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**Pearl Amible
Richard Bash
Patricia Murray
Dana Park
Lisa Pascual
Gale Picker
W.P. Savage
Jenna Smith
Donna Torres
Teri Wise
B. Withey**



Homestead Community

Summer 2003

Issue #14

Delridge Affordable Homebuyer Initiative (DAHI) Moving Forward

Things are cooking with the DAHI. Here are a few of the highlights.

Social Justice Grant! HCLT received a \$15,000 Social Justice pilot grant from the Seattle Department of Neighborhoods in support of our Delridge Affordable Homebuyer Initiative. We will use these funds to help expand the scope of our local homebuyer outreach efforts in Delridge, provide ongoing support to our new homebuyers through hands-on classes, as well as increase local community involvement in the project through community sweat equity work parties and outreach efforts. To date 49 people have pledged a total of 1167 hours to the project! We will hire a part time staff person within the next couple of months to help coordinate homebuyer outreach and education as well as coordinate the work parties. We plan to have work parties starting this fall. If you would like to volunteer hours for outreach or work parties, give us a call at 323-1227.

Two homes for sale! We have our first two homes for sale within the initiative! One is a two bedroom cottage selling for \$100,900, and the other is a three bedroom rambler selling for \$166,900. See pictures and details on page 2, or at www.homesteadclt.org. Up to \$35,000 downpayment assistance is available to qualified applicants. These homes are currently available, but won't last long, so call today if you are interested in more information.

Working on eight more! We didn't receive the State funding that we applied for during the spring funding round, so we will be reapplying for State funding we need to expand the project to the full 10 homes this fall. We now have over half of the funding we need to proceed with the full project secured from the City of Seattle, and have made arrangements with HomeSight for access to their Hope Loan downpayment assistance for our first two homes. We are optimistic that we will gain State funding by the end of the year and have eight more single family homes to offer next year.

Thinking of selling in Delridge? If you are interested in selling a home in Delridge and want to help build a legacy of permanently affordable homes, give us a call. We're always looking for more homes we can bring into our program. We'll pay a fair price, and you'll get the satisfaction of knowing that your home is helping a household in need.

We're hiring! Part time position opens.

We're hiring a part time Outreach and Homebuyer Services coordinator! Would you be excited to help HCLT grow and fulfill our mission? Would you thrive on the challenge and opportunity to play a central role in a growing social change organization? Would you be interested in applying for a rare staff position at HCLT? Responsibilities include community outreach, volunteer organizing, membership recruitment, homebuyer education and homeowner support. Strong people skills, writing ability, and computer skills required. Strong candidates will be highly motivated, very organized, and have a deep connection with South Seattle neighborhoods and/or have fluency in a local immigrant language. Women and minorities strongly encouraged to apply.

20 hours/week to start, full time potential. Pay DOE. Some weekend and evenings required. View full job description at www.homesteadclt.org, or contact Sheldon Cooper for copy at 206-323-1227 or info@homesteadclt.org. Send cover letter, writing sample, resume and references to: HCLT, 1309 13th Ave. S., Seattle, WA 98144. Position open until filled.

Home For Sale

**5403 18th
Ave SW**

\$100,900



- ~700 sqft, 2 bedroom/1 bath, with unfinished basement
- 7280 sqft corner lot
- 1929 cottage, significant upgrades planned.
- Up to \$35,000 downpayment assistance available.
- Currently occupied, do not disturb. Close October-December 03

Home For Sale

**5615 18th
Ave SW**

\$166,900



- 1060 sqft, 3 bedroom/1 bath, with attached garage
- 22,000 sqft lot borders on greenbelt
- 1940's rambler, remodeled kitchen, many upgrades
- Up to \$35,000 downpayment assistance available.
- Currently rented, do not disturb. Close October-December 03

Buyer must be:

- Income qualified
- "First time homebuyer"
- Selected by HCLT from among qualified applicants

<u>Household size:</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Max household income:	\$39,550	\$45,200	\$50,850	\$56,500	\$61,000	\$65,550

Info: 206-323-1227 * info@homesteadclt.org * www.homesteadclt.org

Quick News

The Washington Mutual Foundation gave a \$25,000 grant to HCLT in support of our work in 2003 to create permanently affordable homeownership opportunities in Seattle. This grant will help us cover operating expenses related to launching our Delridge Affordable Homebuyers Initiative. Thank you, Washington Mutual!

Lambert Rochfort, HCLT VISTA volunteer, completed his year of service with us July 18th. He is now spending several months traveling around Eastern Europe on a well deserved vacation. Thanks for all your hard work, Lambert.

Lisa Huang, HCLT board member, has temporarily moved to Hawaii. She says that she will be there between 3 and 12 months, which should give her many friends ample time to schedule visits to escape our winter rains. We will miss her terribly and hope that she has a wonderful adventure in the Aloha state. We will be looking to fill her board seat at our November Annual Membership Meeting. If you are interested in running for a board seat, contact Sheldon at the HCLT office for details.

Member Profile: Patty Murray

Patty Murray moved to Seattle in 1986 from Kansas. She came out on vacation and fell in love with the area. "It was all the water, mountains, flowers, and greenery. It seemed as close to Hawaii as I could ever get. I decided to stay and was offered the first job I applied for," said Murray. While Murray loves Seattle, she doesn't love renting here. "At first I lived in shared housing, which worked fine for awhile. I decided that I wanted more space and privacy and moved out on my own, but as a consequence I have had to keep moving every two or three years because the rents go up so fast." Murray thinks she has lived in just about every area of the city in her search for an affordable place to live. West Seattle is among her favorites. "A friend of mine who lives in Delridge encouraged me to apply to buy my own home through HCLT. At first I thought that it was too good to be true, but after I looked into it, I started thinking that I could do it. I applied and have been going through the process, taking classes and getting ready. It is easier than I thought. I volunteer with other groups, so I decided to become a member. I like HCLT's program and want it to be successful."

Dearborn Commons Takes First Steps

It was a perfect day for a picnic at the Delridge Community Center. Blue sky and bright sunshine. Dueling grills served up burgers, hotdogs, and vegetarian sausages. Twenty four HCLT members and supporters gathered to celebrate HCLT's successes, meet each other and share great food. Participants brought enough food for an army. Pasta salads, potato salads, green salads, watermelon, cold beverages and homemade ice cream (made on the spot). There was music and socializing, eating and joking. West Seattle PCC, Roxbury Safeway and Field Roast Grain Meats donated the main fare. The only thing missing was a lake for a cool swim afterwards. See pictures at www.homesteadclt.org

Dearborn Commons, an effort to build an 18 unit cohousing community in the Jackson Place neighborhood, gained some momentum over the past several months. They doubled their number of equity members from three to six, adding much needed energy, ideas and capital to the project. "There has been substantial interest in the project, locally and from around the country. I get several calls or emails every week. It is really exciting!" said Carmelita Logerwell, Dearborn Commons equity member and HCLT member.

Dearborn Commons has an agreement with HCLT to reserve five of its units for HCLT buyers, holding space for low-income buyers within the project. These units will be made more affordable through special unit pricing and government subsidies, and kept permanently affordable for future buyers by HCLT. Counting the 5 units that HCLT will sell to low-income households, over 60% of the units are spoken for. "I can't wait to move in" said Rebecca Adrian, HCLT member and aspiring buyer of an HCLT unit. "I've been trying out cohousing by renting at Jackson Place and love it. I would have a hard time affording to buy in the traditional market. This is perfect."

Dearborn Commons is assembling its development team, finishing its early legal agreements, and continues to market units. They will soon be ready to purchase the land and move into the permitting stage of the project. They hope to complete construction in 2005.

"We are drawing together our diverse communities to build and permanently preserve decent, affordable

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.
- * create 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.

Become a member

We are a membership-based organization, and our strength is in our numbers. **Join us now**, 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: _____

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 area residents who

- 1) agree with our mission,
- 2) pay \$10 yearly dues (please donate more if you can, less if you can't), and
- 3) become involved in our work in some way

Donate \$50 and receive a free kayak rental from the Northwest Outdoor Center. **Send to** HCLT, 1309 13th Ave S, Seattle, WA 98144

Thank You!

The following people have pledged hours to the Delridge Affordable Homebuyer Initiative and helped us secure our Department of Neighborhoods Social Justice grant. **Thanks in advance for your hard work!** While this list is a good start, we are going to need lots more people over the next year to help out. If you would like to pledge hours to the project over the next year, please give us a call.

Brian Allen • Richard Bash • Park Burgess • Rhonda Busby • Kathryn Caldwell • Jeanne Cullen • Steve Daschle • Deborah Davis • Keri DeTore • R. Ricardo Garcia • Pamela Gordon • Octavio Guerrero • Helen Hagler • Betty Harris • Tina Hendricks • Parie Hines • Alice and John Howell • Katie Howenstine • Johanna Hulick • Lisa Huang • Mike Iaquina • Savanna Jamerson • Dale Jensen • Dove John • Lloyd Kautz • David Kruse • Tina Lathrop • Thomas Lawson Jr. • Derek and Laurie Levy • Judy Lochrie • Carol Long • Anita Manuel • Betty Martin • JoAnne McGaw • Denise Nelsen • Philippa Nye • Russell Parks • Donna Roseveare • Agen Schmitz • Jan Schuroll • Laura Shope • Beverly Smith • Pete Spalding • George Sudduth • Cynthia Tauscher • Kristen Walsh • Joyce Wolff • Peter Voeller



Homestead Community Land Trust
1309 13th Ave. South
Seattle, WA 98144

HCLT Events Calendar

9/3 Delridge Homebuyer Info Session, 6:00 PM, Delridge Library, 5423 Delridge Way SW. Call HCLT at (206) 323-1227 to register.

9/3 (and subsequent 1st Wednesdays) Dearborn Commons Potluck. Come learn about our Dearborn Commons project and meet the people involved. Call Carmelita for details (206) 723-4991.

9/10 HCLT Board Meeting. 3 PM - 5 PM
1309 13th Ave S.

9/10 Full Moon Kayak Fundraiser. 7:00 PM. No experience needed. Call HCLT at (206) 323-1227 to register.

10/1 Delridge Homebuyer Info Session, 6:00 PM, Delridge Library, 5423 Delridge Way SW. Call HCLT at (206) 323-1227 to register.

10/8 HCLT Board Meeting, 6:30 PM, 1309 13th Ave S.

11/8 Annual Membership Brunch and Meeting. Save the date! 11AM to 1PM. Location TBA.

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· Dale Jensen · David Lee · Anita Manuel · Scott Nodland · George Ostrow · Herman Smith · Michele Thomas

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Sheldon Cooper,
Director

Contact HCLT

206-323-1227
info@homesteadclt.org
www.homesteadclt.org