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# Office of the Minnesota Secretary of State

## Minnesota Public Benefit Corporation / Annual Benefit Report

Minnesota Statutes, Chapter 304A



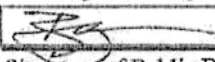
Read the instructions before completing this form  
Must be filed by March 31  
Filing Fee: \$55 for expedited service in-person, \$35 if submitted by mail

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)

Please see attached narrative (2 page)

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

February 13, 2023  
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:

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:

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 2023 Annual Benefit Report**

Green New Deal Homes SBC, a Minnesota Public Benefit Corporation

This report covers activities from January 1, 2022 through December 31, 2022.

The corporation engaged in multiple activities to pursue and create the public benefit of designing and building affordable zero-net carbon homes to have a scalable impact on climate change and household income stability.

The activities we undertook to pursue or create the public benefit included the following:

- We developed and launched our website, [greennewdealhomes.com](https://greennewdealhomes.com)
- We created a design and construction documents for a simple, cost-effective 760 ft<sup>2</sup> zero energy one bedroom home called the Sapling
- We began design work on a smaller zero energy home design, less than 600 ft<sup>2</sup>
- Engaged with local builders and product distributors in conversation and analysis about how to achieve cost-effective high-performance residential construction. Documented this work and distributed it to industry allies.
- Developed more presentation materials to use for public and industry-related education and outreach.
- Began discussions internally and in response to inquiries about developing zero-energy strategies for retrofits to existing homes.
- Gave a presentation at Better Buildings Better Business conference in Wisconsin, hoping to introduce our work and make business connections that might lead to use of our services and products

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

- Our owner participated in numerous public events, including as a panel member in a climate justice town hall webinar hosted by the Sierra Club Minnesota in January, and at an in-person forum called Responding to Climate Change at the University of Minnesota Duluth in March.
- We completed the research project "How Much and How Much Better?", in partnership with the University of MN Duluth Office of Sustainability, and three student interns. We published our results on our website. The information is meant to assist the general public and people in the housing industry (realtors, appraisers, and builders) to understand and appropriately value the benefits of zero net energy building.
- We completed our contract for the pilot curriculum and training project to the nonprofit organization Green New Deal Housing, training more than 25 people with the Laying the Groundwork for Sustainable Housing 4-part course.
- Under a new contract with Green New Deal Housing, we developed more coursework and delivered extensive classroom training and field studies in green construction to a cohort of workforce trainees, many of whom come from marginalized populations.

- The nonprofit Green New Deal Housing began construction on their first zero energy home, in a low-income neighborhood, using our Evergreen House design.
- Wrote an article for a local newspaper making the case for zero energy homes in our climate.
- Spoke at the Upper Midwest Building Performance Association conference in Minneapolis about the Green New Deal Housing workforce training program in green construction, to aid others' efforts toward similar programs.

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

- Submitted a grant proposal to Launch Minnesota for funding to assist the development of more designs and our organizational growth, but were not awarded funding.
- Construction and housing costs in the region remained at an all-time high, resulting in loss of potential projects (and revenue) from numerous leads we had from people interested in building zero energy homes.
- We determined that the similarity in our company name (Green New Deal Homes SBC) with the nonprofit organization we support with some of our work (Green New Deal Housing) hindered our ability to be recognized as a corporation in our own right. We closed the year with the idea that we might rename the company.

Post script: On February 7, 2023 our company voted to rename itself Just Housing SBC. The company also revamped its stated public benefit to better articulate and align with its mission and goals, as follows:

*The specific public benefit purpose of the corporation is 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.*

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



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Rachel Wagner, President and Director

9 February 2023



**Work Item 1375581800033**  
**Original File Number 1125217300033**

STATE OF MINNESOTA  
OFFICE OF THE SECRETARY OF STATE  
FILED  
**02/22/2023 11:59 PM**

*Steve Simon*

Steve Simon  
Secretary of State