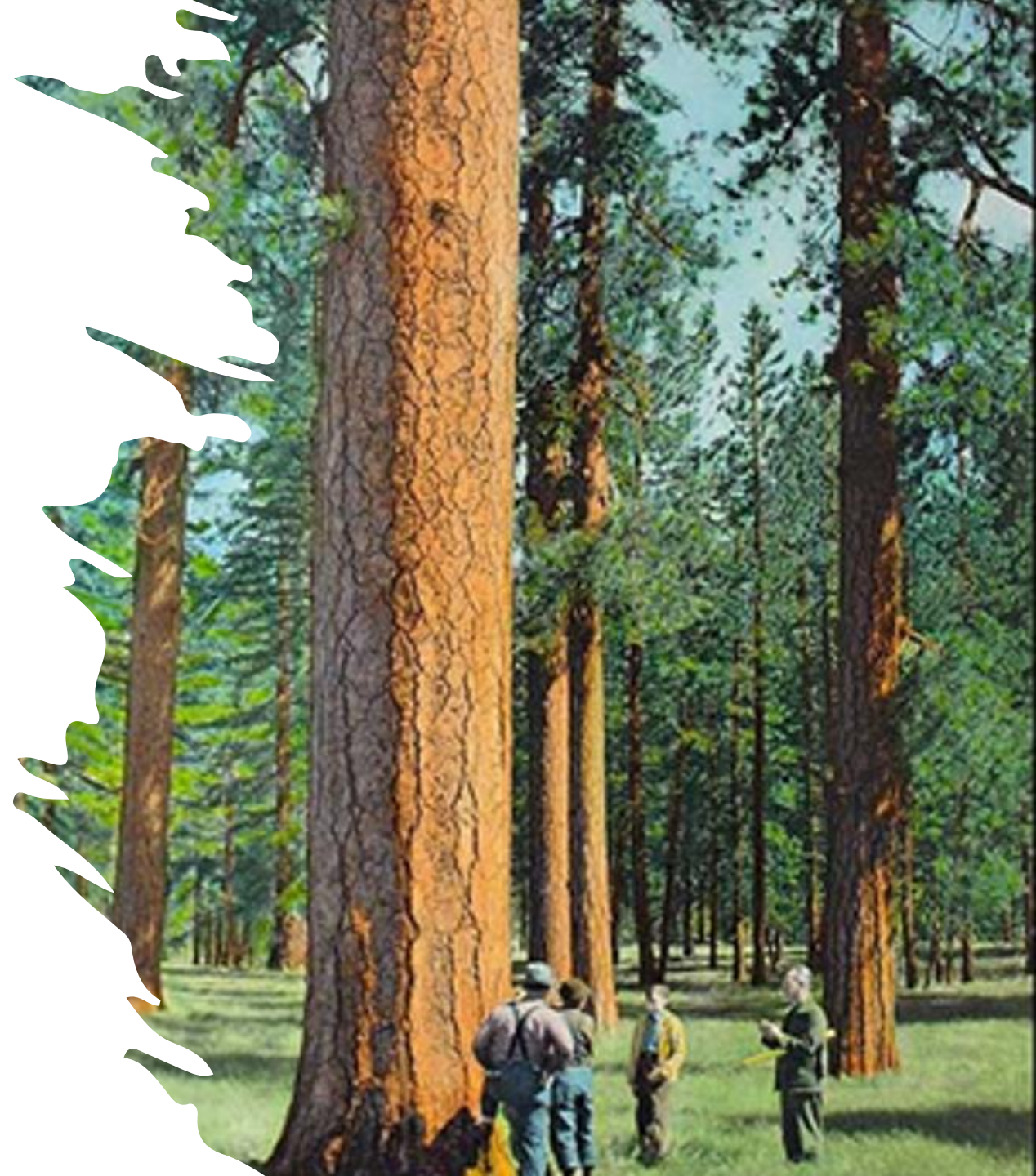


Growing the Mt. Adams Community Forest

Jay McLaughlin

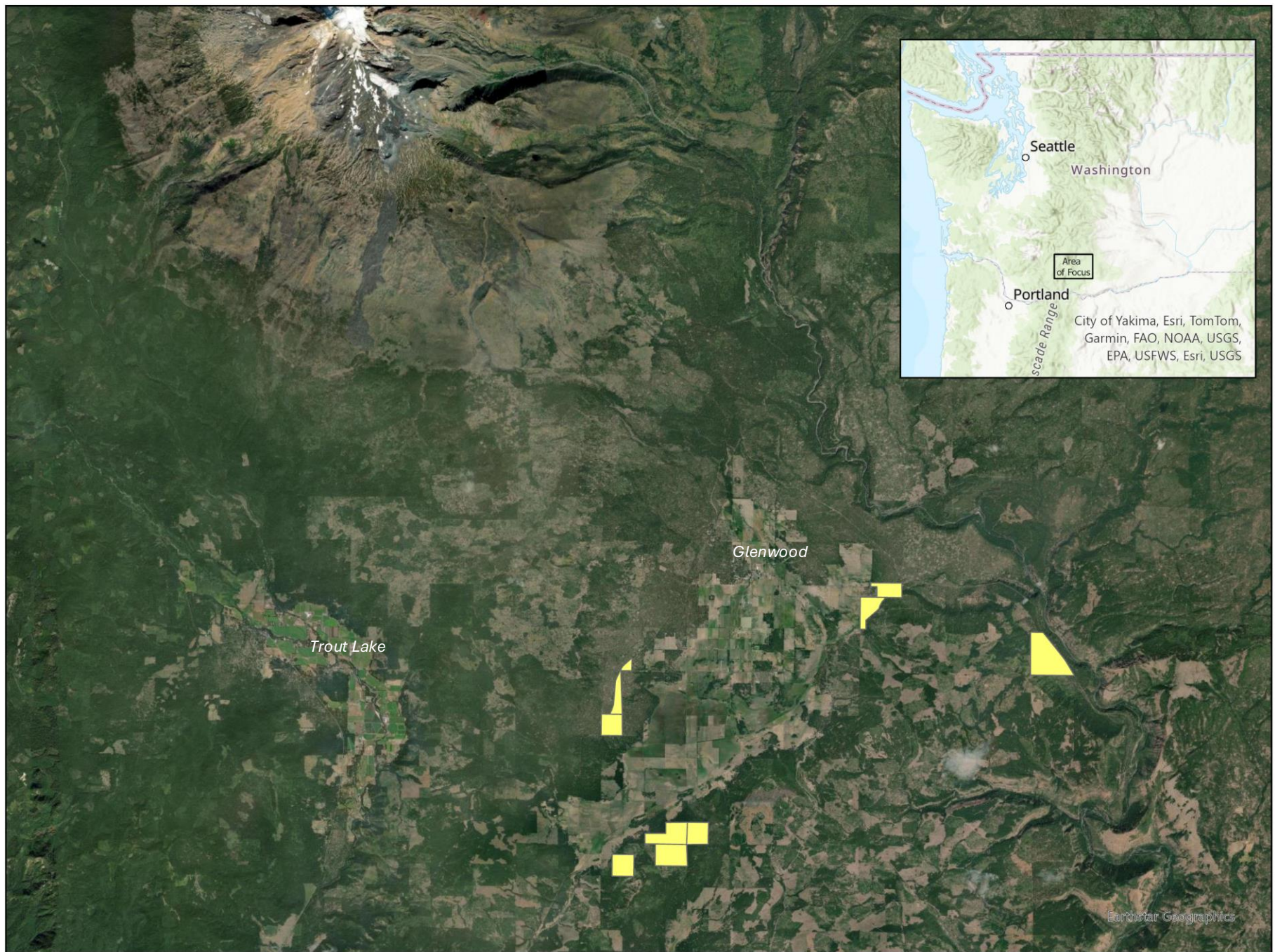
Executive Director

Mt. Adams Resource Stewards



Mt. Adams Community Forest Fast Facts

- Located in rural, unincorporated Klickitat County, Washington
- Lands owned by Mt. Adams Resource Stewards (community-based non-profit organization)
- Focus: reconnecting fragmented working forest landscape with emphasis on multiple use management and sustainable forestry for local benefits
- Purchased first property – 100 acres – in 2011
- To date 1,810 acres acquired through 6 transactions (working to close on 860-acre addition by end of year)
- Total raised for land purchases so far (closed): \$4,138,000



Mount Adams Community Forest, Washington

Mt. Adams Community Forest Funding Sources



Mill Pond 1
Private
donations



Pine Flats
USFS
Community
Forest
Program
Foundation
grants
Private
donations



Outlet Creek
State budget
request
Small
NAWCA
grant

debt



Mill Pond 2
State budget
request
Small
NAWCA
grant

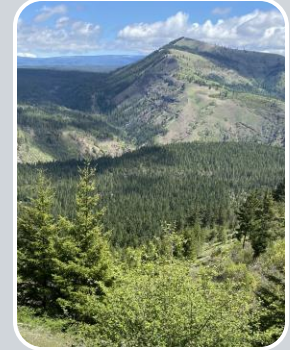


Klickitat
Rim 1
USFS
Community
Forest
Program
State budget
request



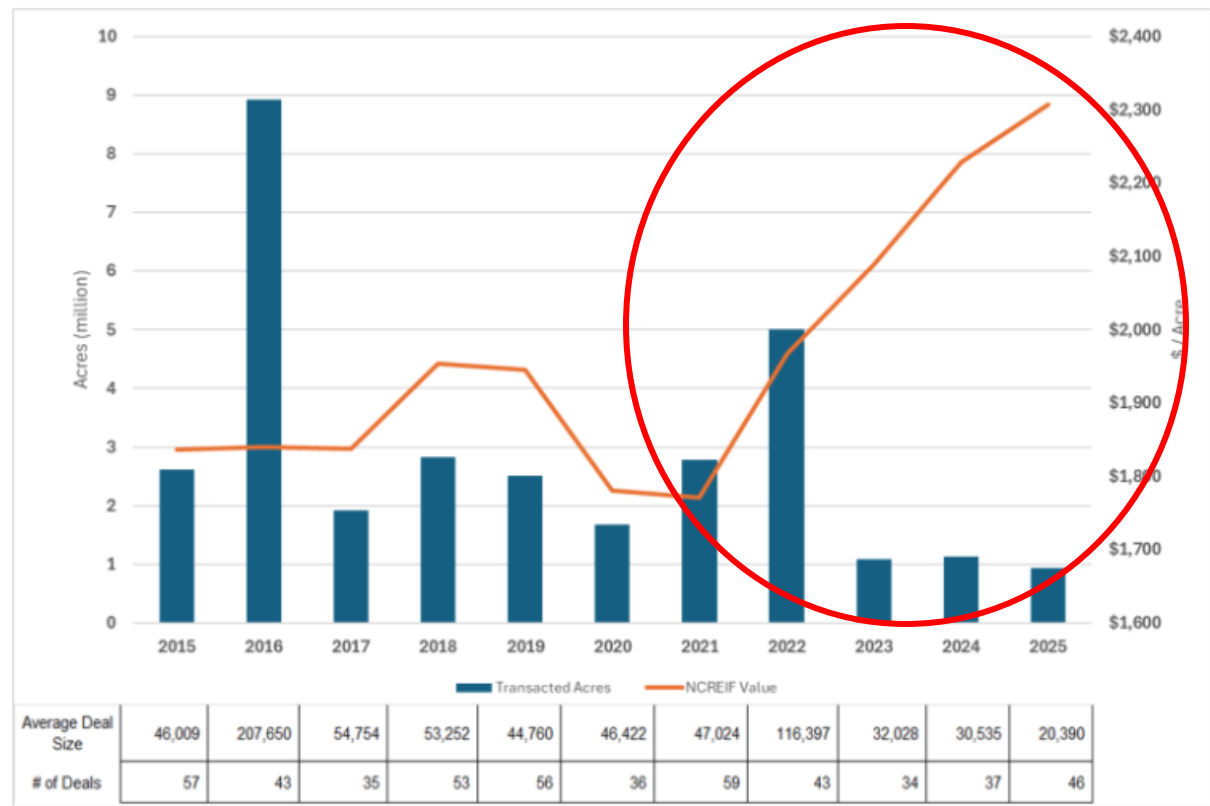
South
Conboy
Washington
RCO
Community
Forest
Program

DEBT



Klickitat Rim
2 (in
progress)
Washington
RCO
Community
Forest
Program
Private
fundraising
?

How do we increase the pace and scale of acquisitions while faced with multiple challenges?



(Figure 1: Total Annual Transacted Acres and NCREIF Timberland Index, 2015-2025) *(Note: 2016 data includes the 6.3-million-acre Weyerhaeuser/Plum Creek merger; 2022 data includes the 1.7-million-acre Forestland Group sale and an 870,000-acre redemption by Ontario Teachers' Pension. Excluding these large deals, the 10-year average would be 2 million acres).*

<https://forisk.com/2025-timberland-transactions-review/>

One Solution? Engaging concessionary capital in support of place-based community forest funds...



INITIAL PILOT OF \$16M ACQUISITION WITH
DEMONSTRATION OF DEBT STRUCTURE/CAPITAL
RAISE, REPAYMENT STRATEGY, ETC



BUILD OUT OF \$10-50M PLACE-BASED FUNDS THAT
ALLOW FOR COMPETITIVE DEAL SOURCING AND
RECOVERY OF FORESTS



LONG-TERM DEBT REPAYMENT WHILE ADHERING TO
PRINCIPLES OF ECOLOGICAL ABUNDANCE,
SUSTAINABLE HARVEST AND COMMUNITY WEALTH



Persistence!

Jay McLaughlin:
jay@mtadamsstewards.org