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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 or online, $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

1. File Number _____

2. Corporate Name: (Required) Just Housing SBC

3. The public benefit corporation's board of directors has reviewed and approved this report. ✓

4. 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 document

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.

Rachel Wagner, President/CEO
Signature of Public Benefit Corporation's Chief Executive Officer

1 March 2026
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 — Contact Name
218-722-4323 — 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 ☒

Attachment to 2026 Annual Benefit Report

Just Housing SBC, a Minnesota Specific Benefit Corporation

This report covers activities from January 1, 2025 through December 31, 2025.

Just Housing SBC pursues specific public benefit, stated in our Articles of Incorporation:

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.

In 2025, the ways we pursued and created the specific public benefit included the following:

- We continued to participate in the MN Residential Code Advocates committee, organized by MN nonprofit Fresh Energy, to advise and support efforts for more stringent residential energy codes.
- Delivered in-person and online presentations about sustainability, green building, equity in housing and job opportunity, and resiliency; at the following events:
    - Duluth chapter of BS + Beer
    - Fine Home Building Summit
    - Minnesota Interfaith Power and Light Heat Pump Helpers webinar
    - Zero energy house tour for University ecology and engineering students
- We developed a new course for Fond du Lac Tribal and Community College, in Envelope Retrofit measures for MN weatherization staff, and gave the course for the first time at the college. We also updated an existing course in building audits, and now teach that course for the college for MN weatherization (WX) staff.
- Developed curriculum and delivered workforce training in building science and green building to the following recipients and/or agencies and organizations:
    - Green New Deal Housing (now Boreal Development) carpentry apprentices
    - Minnesota Energy Conference, a statewide conference for weatherization agencies and Dept of Commerce staff
    - Unidos-MN, for their new workforce training program focused on immigrant, BIPOC and female participants
    - Continuing education for residential contractors through Cook County Higher Ed
- Participated in the Harvest Festival, a regional sustainable agriculture and ecological fair. We tabled there, offered information on green building and a game for fair attendees.
- We signed on to mentor a student group for the University of MN Institute on the Environment (IonE) Undergraduate Leaders Program, for part of school year 2025-26
- Continued the high school green shed capstone project
- We launched the Just Housing YouTube channel, to offer free, asynchronous general and technical information about green building
- Began work on two separate "envelope and systems retrofit" projects for a 1920s and 1960s-era house.
- Continued to write for Green Building Advisor

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

- The courses we are now teaching at Fond du Lac college offer tremendous public benefit, since WX agencies throughout the state provide much needed home safety and renovation measures to low-income families.
- Our continued engagement with students and the general public around the topics of resiliency, climate-appropriate housing and housing as a human right provides the public benefit of visible action and an invitation to others to participate in activities that support the well-being of all people in this generation and the next.
- Our student shed project is a private-public collaboration to assist our next generation to serve their community. One of the student-built sheds was completed and donated to the Fond du Lac Tribal and Community College Environmental Sustainability Program.
- Our work with college students at the University of MN benefits the students, the college and the surrounding community by allowing students to directly learn from and participate in activities that provide technical information and social connection in the realm of housing, construction and community engagement.
- Work on the two retrofit projects will be used as case studies for scalable application.
- The work we are doing with local nonprofit Divine Konnections and Minneapolis-based Unidos-MN exemplify the public benefit delivered by Just Housing. Our work with these organizations directly impacts the quality of life and access to durable, dignified work and housing for people who are often excluded or marginalized by profit-driven systems. The relationships we have developed, the community engagement happening across cultures, the workforce training, and the development of affordable green housing in an underserved neighborhood all serve to empower residents and strengthen the interdependence and collaborative societal structures necessary for a vibrant, mutually beneficial existence.

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

- We submitted four applications for funding to assist our workforce training activities, especially to develop more videos, but were not awarded the funding.
- With only 2 full-time and one part-time employees, we remained limited in staff capacity, but didn't yet have the capital or work promised to support another employee. We look forward to adding staff when we have the financial ability to do so, which will increase our capacity.
- We accepted a job to design a home for a client whose priorities, it turned out, were in opposition to the way we approach design. For several months we spent too much time and emotional energy on this one project, which hampered our ability to pursue our mission. We terminated the contract, but both we and the client were disappointed.

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



Rachel Wagner, President and Director, Just Housing SBC Date: 27 Feb, 2026

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Original File Number 1125217300033

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Steve Simon
Secretary of State