



Memorandum

To: Clackamas County Board of County Commissioners
From: Tonia Holowetzki, Interim Director, Public & Government Affairs
RE: Scattered Sites Pilot Project Legislative Concept for 2025
Date: October 22, 2024

Request: PGA is requesting the Board of County Commissioners' direction on whether to participate in a legislative concept proposed by DevNW, a non-profit agency that provides asset and financial wellbeing services to low-income individuals and families throughout Oregon. <https://devnw.org/>

Background: DevNW has submitted a legislative concept to request funds to launch a pilot project, in which they hope Clackamas County will collaborate. The pilot will enhance affordable home-ownership programs by working with public agencies selling off their scattered public housing sites.

The pilot program would establish a community land trust (CLT) where the CLT holds the underlying land in a community trust, which means potential homebuyers need only to afford the homes. The CLT and homebuyer have shared equity in the home through the CLT. At resale, any appreciation of the home is split between the homeowner and the CLT, and the affordable housing model continues through the trust.

DevNW estimates a \$4.2 million investment from the state would be sufficient to support the purchase of most, if not all, the 70 identified properties in Clackamas County.

State funding would go directly to the CLT developers, most likely DevNW. If approved by the BCC, the county's role would be to support the concept during legislative efforts. If passed, DevNW would run the CLT program to purchase the homes, financed by a deferred note carried by the Housing Authority.

The Housing Authority supports the concept and Rep. Annessa Hartman has agreed to sponsor this bill.

Recommendation: Support efforts to advance this legislative concept submitted by DevNW.