Homestead Community Land Trust
2017 E. Spruce Street
Seattle, WA 98122

June Auction & Celebration
Homestead’s Board, Event Co-Chairs, Rebecca Andrews & Gove Parrish, and staff invite you to join us for a fun-filled evening, fabulous auction items and awesome waterfront view at our 1st Annual Auction & Celebration!

Friday, June 20, 2008 from 6:30 pm to 10:00 pm
Daybreak Star Cultural Center at Discovery Park

Premier Home & Hearth Sponsor:
HomeStreet Bank

Community Framers Sponsors:
Riddell Williams P.S. and Trade Printery

Patrons of Affordability Sponsor:
KayBank

The 2nd Annual Esther “Little Dove” John Community Leadership Award will be presented to our friends at the Tenants Union of Washington State by “Little Dove” John and Washington State Representative Eric Pettigrew.

Register for the event at www.homesteadclt.org
Contact Kristin Behken at 206-323-1227, ext. 114 or kristin@homesteadclt.org to attend, host a table and contribute an auction item.

Homestead Calendar

May 2008

5/08/08 > Thurs. 5:30 PM - 7:30 PM > Homestead ADVANTAGE orientation class > White Center Library > 11220 16th S.W. RSVP required: call 206-323-1227, x 111 or email info AT homesteadclt.org

June 2008

6/18/08 > Wed 5:45PM - 7:45 PM > Homestead ADVANTAGE orientation class > 2017 E. Spruce St. RSVP required: call 206-323-1227, x 111 or email info AT homesteadclt.org

July 2008

7/16/08 > Wed 5:45PM - 7:45 PM > Homestead ADVANTAGE orientation class > 2017 E. Spruce St. RSVP required: call 206-323-1227, x 111 or email info AT homesteadclt.org

Check Online for Class Additions > www.homesteadclt.org

A Family Finds Their Home
By Kristin Behken, Development & Communications Director

The Omer & Gesese family includes Nurri and Alyanesh, two sons and three daughters—incorporating a new baby girl, Nuhairnna! The family decided to move to the States from Ethiopia because of the opportunites for education and for better employment.

When the family came to Seattle, Washington, Nurri & Alyanesh found jobs and the children, Selamawit, Fitsum, Mutesinot and Dagnami started school, but finding someplace to live was a tremendous challenge. They moved often and had difficulty finding someplace large enough for the entire family. They eventually decided to live in emergency and transitional housing for stability while Nurri looked for an apartment for the family.

Nurri contacted many places looking for housing, but there were few options and they were either too small or too expensive. The family finally chose an apartment because it was the only available option at the time.

The apartment the family could afford was unsafe. When they applied for a home through the Homestead/Habitat for Humanity partnership, they were living in a small, three-bedroom apartment in Seattle that had mold, leaking widows, and plumbing problems. There were major electrical problems after the apartment above them caught on fire and the electricity often did not work as a result. When the upstairs neighbors did laundry water came down the walls of the apartment, which resulted in a growing mold problem.

Nurri repeatedly asked the management to fix the problems, but the repairs did not last. Alyanesh often cooked outside because the lights in the kitchen did not work.

“My family was not looking for luxury, just a safe, clean home with room for all us. We are very happy to have found that house,” Selamawit said.

Happy Anniversary Homeowners!
Several Homestead homeowners have recently had anniversaries of their date of purchase that we want to celebrate. Thank you for your partnership with Homestead and your commitment to stewarding affordability for future homeowners!

Brian Allen 3 years
Michael Smith & Willow Kelly 2 years
Peter Graff 2 years
Nail Family 1 year
Vanessa “Mijo” Lee & Teyo 1 year

Judkins Park area of central Seattle.

“There is room for all of us, and my sister and brothers and I can study now and find space. My father is looking forward to not having to mediate so many arguments between all of us that happened because we could never find enough space or a quiet place to study. My mother is very happy. She does not say a lot, but you can tell,” she said.

“The family’s home is the result of a truly innovative partnership! The home was donated to Habitat for Humanity and Homestead by the City of Seattle, volunteer labor and sponsorship was provided through Thrivent Financial for Lutherans, Thrivent Build’s program & Habitat for Humanity International and through 500 hours of “sweat equity” from the family. This collaboration ensured that the donated house was transformed into a safe and secure four-bedroom home for the Nurri Omer family. Because of the partnership with Homestead, the home is permanently affordable for a future low-income family.

“Our new house is beautiful. It is on a street where my brothers can play outside,” said Nurri’s oldest daughter, Selamawit.

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Partnerships
By Skeeter Cooper, Executive Director

Two years ago, during our annual retreat, our Board of Delegates crafted a strategic direction for Homestead’s future growth and sustainability. Several key agreements came out of that discussion which included the desire for the land trust to grow much faster than its current rate, and identifying partnerships as a key strategy for achieving that desired growth.

We quickly realized that if Homestead was to ever achieve our goal of 100 homes per year, new approaches would be needed. Homestead’s ongoing homeownership program, the Advantage Program was projected to have a maximum capacity of 20 homes per year because of the limitations of available public funding. Rather than compete for limited funding to exclusively run our own program, Homestead’s vision is to steward the ongoing affordability of housing produced by nonprofit and for-profit housing developers.

Today, we have two exciting partnerships under way. Our partnership with Habitat for Humanity and the City of Seattle has added two homes to the land trust to date, with five more on the way. See the story about Nurni’s family in this issue and read about the first family that purchased their home through this project. Some of these homes were relocated and renovated, some simply renovated, and one is being built new. They all are on surplus City of Seattle land that is being conveyed to the project at no charge. These homes are reserved for low-income families who are selected by Habitat for Humanity and who provide 500 hours of sweat equity work on the home.

Homestead entered into a partnership with the Low Income Housing Institute this spring on the Dearborn Town Homes. The Dearborn project will be a 15-unit new construction town home development at Dearborn and Hiawatha streets, scheduled to begin construction this summer. The development is also on City of Seattle owned land that will be conveyed at no charge in exchange for all the homes remaining permanently affordable through the land trust. The two bedroom two bath homes will sell for approximately $228,000.

Homestead is also working on a significant partnership opportunity with the City of Seattle on proposed Incentive Zoning legislation. This legislation is currently under consideration by The Seattle City Council and would provide an incentive to developers who agree to build affordable homes within or near their developments. Homestead would like to steward the ongoing affordability of ownership units produced through this program. Over time, this program has the potential to generate hundreds of affordable homes that would stay permanently affordable through the land trust.

The scale of our affordable housing crisis in Greater Seattle is too large for any one organization to tackle alone. Through partnerships with housing developers, our local governments, public and private funders, lending partners, our membership, and our homeowners, Homestead will grow its stock of affordable homes over time into the hundreds and then thousands. Together, we can make sure that our communities are vibrant, diverse, stable and strong.

Thank You Auction Donors!
Thank you to the local businesses & individual supporters who have contacted us with early support for our 1st Annual Celebration & Auction in June!

9:45 Stewart Restaurant
Becky Andrews & Scott Dunlevy
Becky Andrews & the Seattle Ladies Canasta Club
Mr. & Mrs. Leonard Andrews
Azuela Restaurant
Central District Forum for Arts & Ideas
Skeeter Cooper
Dukes Chowder House
Eat the State!
Emerald Downs
Mike & Susan Esko
Fowlers Galleries
Garage
Holland-America Cruise Line
Houzzoget Winery, Inc.
Invisible Fence NW
Jillian’s
Sarah Kalafanas
Andrea Lalama Sambrook
Majestic Bay Theatres
McComick’s Fish House & Bar
Peter Nord & the Washington Conservation Corps
Northwest Outdoor Center
The Paramount Theater
Garf Pantash
Krista Perley
Sally’s All Beef Souvlk Grill
Seattle Art Museum
Seattle Repertory Theatre
Seattle Thunderbirds
Spokane Dance Theater
Standing Giant Bistro
Tacomma Rainiers
Sabrina Tatta
Bruce Taylor
 Tillman Village & Tours, Inc.
 Town Hall Seattle
University of Washington
Windfall Winery and Larry Sel
Woodland Park Zoo

Thanks for your contributions. Because of generous individuals and businesses such as yours, we can continue to create and preserve lasting housing solutions in our community!

Expansion to White Center

We are excited to announce we are expanding our Advantage Homebuyer Program to White Center!

White Center is a community in King County tucked between West Seattle to the north and the City of Burien to the south. Expanding the boundaries of our program to White Center seemed like a natural extension of our work in the Delridge neighborhood of Seattle, where our first home became part of the Land Trust back in 2002.

White Center has one of King County’s greatest concentrations of cultural diversity and a history of strong community-based organizations like the White Center Community Development Association that have been leading a neighborhood planning effort focused on preserving the diverse character of the neighborhood while encouraging community investment. By creating and permanently preserving affordable homeownership in the area, Homestead is supporting White Center’s vision that it remains vibrant, diverse, equitable and strong.

To make expansion into White Center possible, Homestead has forged a new funding partnership with the King County Housing Finance Program. King County funds are combined with funds from the Washington State Housing Trust Fund, Washington State Housing Finance Commission, and the Federal Home Loan Bank of Seattle. Combining these sources allows the Advantage program to assist buyers with purchase assistance of up to $100,000 per household.

If you or someone you know would be interested in buying a home in White Center, please contact me. We have purchase assistance available now to help eligible households purchase homes and create stability, equity and legacy for their family, as well as a legacy of permanent affordability for White Center.

Laura Evans,
Program Manager
206-323-1227 ext 111

Thank You Partners!
Thank you to our realtor partners who assisted our new homebuyers in achieving their dream of homeownership: Sabrina Smith with Windermere/ East, Inc. and Jim Fath with John L. Scott University Village, we thank you!

Washington State Housing Trust Fund granted $500,000 now and earmarked an additional $500,000 to the Homestead Advantage Program to assist a total of 50 families purchase homes in the next year.

Special thanks also goes out to the City of Seattle Office of Housing for its support of the Homestead Advantage Program with a $330,000 funding renewal.

This spring the Windermere Foundation provided a generous $1,000 grant in support of Homestead’s Advantage Program operations. Thank you Torpe Hennem, Annette Grupido, Karen Lavalies, Mary Ann Vanderhill and D. Lisa West for supporting Homestead’s proposal!