



Lincoln Community Land Trust

Staff

Contracted through Proud Ground
Diane Linn, Executive Director

2017 Board Members

Bill Hall, President
Public Representative Seat, Newport

Curt Abbott, Vice President
Homeowner Rep. Seat, Waldport

Ron Tierney, Treasurer
General Membership Rep. Seat, Lincoln City

Derrick Tokos, Secretary
General Membership Rep. Seat, Newport

Max Glenn
Public Rep. Seat, Yachats

Lola Jones
Public Rep. Seat, Newport

Alison Robertson
General Rep. Seat, Lincoln City

Vacant
Homeowner Rep. Seat

Laura Swanson, ex officio member
City of Newport

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2015-2017 Impact Report

1. Strengthen the financial & strategic operations

In partnership with the local jurisdictions, Lincoln Community Land Trust contracted with Proud Ground to leverage its resources and expertise. Over the past three years under this contractual agreement, Proud Ground managed the non-profit administrative and financial structure, while providing Lincoln Community Land Trust with a team of professionals to further its permanently affordable housing goals. Significant resources and experience were deployed to upgraded systems that led to systemized management of financial reports, lease payments, communications, fund development, non-profit administration, & its board of directors.

Accomplishments

- Improved the organization's financial position to properly steward and grow its Community Land Trust portfolio
- Managed 2 current community land trust homes and 1 resale
- Supported homebuyers with education and counseling

2. Leveraged funding for homeownership opportunities

Lincoln Community Land Trust and Proud Ground leveraged public and private funding sources to create new homeownership opportunities. Additionally, they partnered with local jurisdictions in establishing buyer-initiated down-payment assistance grants using existing funding pools, including state and federal sources. Overall, this fund development and advocacy work allowed for Lincoln Community Land Trust to apply for new funds, submit reports to showcase leveraged funds, and create new resources.

Accomplishments

- Secured funding for five new buyer-initiated down-payment assistance grant for working families in Lincoln County
- Funded for state-wide down-payment assistance grants
- Funded for operational expansion by private foundations
- Developed and submitted state funding request to expand the Lincoln County partnership using new subsidy sources.
- Led advocacy efforts to create future funding with OHCS, including LIFT Homeownership in which the legislature approved \$80M bond with 20% set aside for homeownership

3. Lead a feasibility study for future land trust homes

With the support of Proud Ground, LCLT determined the best avenue to expand its portfolio was through buyer-initiated down-payment assistance of acquisition of existing units and new construction.

2015-2017 Impact Report

3. Lead a feasibility study for future land trust homes *continued...*

This conclusion was determined after undergoing a feasibility study. The study assessed publically owned land in Newport and Lincoln City and determined that the condition of the land negated immediate development. This study was then integrated into County and State plans. Changes in the availability of land, coupled with land donation and other resources, could make future development possible.

Accomplishments

- Undertook new construction feasibility study of cross subsidy for donated or foreclosed land
- Coordinated comprehensive assessment of surplus public lands for development in Lincoln County
- Submitted determinations to Workforce Housing Initiative to help development of new state funding

4. Build partnerships to increase access and education

Local, state, and federal partners were engaged around the implications of policy to spur permanently affordable homeownership opportunities in rural areas. These efforts created education opportunities for partners to understand the Community Land Trust model and the policy decisions that would ensure its success in stewardship of these homes. Moreover, collaboration of jurisdiction leadership, major employers, community leaders, and developers were united around the shared goal of permanently affordable homeownership opportunities for Lincoln County's workforce. Long-term partnerships were formed with educational partners, like Willamette Valley Housing Center, to provide outreach and pre-purchase support to local residents. Coupled with Proud Ground's certified homeownership counselors leading information sessions and one-on-one counseling, more of Lincoln County's workforce is on its way to being mortgage ready.

Accomplishments

- Engaged over 30 households in Homeownership Education and Counseling services
- Formalized partnerships with major employers to reach Lincoln County's workforce
- Anticipate matching local buyers with 5 new LCLT homebuyers in Lincoln County by July 2018

Looking Ahead into 2018

In this 'hub and spoke' model, Proud Ground acted as the 'hub', providing institutional knowledge on Community Land Trusts stewardship, resale formulas, and administrative and fiscal infrastructure to the Lincoln County, represented as the 'spoke community' through a partnership agreement. The implementation of the 'Hub and Spoke' model in Lincoln County created opportunities for the Lincoln Community Land Trust to increase its operations, ensure its sustainability, and create more permanently affordable homeownership opportunities. In January 2018, the Lincoln Community Land Trust voted unanimously to explore steps to integrate with Proud Ground through a merger. This would ensure the long-term stewardship of the Lincoln Community Land Trust portfolio and its ability to grow that portfolio to serve more low- and moderate-income households through permanently affordable homeownership. Lincoln Community Land Trust and Proud Ground share in a commitment to bring expertise and funding to rural areas, in turn strengthening the county's affordable housing opportunities for working families.