Homestead Action and Advocacy
What’s happening, how we’re responding, & what you can do

It takes more than a hammer and nails to create opportunities to own a safe, decent and affordable home. Policy and budget decisions can lay the foundation for affordability, livability and diversity in our community. Homestead supporters like you are letting decision-makers know these are qualities we value. In February Homestead was in Olympia, telling lawmakers to fund the Housing Trust Fund for affordable housing across Washington. We have also been a strong voice for affordable housing in the South Lake Union Rezone discussions. Thank you if you’ve helped bring this message to lawmakers. The fight for fair affordable housing is far from over. See below to learn how you can stay informed and take action!

More than 600 affordable housing advocates attended Housing and Homelessness Advocacy Day on Monday, February 11th at the State Capitol. Pictured here are (L to R) board member Rachael Myers, supporter Tonya Hennen, Executive Director Sheldon Cooper, board member Kenneth Tanzer, Community Engagement Director Erika Malone and Program Assistant Garbo Grossman. Board members Geov Parrish and Rand Redlin, supporters Kim Toskey and Cristie Stapp and Resource Development Coordinator Clinton Attaway were also in Olympia meeting with legislators about affordable housing.

Stay Informed
The status of policy issues changes quickly. Here is what you can do to keep up in order to affect change:

- **Sign up** on our website for our email list: Get the latest news and analysis from Homestead right in your inbox.
- **Follow @HomesteadCLT** on Twitter: Receive instant updates on housing issues and join the conversation with our supporters and allies.
- **Like /HomesteadCLT** on Facebook: Get a behind-the-scenes look at our mobilization efforts and invite your friends to take action and attend events.

Advocates from housing and labor organizations are urging that the Incentive Zoning requirements included in the South Lake Union rezone be stronger than the ordinance currently on the books for other areas in the city and result in more affordable housing units.

South Lake Union (SLU) on February 25th. The SLU up-zone will result in 12,000 new housing units. Homestead believes we must ensure that some of these units are affordable to the modest-income workforce in the neighborhood and that the jobs, services and transportation choices available in SLU are accessible to everyone.
From the Director:

I always find wonder in the early signs of spring: the days getting longer, brave crocuses pushing up. Gone are the pitch black mornings and early nights of winter, and though it happens every year, this change somehow sneaks up on me. It isn’t that it was light all that much longer than the day before, or the day before that: it happens slowly and one day I just take the time to notice it.

This slow change is often how policies shift, as well. It sometimes takes a long time for a storm to blow in from Olympia, or from D.C. We look out one morning, and it’s all come down on our doorstep like a snowdrift.

Sequesters, cliffs, ceilings, cuts and catastrophe—it’s enough to make you want to pull the shades and pretend nothing’s happening.

The reality is that cries for austerity are close to overwhelming the pleas for sanity. Without strong action from our elected officials, it will become more and more difficult to expand affordable homeownership opportunities in the Seattle area.

Your representatives need to hear from you in order to represent you.

This is why we are thrilled that so many Homestead supporters are stepping up their game and assisting us to advocate for affordable housing and smart homeownership policy. While the process is slow, your letter to a legislator, your editorial in the newspaper, your voice in a rally creates a political climate that values the stability and security that affordable homeownership brings. With your action and with each passing day, we make change. Soon you will look out and see that affordable homeownership gets a little more time in the sun.

Thank you!

Sheldon Cooper, Executive Director

Homeowner’s Corner

Paul and Noni Spitzenberger knew their one-bedroom apartment on Beacon Hill would soon be too small for raising their 18-month-old daughter Gwen. But even though Paul works two jobs, it never occurred to them that they could buy their own home.

“We were just looking for another place to rent” when they came across Homestead, Paul says. When they read that they could afford to own their first home, Noni says that “at first we didn’t believe it.”

Now they own a three bedroom home in Columbia City, “and we pay about the same per month that we did for our basement apartment,” according to Paul. When asked if he would recommend Homestead to other people who are renting, he says, “I already have, to one of my co-workers, and he’s already applied. A lot of people are completely discouraged and don’t bother to try buying a home. There are thousands of people out there that should know about Homestead.”

“Our neighbors have two kids Gwen’s age. There’s a park a block away for her to play in, and one day she can go to the school just down the street. We are really looking forward to watching her grow up here.”

— Paul & Noni Spitzenberger

Welcome New Homeowners

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<thead>
<tr>
<th>December 2013</th>
<th>Number of Homestead Homes “in trust”</th>
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<tbody>
<tr>
<td>Lucia Mehari</td>
<td>154</td>
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<tr>
<td>January 2013</td>
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<tr>
<td>Alicyn &amp; Andre Roberge</td>
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<td>February 2013</td>
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<td>Dabby Tse</td>
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<td>Vanessa Diep</td>
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<td>Cassandra &amp; John Parker</td>
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Stone and Leo Roberge, the next generation of homeowners, at play in their new affordable home.
Celebrating Another Year of Affordable Homeownership!

On a rainy night in mid-January, more than 70 Homestead homeowners and supporters gathered at the New Freeway Hall in Columbia City to toast to the past year’s accomplishments and to this year’s opportunities.

Attendees like Monica Fisk (Left) share why affordable homeownership is important to them, with messages like “It makes my community stronger” and “It’s always nice to come home.” Some of the Homeowners present gather for a fun group picture (Center), and retiring Board member Siobhan Ring is honored by outgoing board President Dianne Wasson for her years of service (Right). Geov Parrish was re-elected, and we welcomed Rand Redlin, Ken Tanzer and homeowner Arthur Schiffer to the Homestead board. See www.homesteadclt.org for a full board roster.

Juggler Nikolai Pirak from SANCA entertains some young celebrants (Left), Homestead Program Assistant Garbo Grossman catches up with recent homeowner Melissa Harrell (Center), and young attendees celebrate homeownership in their own way with the cardboard playhouse (Right).

“Two days after I moved into my home, I woke up and thought, ‘Wow, this is awesome.’ Over five years later, I still wake up every day and think the same thing.”
— Janna Wachter

It’s Spring! Get Help Planning Your Garden

Proud Homestead homeowner Janna Wachter knows a few things about gardening. “It was hobby in college,” she says. “I had a 2’x3’ patch of dirt, with four flowers as big as my fist.” From these humble beginnings, Janna, when she isn’t working as an opera singer, is now a professional gardener.

Janna wants to give back to the Homestead community, so she is hosting a free gardening workshop for Homestead homeowners. “I believe you can create a garden that is nice and makes you feel good without spending a fortune or using up all your weekends,” she says.

Join us and learn how to make your garden gorgeous, or email your petunia problems and iris inquiries to Janna directly!

Spring Gardening Workshop with Janna Wachter
When: April 21, 3:00PM
Where: Homestead Offices
RSVP: To Clinton 206.323.1227 x118 or Clinton@HomesteadCLT.org
For specific garden questions, email Janna: Splashjanna@gmail.com
Homestead Community Land Trust
412 Maynard Ave S, Suite #201
Seattle, WA 98104

Get Ready to Give Big!

Homestead has BIG plans for GiveBig. Watch your email to give even BIGGER this year!!

May 15

Homestead’s Wish List — We Need . . .

- New or like new building materials
- Licensed Contractors to donate their time (electricians, plumbers, roofers, etc)
- Children’s toy box
- Children’s toys
- Nice desk lamps
- Toaster Oven
- Secure storage for building materials
- LCD projector

Can you help fulfill some of Homestead’s wishes?
Contact Clinton@HomesteadCLT.org or call 206.323.1227 x118

Thanks to our amazing volunteers!

To Mark Dederer, Dwight Prevo, Lara Underhill and the other fine folks at Wells Fargo: your efforts at this property on Midvale Ave lay the foundation for a modest-income family’s first home.

To Peter Nevin and his team at the Washington Conservation Corp: your landscaping work prepared this West Seattle yard for the opportunity to become a beautiful garden.

Do you have skills to share or time to give? Lead a workshop or gather your friends, neighbors or colleagues and participate in a volunteer work party!

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Email Info@HomesteadCLT.org for more details