

NeahCasa is working to address housing affordability issues in our community – both for the local work force and for those on limited incomes for whatever reason.

Our local need for affordable housing is great. Seventy percent of our community – including much of our workforce and many retirees – are unable to afford current home prices.

NeahCasa is a community land trust (CLT). CLTs sell homes for below market prices by retaining ownership of the land, so its value doesn't increase.

Families and individuals purchase homes on CLT land. Their deed includes a 99-year ground lease, which can be renewed for an additional 99 years. At resale, the owner and the CLT share equity, preserving affordability for future buyers. The process gives homeowners virtually the same bundle of ownership rights as market-ownership.

Potential Homebuyers:

Contact us if you have a desire to own your own home and do not qualify for the price range in our area, or simply if you are curious as to whether or not you might be a potential homebuyer for a NeahCasa home.

You can help in many ways

Join US!

NeahCasa is a not-for-profit community-based membership organization. Fundamental to the CLT model is the goal of greater local control over land and housing. CLT membership is drawn from the people who live on CLT-owned land and the wider community.

Donate

Money, Time, Land, Real Estate, Spirit

In addition to our need for funds, we are in need of board members, volunteers, committee members, expertise, and land and real estate. Contact us to discuss how you can help keep our valuable residents in our increasingly costly community. We are an IRS approved 501 (c) (3) for tax deductible donations.

Invest in Our Community – Join NeahCasa today!

Name(s) _____

Address _____

City _____ State _____ Zip _____

Phone _____

E-mail _____

Date _____

Please indicate your preferences below:

- Please add me to membership list*
- Unrestricted NeahCasa CLT general fund
- Student Family Emergency Housing fund
- Please contact me to volunteer

Make checks payable to: **NeahCasa**
P.O. Box 766 Manzanita OR 97130

Amount enclosed _____

Membership Levels*

- \$5 to \$50
- \$50 to \$250
- \$250 to \$1,000
- \$1,000 and up

*The first five dollars of each donation will be allocated toward individual membership (thus, ten for a couple), unless otherwise requested.

To start with...

NeahCasa began in 2005 as an informal meeting of folks interested in addressing housing issues in the Nehalem Bay area of North Tillamook County, Oregon.

After much research NeahCasa recognized that becoming a community land trust (CLT), which ensures *permanent* affordability, would best serve the community and local individuals in need of affordable housing. Much time and effort has gone into incorporating as a CLT and securing tax exempt 501c3 status, and we are ready to roll.

We have developed an exciting innovative strategy for achieving housing affordability, and are now in the process of securing sites to build homes.



Neahalem Elementary Kindergarteners

Board of Directors

Tom Bender, President

Louise Christianson, Vice-President

Eunice Massie, Treasurer

Edith Rohde, Secretary

Mike Cook Lane deMoll Gary Seelig

We are doing many things:

- ❖ **Student Family Housing Fund**
– This ongoing program has already provided emergency funds to over 72 Neah-Kah-Nie School District families for securing or retaining family shelter and utilities.
- ❖ **Rental Housing Support Group** – We offer support for landlords and tenants regarding best practices to improve the quality and availability of affordable long-term rental housing.
- ❖ **Public Policy Advocacy** – Starting with sponsoring the 2006 Tillamook County Housing Summit, we help county and city councils and planning commissions understand issues relevant to housing affordability, what others are doing, and what can be done locally.
- ❖ **Action Options** – We maintain on our website a list of activities and strategies proven elsewhere which can be pursued in the future.
- ❖ **NeahCasa Homes** – We hope to have homes available for purchase within the next year!

NeahCasa

Community Land Trust

*supporting community
and the economic vitality of our
area, by creating permanently
affordable housing for fulltime
residents.*

P.O. Box 766



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503-368-6294

Check our website:

www.neahcasa.org

for more information