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**JPMorgan Chase Foundation Grant to Homestead Community Land Trust Supports  
Affordable Homeownership Development in Renton's Sunset Area**

The Homestead Community Land Trust announces that JPMorgan Chase Foundation has awarded it \$500,000 over three years to support the development of homes for ownership affordable to low to moderate income residents of the Sunset neighborhood in the City of Renton. Homestead will be the exclusive developer partner with the Renton Housing Authority in the area of affordable homeownership as part of a coordinated, multi-stakeholder revitalization effort known as the Sunset Area Transformation Plan.

"Homestead is honored by JPMorgan Chase Foundation's grant and for the opportunity to work with the Foundation, the City of Renton, the Renton Housing Authority and other community partners to fulfill community hopes for homeownership in the Sunset neighborhood," said Kathleen Hosfeld, Executive Director of Homestead Community Land Trust. "This generous gift from the JPMorgan Chase Foundation will support the transformation of the Sunset area to a healthy, equitable and inclusive community, where families of all income levels experience quality of life and access to the wealth-building potential and other benefits of affordable homeownership," Hosfeld said.

The Sunset Area is a 269-acre neighborhood originally developed as a World War II Defense Corporation project to provide temporary housing with minimal supporting infrastructure for employees serving in local factories. Today it serves a racially diverse population of primarily working-age adults (65.7%). The poverty rate is 26.4% versus 15.9% for Renton and 12.5% for King County. The homeownership rate in the Sunset Area is 34.2% compared with 49.2% for Renton and 52.9% for King County.

The City of Renton has been working with the Renton Housing Authority, the Renton School District, and other partners for more than 10 years to help revitalize the Sunset Area. To date, the above entities have invested, committed or secured more than \$89 million for community development

projects in the Sunset Area. Completed projects include a new early learning center and accessible playground, a new 15,000-square foot library, 26 units of affordable rental housing, a regional storm water facility and other infrastructure improvements. Additional projects are currently underway or planned for the near future.

“RHA built more than 3,000 units of temporary duplex housing for working families who supported the WWII effort. Many of these units in the Sunset neighborhood remain today, as rental units. To develop an affordable homeownership program in this neighborhood, is to build a new legacy of community investment and self-sufficiency for eligible families” said Mark Gropper, Executive Director of the Renton Housing Authority. “Homestead CLT has a proven ability to deliver on such a vision, and in fact is largely responsible for facilitating the possibilities of a sustainable homeownership program for Renton and its Housing Authority. I couldn’t be more pleased, and honored, by this opportunity to make a lasting difference here in the lives of the children and their families who will participate with us as new homeowners,” Gropper said.

“At JPMorgan Chase, we believe that thriving neighborhoods are critical to the long-term economic success of our cities and to addressing barriers to economic mobility for low-income families,” said JPMorgan Chase Pacific Northwest Regional Philanthropy Manager, Cat Martin. “By providing successful homeownership possibilities, organizations like Homestead Community Land trust are creating opportunities for generations to come. We commend their ongoing commitment to inspire action and to collectively transform Renton’s Sunset area into a healthy, equitable, sustainable and inclusive community.”

Homestead will be the lead developer on a keystone townhome project providing new high-quality homes for limited income buyers. Homestead will provide all pre-development, development and project management services to plan and build the units. Homestead will work in partnership with HomeSight, a certified counseling agency, to provide pre-purchase counseling and homebuyer education. As a community land trust, Homestead will market and sell the homes, providing support to buyers through the purchase process and after sale.

Community land trusts are strategic partners to communities who want to leverage public and private investments in affordable homeownership to serve more families over the lifetime of each development. Homeowners buy their home and lease their land from Homestead for a small monthly fee. This reduces the cost of the home to below market rates which puts ownership within reach of

limited-income families. In exchange for this opportunity, homebuyers agree to a formula resale price that allows the owner to build equity but keeps the price of the home affordable to the next limited income buyer. Buyers can keep their homes for as long as they wish, but when they resell they make the same dream of ownership possible for the next buyer. Once a home becomes a community land trust home it is permanently affordable, preserving income diversity in neighborhoods as they revitalize.

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**Homestead Community Land Trust** was founded in 1992 to arrest the displacement of low- to moderate-income people from rapidly gentrifying neighborhoods in King County. Our community-based model makes homes permanently affordable through partnerships with funders and homeowners themselves. As a result, Homestead's growing portfolio of homes serves multiple families over time, giving affordability a permanent address in our communities. We provide the King County residents who keep our communities vital – including mail carriers, police officers, grocery clerks, social workers, nurses and teachers – the opportunity to gain stability for their families, safely accrue equity, and put down roots in their communities. We serve families who make less than 80% of area median income; more than half are people of color. Our staff supports over 210 active homeowners, and develops new homeownership opportunities through housing development and partnerships with other housing organizations.

**JPMorgan Chase & Co.** is one of the oldest, largest and best-known financial institutions in the world. The firm's legacy dates back to 1799 when its earliest predecessor was chartered in New York City. At JPMorgan Chase, we believe we have a fundamental responsibility to help our clients and our communities navigate a complex global economy and address their economic and social challenges. We use our strength, global reach, expertise, relationships, and access to capital to make a positive impact in cities around the world. In 2015, the firm and the JP Morgan Chase Foundation gave more than \$200 million to thousands of nonprofit organizations across 47 U.S. states, the District of Columbia, and 43 countries. More than 47,000 employees provided 310,000 hours of volunteer service in local communities around the globe.

**The JPMorgan Chase Foundation** works with community partners to create pathways to opportunity by supporting workforce development, financial capability, small business development and community development in the regions where we do business.

For additional information, please visit [www.homesteadclt.org](http://www.homesteadclt.org) or [www.SunsetRenton.com](http://www.SunsetRenton.com)