



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 1125217300033
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 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]
Signature of Public Benefit Corporation's Chief Executive Officer

2-25-25

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 ☒

Attachment to 2025 Annual Benefit Report

Just Housing SBC, a Minnesota Specific Benefit Corporation

This report covers activities from January 1, 2024 through December 31, 2024.

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 2024, 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.
- We joined the Midwest Building Decarbonization Coalition, a nonprofit organization that engages members focused in 9 Midwestern states to develop and implement equitable strategies to achieve zero emissions from the Midwestern building sector by 2050.
- Delivered in-person and online presentations about sustainability, all-electric housing, equity in housing and job opportunity, and resiliency; at the following events:
 - University of MN Institute on the Environment Undergraduate Leaders program
 - Minnesota Interfaith Power and Light public engagement webinars
 - UMN Seagrant Program's Twin Ports Climate Conversations webinar
 - Building Performance Association National Home Performance Conference
 - ACEEE (American Council for an Energy Efficient Economy) Summer Study
 - Minnesota Housing Partnership Summit, NE Minnesota
- Developed curriculum and delivered workforce training in building science and green building to the following recipients and/or agencies and organizations:
 - Arrowhead Economic Opportunity Agency weatherization crew
 - High school carpentry students at Wrenshall and Cloquet high schools
 - Carpentry apprentices through Green New Deal Housing
 - MN weatherization crews through Fond du Lac Tribal and Community College
 - Participants in a green careers exploration programs at the Regional Apprenticeship Training Center (RATC) in Minneapolis
- Conducted home energy audits for homeowners enrolled in programs at the nonprofit organizations Minnesota Interfaith Power and Light and Slipstream
- Delivered the EmPOWERment project, providing instruction and learning materials to high school students, workforce training centers and community colleges throughout greater Minnesota; and made materials available for free download on our website
- Designed a new zero energy duplex prototype for a local nonprofit to develop as housing for young mothers
- Participated in two tours of the Evergreen House completed zero energy home with college students and community members

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

- We used our new credentials as a BPI-certified Building Analyst-Technician and Building Analyst-Professional to deliver home energy assessments at reduced rates to 7 households, and to work with two nonprofits to expand their services and protocols to provide public education and homeowner assistance in decarbonizing their homes. These collaborative efforts are increasing public awareness and public access to information and services to reduce the use of fossil fuels in homes, and to make existing housing healthier and more durable.
- Our presentations and speaking engagements reached hundreds of community stakeholders, with direct dialogue and follow-up conversations between individuals from diverse populations and sectors, on topics of community resilience, housing's role in resilience, and empowering marginalized populations in the quest to improve housing, economic and environmental disparities.
- By connecting an experience general contractor with our newest nonprofit client, we helped create a new relationship that is benefitting both the nonprofit and the builder. The builder is constructing the addition and renovations we designed for a home supporting teen mothers and their children. Together we leveraged donations and grants to keep the project within budget. And now the nonprofit's director has asked this same builder to be the contractor for two new duplexes, to start construction this year. The duplexes (designed by us) will be healthy, zero energy homes, affordable to operate for the long-term. These relationships, and the development of new housing within one of the lowest income neighborhoods in our city, benefit the community.
- Our work with the carpentry instructors and students at two area high schools and the industry partnerships we pursued for these projects creates public benefit, an example of private-public collaboration to assist our next generation to serve their community.

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

- We submitted three applications for funding to assist our marketing efforts, build our staffing capacity and develop more educational videos and other free training materials, but were not awarded the funding.
- With only 2 full-time employees, we are limited in staff capacity, but we don'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 reached out to two local housing developers to offer our services, but they responded that they are satisfied with their current design professionals, and declined engagement with us. We will continue to seek engagement with those who might wish to build the standardized sustainable housing designs we are creating.

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: February 25, 2025



Work Item 1547584300033
Original File Number 1125217300033

STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
03/05/2025 11:59 PM

A handwritten signature in black ink that reads 'Steve Simon'.

Steve Simon
Secretary of State