

## THIS ISSUE...

Doing fine at 5029:  
The Delridge House

Member Profile:  
Devin Theriot-Orr

Do a Summer  
Work Party!  
*Details, back page*

### Homestead Awarded Grants

The Washington Mutual Foundation and SAFECO awarded grants to Homestead CLT in May in support of capacity-building and selecting and initiating our second project. We thank them for their support.

### Welcome to New & Returning Members!

*Dove John  
Stuart McFeely  
John McLaren  
Raegan Rasnic  
Oscar Rodriguez  
Lisa Strandin  
Janet Welt*

# Homestead Community Land Trust Newsletter

Summer 2001

Issue #7

## *Delridge House Nears Completion*

By Pat Lavelle, HCLT Staff

"Well, there ya go." A couple of Homestead members, a few neighbors, HCLT Director Sheldon Cooper, myself, and a tired work crew sat looking at it on a Sunday morning. 5417 Delridge Way was no longer. Tons and tons of antique beveled glass, plaster, siding, and character had inched spectacularly down 25th Avenue SW and up, on giant iron ramps and miniature airplane-like hydraulic wheels, into their new and final destination. Intact. There the house was, at 5029 25th Avenue SW, looking like it was where it was always meant to be. "Well, there ya go," the head mover said, like that was it.

Of course, it wasn't and isn't. But the house's move in the early morning hours of Sunday, May 20 marked a critical milestone in the project. A moment from which we could look back to the project's beginning and forward to its completion. There's still work to be done, but we're in the home stretch--and we look forward to the day when we can say, "There ya go, Seattle," as we put the finishing touches on Seattle's first permanently affordable home.

Following the house move, contractors set to work building the foundation under the house, bracing porches and repairing carpentry, and lowering the house. Af-

ter the house was "dropped," as one HCLT supporter from Delridge put it (this based on anticipating rather than witnessing the event itself), we began gathering community members to help with work parties. We chopped down a row of overgrown laurel hedges, cleared the sidewalk in front of the house, washed thousands of square feet of interior walls, patched, and painted. We've got more work to do, with an interior painting party on Saturday, August 4 and an exterior painting blitz on Saturday, August 18 and Sunday, August 19--and we'd love to have you join us. (Give us a call at (206) 323-1227 for more info or to RSVP).



O t h e r pieces of the project are moving forward as well. In early July, the state's Housing Trust Fund awarded HCLT money to expand our renovation work on the house and provide

downpayment and closing cost assistance to the selected buyer. We haven't yet selected the buyer, and are continuing to advertise the opportunity to eligible families. (For more information, give us a call.)

Regardless of your circumstances, YOU are eligible to help us celebrate. On Saturday, September 8, from 3-5 pm, we'll be having an open house for the Delridge community, Homestead members and friends, and the public. There'll be free ice cream, too, so come on down! (For more info, see page 2.)

## HCLT MEMBER PROFILE: DEVIN THERIOT-ORR

Devin Theriot-Orr is a Beacon Hill resident and law student at the University of Washington. He works as a part-time Metro bus driver and became a Homestead member earlier this year. The following is a paraphrase of our conversation.

Has Seattle's affordable housing crunch affected you?

*Well, I'm new to Seattle and a student, so I'm not ready to buy a house. Even if I was, though, I don't think I'd be able to. With four people living in a three-bedroom, the amount of money we're paying each month is more than enough to buy a house... but with the inflated market and traditional lending organizations not willing to think outside of the box, it's hard to do. We love our house, but it sucks—we're throwing away money.*

I feel like I've seen your name associated with the Independent Media Center. I'm curious what you do with them.

*Well, I'm not actively involved with them. I'm a law student at the UW, and have been helping coordinate the legal team defending the IMC against the FBI's suit. [The suit sought to force the IMC to release the names and contacts of everyone who had visited the IMC's website within a two-day period, professedly to assist an investigation of the unauthorized distribution of security plans for the Summit of the Americas in Quebec City in April 2001.] The FBI recently dropped the suit, right before we were going to file a court appeal. The whole thing was really sketchy... I used to work more extensively with the IMC, doing a lot of operational work to keep the space and coordinate volunteers. I see the IMC as having a pretty huge potential for contributing to social change.*

What made you decide to become a Homestead member?

*Well, I first saw you at the Beacon Hill Festival last year. I picked up the material, and am interested in the legal system making things better. So the idea of keeping housing affordable and keeping the land in the community's hands really appeals to me, and is important in Seattle... I've been on the mailing list for awhile, and I guess it seemed to me that you were walking the talk.*

What would you like to see for Homestead's future?

*I think you all are doing good work as it is. Of course, like a lot of groups, you want them to be really successful, and do a thousand things at once. Put more land in people's hands. Help make housing more affordable. Purchase an apartment complex and have a cooperative; I have a background in the student co-op movement... Long-term, it would be great to see more Homestead houses in more neighborhoods throughout Seattle.*

*Newsletter* is a quarterly publication of Homestead Community Land Trust, a membership-based 501(c)(3) nonprofit creating permanently affordable homeownership in Seattle.

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## Open House & Ice Cream Social



**Saturday, September 8, 2001 \* 3-5 PM**  
**The Delridge House, 5029 25th Ave.**  
**SW**

**What's the scoop? Come find out! See the handiwork of neighbors, Homestead members and friends as you tour our first house! Meet Homestead staff! And savor a free scoop of ice cream! We'll see you there.**

**For more info, call Pat or Sheldon at (206) 323-1227.**

## Quick News

Homestead Community Land Trust is now considering options for our second permanently affordable homeownership development.

For more information, come to our next monthly meeting, or give us a call.

Want to get our newsletter by email? Beginning next issue, we'll have an electronic version available. You get the news on everything we're doing in your favorite format, and we save paper and postage. To request the email version, please call or email us.

*YOU are invited to our monthly meetings  
Get the latest news,  
make your opinions known,  
get involved.*

Next meeting: August 8th  
@ HCLT, 1309 13th Ave. South, 6:30 PM  
and subsequent second Wednesdays  
Contact HCLT to confirm  
(206) 323-1227 or [homesteadclt@yahoo.com](mailto:homesteadclt@yahoo.com)

# About Homestead Community Land Trust

**"We are drawing together our diverse communities to build and permanently preserve decent, affordable housing and real self-determination in the places where we live and work."** - Homestead CLT mission statement

Since our incorporation in 1992, we have been working to bring the community land trust model of permanently affordable homeownership to Seattle neighborhoods. To this end, we:

- \* engage in outreach and educational efforts with community and neighborhood groups, local government leaders, and funding and lending institutions.
- \* support the creation of neighborhood-based projects that undertake housing development projects designed by local people to meet local needs.
- \* are creating permanently affordable homeownership opportunities for low-income residents, encouraging community reinvestment without displacement, and empowering neighborhood and citywide communities to take control of their housing and land-use needs.

**Homestead CLT is a 501(c)(3) nonprofit corporation and donations are tax-deductible.**

We are a membership-based organization, and our strength is in our numbers. Join us now as we finish Seattle's first-ever permanently affordable homeownership project and plan for our second, and help keep housing affordable for ourselves, our neighbors and the next generation.

**Yes!** I want to become a HCLT member.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Cut out and send to: Homestead Community Land Trust, 1309 13th Ave S., Seattle, WA 98144

## Members

help preserve affordable housing for ourselves and future generations, have a say in key HCLT decisions, receive our quarterly newsletter and notices about meetings and events, receive early notification of homeownership opportunities, and can vote and run for positions on the board of delegates.

## Membership

is open to all Seattle residents who

- 1) agree with our mission,
- 2) pay yearly sliding-scale dues (suggested rate is \$1 per \$1000 of annual income) and
- 3) pledge to be involved in our work in a way that works for them

# Opportunities

## **Paint a Future, or Dig In! Help Us Finish the Delridge House.**

Grab your brushes and shovels and come on down to Delridge! We're looking for people who like to paint or landscape to help us finish work on the Delridge House:

Saturday, August 4. *Indoor Painting.* Come help paint the house in a second, final coat.  
Saturday, August 18 and Sunday, August 19. *Outdoor Prep and Painting.* We'll be prepping and painting the sides of the house, and the final product will be a sight to see.  
To Be Announced. *Landscaping.* The dirt surrounding the house will be transformed into green, and you can help.

All work parties are 10 AM-4 PM at 5029 25<sup>th</sup> Ave. SW in Delridge; COME FOR ALL OR ANY PART YOU'D LIKE. No experience or tools necessary. Drinks and light snacks will be provided.

PLEASE CALL TO CONFIRM your attendance if you'd like to help for a particular party, or if you have any questions. You can reach Sheldon or Pat at (206) 323-1227.

## **Show Your Support - Become a Member of Homestead CLT.**

You believe in our work creating permanently affordable homeownership in Seattle. What to do about it?  
With Homestead renovating Seattle's first permanently affordable home, and actively investigating options for our second development project, now's a better time than ever to become a Homestead member. Membership is as simple as agreeing with our mission, pledging annual membership dues, and deciding how you'd like to become involved in our work. (For more info, see the form inside.)

Homestead Community Land Trust  
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