MISSION

Homestead Community Land Trust is a grassroots, membership-based 501 (c)(3) nonprofit organization that partners with Seattle area neighborhoods. Homestead is dedicated to 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.

2006 Board of Delegates

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Community-At-Large Delegate

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Americorps
Leasing Member Delegate

Johan Grimsrud
YouthCare
Leasing Member Delegate

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Community Volunteer
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Aide to Nick Licata,
Seattle City Council
Leasing Member Delegate

Denise Zachariah
Community Volunteer
Community-At-Large Delegate
Dear Friends,

Homestead Community Land Trust approached 2006 with a sense of urgency and enthusiasm. The urgency arose from the continuous rise in housing prices. In 2006, the median home price in King County was $425,000—households would have needed to make $130,000 annually for the home to be affordable, or 175% of the King County median income, which today hovers at $74,000.

Our enthusiasm arose from a track record of success within Homestead’s Advantage Program. Homestead’s Board of Delegates held a Strategic Planning retreat in May of 2006 to set its course with an emphasis on growing to scale. The Board set an ambitious overarching goal of growing at a rate of 100 affordable homes each year by 2015.

To achieve this end, Homestead began development of several strategies in 2006 including 1) the addition of condominiums to the Advantage Program, 2) more intensive focus on public policy and community partnerships, 3) exploring expansion of the Advantage Program to areas outside of Seattle, 4) intensive focus on diversifying our funding sources, and 5) expansion of Homestead’s staffing base to increase organizational capacity.

We decided to expand Homestead’s staffing base by 66%, increasing hours devoted to our homeownership program and creating a Development & Communications Director position to help fund our future growth. We tested the feasibility of this increase when we launched our first individual donor campaign in October of 2006. Our members and supporters stepped up to the challenge and pledged 13% over our goal. The success of this initial effort was a strong signal to us that you believe in our efforts enough to invest in them.

The challenges we face in today’s housing market cannot be solved with band-aid, quick fix solutions. Homestead is addressing the problems inherent in a market-driven housing delivery system directly by creating a portfolio of homes that will remain permanently affordable for those working households not served by our escalating housing market.

As we move forward, our urgency and enthusiasm is coupled with yet another powerful influence, HOPE. 2006 was a very exciting year in the history of the organization. Thanks to you and thanks to everyone else who sees the value of our mission and supported our work!

It remains a great honor to lead this organization as we plan for and implement a new phase of our growth.

Best regards,

Megan Hyla Sheldon Cooper
President, Board of Delegates Executive Director

“Since I adopted Luke 2 ½ years ago, I have worn a necklace that says, ‘Dreams Come True.’ Thank you, thank you again for enabling me to fulfill my homeownership dream.”

— Jane Fairchild, Homestead homeowner.
Homestead’s Advantage Program 1) initiates outreach to potential new homebuyers, 2) provides personalized counseling and affordability analysis, 3) mentors individuals and families through the homeownership process and, 4) follows up after closing. Homestead staff maintains ongoing relationships with families, supporting their ongoing success as homeowners, and encouraging their participation in their communities and Homestead’s mission and governance.

EXPANSION

During 2006, the Homestead Advantage program was expanded to include condominium purchases and to encompass the White Center area of unincorporated King County. King County committed $282,000 in funding for the Homestead Advantage Phase III for use in White Center. This expansion allows Homestead buyers more choice, flexibility and access to more affordable markets and housing types.

PARTNERSHIPS

Also in 2006, Homestead focused significant time and energy on its partnership with Habitat for Humanity. Through this partnership, we anticipate adding seven homes to our portfolio during the coming year, with the potential of land trusts forming many additional Habitat for Humanity homes over the next five years. The Homestead-Habitat Partnership is a great example of agencies pooling resources to benefit our community.

SUCCESS

Homestead Community Land Trust is committed to the improvement of the quality of life for hard-working low and moderate income families in our community. Through the support of the community, Homestead homebuyers have gained affordable monthly housing payments, long term housing stability, equity building opportunity and legacy for their families.

Peter Graff

“The articles always stressed me out. You know, those front page above-the-fold reminders of the white hot Seattle housing market, astronomic home prices, and gruesome bidding wars. I couldn’t take another story about one more couple laying down lottery winner sums of money for their undersized fixer. In April, I purchased a home in the Puget Ridge neighborhood in partnership with the Advantage Program. Oh, and now, I gladly skip right over those above-the-fold articles.”

Homestead in action
Mike Smith & Willow Kelly
The family’s new home is in north Seattle. With 2 bedrooms and a bonus room, 1280 sqft, a yard with twin pine trees for their son, Miles, hardwood floors, a fireplace, energy efficient windows and great neighbors, the family feels at home. They now live within walking distance of the local high school and Madison pool, and say they are still discovering new things about their neighborhood.

Len Davis & Analia Castanos
“We spent much of 2006 thinking about, talking about, and looking at houses. We are both building our own small businesses and look forward to having our awesome new home as our base. We look forward to spreading the word so that other young creative folks who choose nontraditional careers and can’t afford outrageous Seattle home prices CAN actually become homeowners.”

The homes in our portfolio are collectively worth millions in today’s market. The public and private philanthropic investment assembled by Homestead made them affordable.
**STATEMENT OF ACTIVITIES**

Revenue and Other Support:

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Grants</td>
<td>$145,214</td>
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<tr>
<td>Donations</td>
<td>21,752</td>
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<tr>
<td>Fees</td>
<td>20,741</td>
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<tr>
<td>Interest and Other</td>
<td>2,377</td>
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<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>190,084</strong></td>
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Expenses:

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<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Program Services</td>
<td>$62,937</td>
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<tr>
<td>Management and general</td>
<td>20,959</td>
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<tr>
<td>Fundraising</td>
<td>5,487</td>
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<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>89,383</strong></td>
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Increase in Net Assets $100,701

**STATEMENT OF FINANCIAL POSITION**

Assets:

<table>
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<tr>
<th>Asset Type</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$64,408</td>
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<tr>
<td>Fixed Assets (land)</td>
<td>447,000</td>
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<tr>
<td>Fixed Assets (other)</td>
<td>2,202</td>
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<tr>
<td>Note receivable</td>
<td>4,093</td>
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<td><strong>Total</strong></td>
<td><strong>517,703</strong></td>
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Liabilities:

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<thead>
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<th>Liability Type</th>
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<tbody>
<tr>
<td><strong>Current Liabilities</strong></td>
<td>$12,632</td>
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Net Assets:

<table>
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<tr>
<th>Net Asset Type</th>
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<tr>
<td>Unrestricted</td>
<td>$58,071</td>
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<tr>
<td>Temporarily restricted</td>
<td>447,000</td>
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<tr>
<td><strong>Total Net Assets</strong></td>
<td><strong>505,071</strong></td>
</tr>
</tbody>
</table>

Total Liabilities and Net Assets $517,703

In 2006, Homestead spent $88,000 on direct homebuyer support via land purchase through our program. This value is recorded under Fixed Assets.

Full financial audit for 2006, prepared by Your Financial Solutions LLC, is on file at the Homestead office.

Homeowners build financial security by purchasing through Homestead. We expect our homeowners to realize about $7,000 in equity annually.
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Homestead supporters

Individual Contributors & Members
Rebecca Andrews & Scott Olmsted
Hester Angus
Robert Antieau
Kathleen Baginski
Mike Beebe
Greg Beutel
Deborah Bowler
Cyn Breon
Jimmy Budiman
Marci Burkel
Rhonda Busby
Ayana Carroll
Sheldon Cooper
Frederick Corbit
Margaret Curry
Jokhanah Ennes
Cheryl Ford
Kris Fulsaas
Michael Gilbride
Peter Graff
Tonya Hennen
Lisa Herbold
Lisa Huang
Megan & Adam Hyla
Esther “Little Dove” John
Will Kemper
Mas Koba
Karin Landsberg
Jay Lapin
Bill & Patty Lavelle
Pat Lavelle
Jim Lietz
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Craig Lorch
Anita Manuel
Jerry Marcy
Ryan Maxwell
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Lisa Morrow & Scott McClay
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George Ostrow
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Gale Picker
Glenn Puckett
Randy Robinson
Melissa Ropke & Geov Parrish
Darryl Smith
Jenna Smith
Larry Soll
Paul Soroka
Lisa Strandin
Jennifer Svoboda
Quinnie Tan
Janna Wachter
Romelia Yax
Cherian & Denise Zachariah
Marietta Zintak

Community Partners
City of Seattle Department of Housing
City of Seattle Department of Neighborhoods
Federal Home Loan Bank of Seattle
Housing Development Consortium
International District Housing Alliance
King County
LELO
Northwest Community Land Trust Coalition
People’s Bank
Seattle/King County Habitat for Humanity
Tenants Union
Urban League of Seattle
Washington Homeownership Center
Washington State Housing Finance Commission
Washington State Office of Community Development

Homestead Community Land Trust greatly appreciates the individuals, corporations and partners that support our work. Every effort has been made to ensure accuracy of this list. If we need to correct our records contact Kristin Bolken at 206.323.1227, ext. 114. Thank you!
HISTORY

Homestead Community Land Trust was incorporated in 1992 as a grassroots response to local concerns about barriers to homeownership in Seattle including: 1) sky-rocketing housing prices, 2) lack of affordable homes, and 3) displaced community members.

Homestead's founding members wanted to replicate the community land trust model in Seattle after witnessing the effects of the community land trust model in other parts of the country in stabilizing communities and securing quality affordable homeownership opportunities for low and moderate income residents.

Today, Homestead has 200 members, three full-time staff, nine board members and 18 properties that it stewards. By the end of 2007 it expects to have expanded its property portfolio to 25.

VALUES

Access
We work to provide homeownership opportunities to low and moderate income households who otherwise would be unable to buy a home in Seattle.

Community
We work to build strong communities.

Equity
We work to enable individuals and communities to build and share equity.

Legacy
We work to create a growing stock of permanently affordable housing that will benefit individual households, communities, and Seattle for generations.