

Housing Advisory Board of Clackamas County

Meeting Minutes

Wednesday, August 7<sup>th</sup>, 2024, from 3:00 - 4:00 PM  
via Zoom

**1. Roll Call**

- a. Rebecca Stavenjord
- b. Spencer Deinard
- c. Casey Baumann
- d. Joseph Briglio

**2. Guest Speakers from DevNW presenting on the Community Land Trust Model**

- a. Presenters
  - a. Emily Reiman, CEO
  - b. Luis Mendoza, Assistant Director for Generational Homeownership
- b. Program Areas Generational Wealth-Building
  - a. Financial Wellbeing
  - b. Access to Funds
  - c. Affordable Homes
  - d. Healthy and Thriving
  - e. Communities
- c. LIFT funding is the only dependable funding source
  - a. Target AMI - 80% or below.
  - b. Works with mostly middle-class families.
  - c. Racial wealth disparities have continued to grow. As of 2016, white families held 10x more wealth than black families and 8x more wealth than Hispanic families.
- d. Community Land Trust model
  - a. The land is held by the nonprofit and purchased with a public subsidy. The improvement/home is sold to the homeowner with a 99-year Ground Lease and resale restriction of <80% AMI.
- e. Shared Appreciation
  - a. In a Shared Appreciation model, the owner receives all of their principal paydown and a portion (typically 50%) of the equity. The home can then be resold up to 80% AMI.
  - b. 70% of CLT buyers, go on to buy fee-simple homes, 20% stay and leave their homes to family, and only 10% don't go on to any kind of homeownership.
- f. Q&A
  - a. Question: Are you able to buy down interest rates?
    - 1. A: DevNW is partnering with NOAH to create a new mortgage product for CLT's. This will likely be funded by an initial seed grant of \$7.5 million to DevNW and another of \$7.5 million from NOAH (\$15 million total). PNC will originate and the loans will be 3 points below market rate. The goal is to provide homeowners with a

shorter mortgage term (20 years) that will allow them to build equity faster.

2. This will benefit the next generation and speed up their asset/wealth building.
  1. These loans will be available regardless of citizenship status allowing for a fast track to equity building.

- g. Question: What steps are needed for Milwaukie to be involved in this process? Can SHS dollars or the Milwaukie CET be used?
  - a. A: SHS isn't a fit, but we might be able to use CET funds.
  - b. There will likely need to be a legislative ask. We have heard from the Governor's office that there will likely be more funding in the next session.
- h. Question: Has NOAH been able to identify other gap financing?
  - a. This is NOAH's first step into the Homeownership world.
- i. Question: How long do people typically stay in the program?
  1. 2-3 years for CLT homes.

### 3. HACC Updates

- a. Disposition Updates
  - i. As of June 2024, HACC has submitted all Section 18 HUD Applications. Approval is expected in late Fall.
  - ii. At the end of June, Hillside Park Phase I, Building C, successfully secured financing and began construction in early July. Buildings A & B are scheduled to close on construction financing at the end of October, followed by construction starting shortly after.
    1. The Hillside Park Groundbreaking is scheduled for October 9th at 3 pm.
  - iii. The selection of the Park Place Redevelopment design team is underway. After the team is confirmed, we will begin building on the preferred concept plan from our last series.
  - iv. HACC plans to set up a Community Land Trust round table in the coming weeks to discuss our Scattered Site disposition plans.
- b. Metro Deal Updates
  - i. Las Flores Construction has been completed.
    1. The Grand Opening is scheduled for September 4<sup>th</sup>, from 1:30 – 3:00 pm, and **will take place of the September HAB meeting. Please RSVP to Gloria by August 16<sup>th</sup> if you are able to attend.**
  - ii. Wilsonville TOD is projected to close next week.
    1. The Groundbreaking is scheduled for August 26th at 10:30 am.
  - iii. Shortstack Milwaukie is projected to close at the end of August.
    1. The Groundbreaking is TBD but likely in September.
  - iv. The Grand Opening for Mercy Greenbrae in Lake Oswego was held on July 16<sup>th</sup>.
- c. HAB Updates

