without further notice from the Secretary of State, pursuant to Minnesota Statutes, Section 304A.301

- File Number
- Corporate Name: (Required)
- The public benefit corporation's board of directors has reviewed and approved this report.
- In the field below, enter the information required by section 304A.301 subd. 2 or 3 for the period covered by this report, (see instructions for further information): Note: Use additional sheets if needed. (Required)

See attached 2 page narrative

5. I, the undersigned, certify that I am the chief executive officer of this public benefit corporation. I further certify that I have signed this document no more than 30 days before the document is delivered to the secretary of state for filing, and that this document is current when signed. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.



Signature of Public Benefit Corporation's Chief Executive Officer

March 8, 2024

Date (Must be dated within 30 days before the report is delivered to the Secretary of State for Filing)

### Email Address for Official Notices

Enter an email address to which the Secretary of State can forward official notices required by law and other notices:

rachelw@just-housing.org

Check here to have your email address excluded from requests for bulk data, to the extent allowed by Minnesota law.

List a name and daytime phone number of a person who can be contacted about this form:

Rachel Wagner | 218-343-5583

Contact Name

Phone Number

Entities that own, lease, or have any financial interest in agricultural land or land capable of being farmed must register with the MN Dept. of Agriculture's Corporate Farm Program.

Does this entity own, lease, or have any financial interest in agricultural land or land capable of being farmed?

Yes  No

Print

Reset

**Attachment to 2024 Annual Benefit Report**  
Just Housing SBC, a Minnesota Public Benefit Corporation

This report covers activities from January 1, 2023 through December 31, 2023.

The corporation undertook significant activities to pursue and create its stated public benefit:  
*to enable and accelerate equitable and widespread adoption of sustainable solutions for housing; and remove barriers to individual and community needs for healthy, affordable, durable homes built to operate without burning fossil fuels.*

Specific actions and activities we engaged in to create public benefit included the following:

- We updated our website, just-housing.com, adding educational and technical content
- We created designs and construction documents for two new cost-effective, zero-energy capable prototype homes:
  - Evergreen 24: a 1344 ft<sup>2</sup> 3 bedroom, 1 ½ bath single family home
  - Evergreen Duo: a two-story duplex, our first multi-family model
- Both new prototype homes are now available on our website.
- We revamped our standard details and specifications, created one set for Climate zone 6 and one set for Climate zone 7, to further optimize climate-specific, cost-effective energy efficient housing solutions in our region.
- Owner Rachel Wagner gave presentations/interviews promoting sustainable housing, clean-energy for buildings and equitable community development:
  - February at the Energy Design Conference in Duluth, MN
  - March at the ENHABIT conference in Grand Rapids, MN
  - June a "Clean Energy Conversation," video with nonprofit Slipstream
- We met with staff and school board members of the Wrenshall School, to discuss ways we could assist their CTE (career and technical education) program to introduce students to green trades career pathways.
- We designed 3 posters to introduce green building to high school age students and others interested in the trades. We had the posters printed and delivered one set to the Wrenshall school to hang in their facility.
- Joined the MN Residential Code Advocates committee, at the invitation of Fresh Energy, to advise and support efforts for more stringent residential energy codes.
- Launched the Green New Deal Housing YouTube channel, hosting free educational videos about green building.
- Offered reduced rate services to three local nonprofits:
  - Green New Deal Housing: delivered training to carpenters in the Community Construction crew, a Community Action Duluth workforce training program
  - Green New Deal Housing: to design and deliver their Train the Trainers Project
  - Family Rise Together: to design a new energy efficient home for unhoused men
  - Divine Konnections: to design a healthy, durable addition and renovation to their group home for teenage mothers

RW 3/8/24

- Gave public tours at the Evergreen Pilot Project, Green New Deal Housing's first zero energy home, designed by Just Housing
- Served on a panel at the Our Climate Futures conference at University MN Duluth
- Served on a panel at the Women in Energy conference in Minneapolis, hosted by Center for Energy and the Environment (CEE)
- Applied and was accepted for participation in the Univ of MN Institute on the Environment (Ione) undergraduate leaders program, to collaborate on a project and serve as a mentor to a student team.

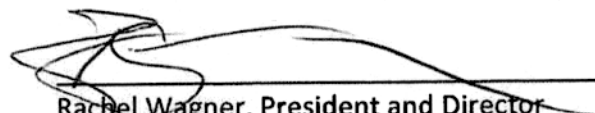
The extent to which we believe we delivered public benefit includes the following:

- We welcomed Duluth residents, state legislators and staff, and local nonprofit staff to the Evergreen House, introducing and educating hundreds of Minnesota citizens about the need for resilient, all-electric housing available to all residents, regardless of income level; and the need for workforce training in green construction.
- We created new relationships with educators and tradespeople, growing interest and understanding of green building techniques and green job opportunities. These relationships are advancing awareness and access to healthier homes and better building practices, and wider opportunity in the building trades.
- The YouTube video channel for green building has more than 300 subscribers and more than 29,000 views of the content. There is a public benefit to widespread access to this information; viewers who see it can "be it."
- We delivered affordable design services to three community-based nonprofits, aiding their ability to provide healthy, durable, efficient housing to underserved citizens.
- We trained more than 30 experienced and incoming regional tradespeople in green building methods; their new skills will directly benefit them and their clients/students.

Circumstances that hindered efforts to pursue and/or create the public benefit:

- We submitted a proposal to the JMK Innovation Fund for funding to assist the development of designs and our organizational growth, but were not awarded funding.
- We are still not well known in the region, and have not yet had the opportunity to work with a developer who will build multiple homes from our designs. We look forward to delivering the public benefit of larger scale zero-energy housing development.
- Our own lack of capacity hindered our ability to pursue as much work as is needed to meet the needs and opportunities we see. We look forward to adding staff when we have the financial ability to do so, which will increase our capacity.
- We spent many hours pursuing a significant zero-energy housing project that might have stimulated dozens more similar projects. That project fell through.

I hereby certify that the Just Housing Board of Directors has reviewed and approved this report.

  
 Rachel Wagner, President and Director  
 Just Housing SBC

March 8, 2024  
 Date



**Work Item 1464712200033**  
**Original File Number 1125217300033**

STATE OF MINNESOTA  
OFFICE OF THE SECRETARY OF STATE  
FILED  
**03/21/2024 11:59 PM**

*Steve Simon*

Steve Simon  
Secretary of State