

Clackamas Community Land Trust Our Sustainability Statement

Clackamas Community Land Trust is committed to utilizing its gifts and assets to promote a more sustainable world. Our vision of sustainability integrates methods and strategies that make the best use of our natural capital, our social capital and our economic capital.

Natural capital: The wise and respectful use of our limited natural resources. For CCLT, this includes enhancing our building techniques, building materials, space utilization, and the best possible management of our living environment.

- * Our sustainable construction guidelines are based on our goals of minimizing the long-term impact of development, both through environmentally sustainable construction materials and through minimizing erosion and storm water impacts on the surrounding ecosystems as a result of development. CCLT has also set the goal of reducing the use of toxic building materials and improving indoor air quality in order to minimize health problems for homeowners.

- * Our site selection criteria includes remaining in the urban growth boundary, being close to public transportation and shopping centers, and enhancing opportunities to steward environmental assets or liabilities.
 - The SE Phillips Creek site was designed to provide open space for the families living there, our storm-water system manages its rainfalls on site with bio-swales, French drains and grass pavers, and our landscaping emphasizes tree preservation and native gardens.

 - When 400 tons of lead contaminated sand were found at SE Phillips Creek during the infrastructure phase, CCLT chose to clean up the entire site to ecological levels – safe for birds. This level is eight times stricter than the requirement for humans. This decision recognized that as true stewards of the land, it is our responsibility to bring the land back from destructive past uses and restore the health of the ecosystem in the neighborhood.

 - Our buildings at SE Phillips Creek are designed to meet or exceed PGE Earth Advantage standards for energy efficiency, healthier indoor air, resource efficiency and environmental responsibility. The duplex units are modestly sized at 780 sq ft for the two bedroom and 1077 sq feet for the three bedrooms. The high density plan fit fourteen homes and a pocket park on 1.25 acres.

 - The SE Phillips Creek community is near 4 bus routes, and it is in walking distance to large grocery stores, retail centers, houses of worship, schools and the North Clackamas Aquatic Park.

 - The site was named for the creek that runs along the west side of Fuller Road. The stormwater system in the neighboring area connects to Phillips Creek, flushing toxic runoff through its fragile ecosystem on a regular basis. Phillips Creek flows into Mt. Scott Creek, which flows into the Willamette River. The Phillips Creek/Mt. Scott Creek watershed struggles to support its populations of Steelhead, Coho and Chinook salmon, as well as Cutthroat trout. Our neighborhood's retention of rainwater on site will keep Phillips Creek a bit cleaner. Naming the subdivision and its road after the creek helps the homeowners remember the important role they play in stewarding the creek by maintaining their bio-swales and grass pavers.

Social capital: Creating opportunities for community members to use their gifts and assets to promote our shared vision.

- * CCLT is a member-based organization. We encourage bonding within the community, by building neighborhoods and activating members. Front porches are standard in our new construction homes. All CCLT homeowners are voting members in the organization. One-third of the seats on the board of directors are for CCLT homeowners.
- * Volunteer events, including planting parties, bring members and supporters together to steward environmentally fragile sites.
 - In our SE Phillips Creek homes, potential Homebuyers were involved in design decisions concerning space and finishes. The results are highly attractive, functional, good quality homes.
 - The common area in the back of the neighborhood will be available for the homeowners' collective use.
 - At our Madeira community the homeowners team up with Tsunami, a volunteer corps, to plant native trees on the hillside leading to Kellogg Creek.

Economic capital: Community Land Trusts are the wisest use of public subsidies for creating permanently affordable homeownership. We use public and private subsidies to take land and homes off the open market. The land remains in trust forever. The home can be resold, but only to a person who is of low or moderate income, for a fixed resale price. The resale formula aims to balance the community benefit of permanent affordability with the individual benefit of wealth creation.

- * Housing is considered affordable when the household spends no more than 30% of its total income on the housing costs. In homeownership, that is the principal, interest, taxes and insurance (PITI).
- * Affordable housing programs define people of low or moderate income based on the family size and the area median income (AMI). In Clackamas County, the AMI for a family of four is \$67,875. When people earn 80% or less of the AMI they are considered to be of low or moderate income. A family of four earning \$54,300 is at 80% AMI.
- * Homeownership is the number one way Americans build wealth. In Clackamas County, the homeownership rate for households earning 81% or more of the area median income is 83%. For folks in our county who earn 80% or less of the area median income the homeownership rate is 52%. Nationally, the homeownership rate is 67%.
- * CCLT has invested one million dollars in land in Milwaukie and Oregon City. This land will be held in trust forever. 100 years from now, even if the home needs to be replaced, the land will still be available for affordable housing.
- * Currently, 28 households live in our community land trust homes. More than half our homeowners are female heads of households. At time of purchase, our average homeowner earned 58% of the area median income.
- * When one of our homeowners sells, they receive what they paid for the home plus 25-35% of the market appreciation that accumulated on the home while they owned it. This enables them to receive a fair return on their investment while the home stays affordable to the next family. Although we hope folks will use our homes as stepping stones to move into market rate housing, they are not required to sell. CCLT homeowners can own their homes for as long as they live and they can pass it on to their children as their family legacy.

For More Information, please contact:

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