



# Case Study

## Cape Foulweather Bridge Financing

### PROBLEM

---

Cape Foulweather, an ecologically and culturally significant piece of land along Oregon’s coastline, was part of 1.1 million acres set aside in 1855 by the US government as a reservation for the Confederated Tribes of Siletz Indians (CTSI). However, in an [1865 executive order](#) by President Andrew Johnson, much of this land was “released from reservation” so that White inhabitants of the Willamette Valley could gain “much needed access to the coast.”

The Cape Foulweather headland, with its rocky shore and Sitka spruce forest, was an important hunting, fishing, and gathering site for the people of the CTSI. It was part of 100 miles of coastal shoreline that was lost in the 1865 executive order located within the 1.1 million acres of original reservation land. The Siletz people have been working for decades to recover the rights to their ancestral homelands across the central Oregon coast so they can continue their stewardship of lands and waters that hold ecological and cultural significance. When a 27-acre property on Cape Foulweather went up for sale in March 2021, there was a risk that the property would sell to a developer before the Siletz people were able to gather funds to purchase the land.

### SOLUTION

---

In August of 2022, McKenzie River Trust (MRT) purchased the intact 27-acre Cape Foulweather property to avoid its development, with the goal of eventually returning this important property to tribal ownership and management.

### OUTCOMES AND COBENEFITS

---

- CTSI return as stewards to their land, conserving it for its ecological, cultural, and aesthetic values
- Increased resilience of tribal and coastal communities through preserving the scenic view of which the property is a part, bolstering the community’s tourism economy, and supporting the tribe’s work toward bringing its culture and lifeways back to all its members
- The Siletz people will provide opportunities for education and outreach, enlightening visitors about the ecological and cultural value the Oregon coast provides
- Protection of threatened and important coastal ecosystems such as salt spray meadows, coastal rainforest, and rocky intertidal habitat

### FINANCIAL MECHANISM

---

As part of a collaborative effort among the CTSI, Lincoln County, MRT, The Nature Conservancy, and the M.J. Murdock Charitable Trust, MRT purchased the 27-acre parcel in August of 2022 via a flexible, low-interest bridge loan from Craft3, a community development financial institution (CDFI), as well as \$300,000 of MRT’s own funds. The bridge loan provided short-term financing to secure the purchase of the property on a relatively short timeline. MRT, CTSI, and the Oregon Coastal Management Program within the Department of Land Conservation and Development collaborated on a National Oceanic and

Atmospheric Administration (NOAA) Coastal Zone Management Habitat Protection and Restoration Bipartisan Infrastructure Law grant proposal and were awarded \$2.01 million in 2023. This federal funding will ultimately be used by CTSI to purchase the property from MRT by the end of 2024, and through escrow, will pay off the bridge loan provided by Craft3. This bridge financing was required because of the extended timelines associated with receiving federal project funding.

## FINANCING SOURCE

Craft3's Conservation Bridge Fund, which is supported by a program-related investment from Meyer Memorial Trust

## REPAYMENT SOURCE

NOAA grant of \$2.01 million

FINANCING SOURCE	REPAYMENT SOURCE
Craft3's Conservation Bridge Fund	NOAA grant of \$2.01 million

## ROLE OF A GREEN BANK OR COMMUNITY LENDER

Craft3, a CDFI, was the lender. The bridge loan from Craft3 to MRT enabled the rapid purchase of the property and time for MRT and CTSI to secure the necessary long-term funding through the federal grant from NOAA.

## "READINESS" LEVEL

This project is an example of how bridge lending can supply funding quickly before a capital campaign is completed or grant money is received.

## MORE INFORMATION

To find other case studies and more information about financing nature-based solutions go to our website here: <https://nicholasinstitute.duke.edu/project/green-banks-and-community-lenders-financing-nature-based-solutions>

## REFERENCES

Confederated Tribes of the Siletz Indians. n.d. "Creating the coast (Siletz) reservation."  
Kuhnhausen, Kelsey. 2023. "Press Release—NOAA grant helps secure culturally significant lands for the Confederated Tribes of the Siletz Indians."  
Mayham, Alanna. 2023. "Oregon tribes receive grant to purchase land on Cape Foulweather."  
Oregon Department of Land Conservation and Development. 2023. "DLCD and Confederated Tribes of Siletz Indians awarded Bipartisan Infrastructure Funding for Coastal Resilience"  
Image 109 of Executive orders relating to Indian reserves, from May 14, 1855, to July 1, 1902.  
Image 110 of Executive orders relating to Indian reserves, from May 14, 1855, to July 1, 1902.  
Cover image: Cape Foulweather by David Wood. (CC BY 2.0), via Flickr.

## CASE STUDY CITATION

Torre, J. and Mason S. 2023. "Case Study: Cape Foulweather Bridge Financing." *Nature-Based Solutions Financing Working Group*. Durham, NC: Nicholas Institute for Energy, Environment & Sustainability, Duke University. <https://nicholasinstitute.duke.edu/project/green-banks-and-community-lenders-financing-nature-based-solutions>.

## Nature-Based Solutions Financing Working Group