Homestead Community Land Trust
2524 16th Avenue South, Suite 300
Seattle, WA 98144

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Creating lasting housing solutions in our community!

Homeowner Profile: How Baby Gus Got his Groove On...

Rebecca Lane
Development & Communications Director

When Shelley Statley and Josh Englishardt found their incredibly cool split level home in Beacon Hill, they were over the moon.

Josh grew up in Seattle, and had nearly given up on being able to afford a home in which he and his wife could raise their son, Gus. Homestead provided the solution they’d been looking for. Josh and Shelley started house hunting at the first of the year, and met the seller who had been raised in that house. With the support of Homestead’s Advantage Program, they closed on their home in time to plant a summer garden.

Baby Gus had ideas about his new home, too. In the cramped, 700 square foot apartment in which the family had been living, Gus was able to reach every corner of their living room simply by rotating while sitting down. The week they got into their new home, Gus began to crawl then stand, and soon was making attempts at walking. He is now taking his first steps!

Gus finally had the room to make this big developmental plunge that is so significant in every child’s life – and in their parents’ lives too. Shelley and Josh laugh as they recall this pivotal stage in their family’s life, and the challenges it created as new homeowners just getting settled in. They wouldn’t have it any other way.

Homestead Welcomes New Leadership to Board of Delegates

Simon Adriane Ellis
Office Administrator

Homestead offers a very fond farewell to outgoing Board President Becky Andrews, who gave so much of her time and energy to Homestead and has left the board in order to focus on her role as a new parent.

Becky leaves the board in great hands, under the leadership of new Board President Martina Guillo. Martina is the Executive Director of the Rainier Valley Community Development Fund, a catalyst for economic development that promotes the diversity and livability of the Rainier Valley.

Homestead is also pleased to welcome two new board members, Siobhan Ring and Maura Deering, and celebrate the re-election of board members Geov Parrish and Dante Taylor.

Siobhan Ring and her partner Erin Katz are proud Homestead homeowners – they and their son have enjoyed living in their community land trust home since 2007. Siobhan has a long history of working for affordable housing in Seattle, including 11 years as a community organizer and then Executive Director of the Tenants Union of Washington. She is now the Mobilization Coordinator for the Children’s Alliance.

Maura Deering is an attorney who has been practicing environmental, real estate, and land use law for the past five years. In her work, she has assisted nonprofit organizations as well as homeowners and neighborhood groups. Maura has studied and written on the subject of collaboration between conservation and community land trusts.

CALENDAR OF EVENTS

January
01/09 >> HCLT Homeowner Orientation Saturday, Noon to 1:30 pm
01/26 >> HCLT Homeowner Orientation Thursday, 6 to 7:30 pm

February
02/11 >> HCLT Homeowner Orientation Thursday, 6 to 7:30 pm
02/23 >> HCLT Homeowner Orientation Tuesday, 6 to 7:30 pm

March
03/08 >> HCLT Homeowner Orientation Monday, 6 to 7:30 pm
03/25 >> HCLT Homeowner Orientation Thursday, 6 to 7:30 pm

All orientations will be held at the Homestead office in the El Centro de la Raza building on Beacon Hill - 2524 16th Ave S, Suite 300 (on the top floor), Seattle WA 98144.

RSVP is required for all orientations and events. Please contact Simon at 206.323.1227 x112 or simon@homesteadclt.org to RSVP.

Thank You

Superstar Donors!

- Judy Pigott and Stephan Boyd of Blue Heron JS, LLC donated the land under 20 townhomes in West Seattle, assuring their permanent affordability.
- In the 2nd half of 2009, the Seattle Office of Housing has committed $985,000 in purchase assistance to our Homeownership Program.
- Chase Bank contributed $50,000 to support our work in the Rainier Valley and White Center.

Renew with Homestead!

It’s easy to become a Homestead member - the annual fee is just $25. Our members make a direct and lasting impact on affordable housing in our community. Members receive newsletter and email updates about our activities and housing issues in our community, participate in organizational initiatives, and help elect board delegates.

Go to www.homesteadclt.org to contribute online or simply mail your renewal fee in to the Homestead’s office. Thank you!

Maura Shelley and Gus in a new moment of stillness

March 01/09 >> HCLT Homeowner Orientation
Saturday, Noon to 1:30 pm

[Image: Baby Gus explores his new terrain!]

Top right: Baby Gus explores his new terrain! All photos by Michael Lane

Quarterly News

2009 Fall/Winter Issue No. 37

Board Member Siobhan Ring

Board Member Maura Deering

Development & Communications Director

Executive Director of the Tenants Union of Washington. She is now the Mobilization Coordinator for the Children’s Alliance.

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From the Director: Elections Renew Commitment to Housing, Open Up New Opportunities

By Sheldon Cooper, Executive Director

Thank you all so much!

this year.

of reflection and giving thanks for the bounty we've received, I starting this fall.

the housing recession is providing to lock in the affordability of

we’re working hard to take full advantage of the opportunity

•

high quality, energy- and location-efficient affordable housing, no

supports it.

•

be told. articulate the vision that all Seattle households have high quality, energy- and location-efficient affordable housing, no

•

Measure where the market is fulfilling this vision currently. The increasing zoning capacity with requirements for housing af-

•

safeguard the long-term affordability of our affordable hous-

ing need.

•

Utilize direct investment of tax funds (from the housing Levy, and potentially new tools like the Growth Fund and Tax Incr-

Financing) to create affordable homes that can’t be cre-

ated by the for-profit development community.

•

In addition to the election, it has been a very exciting fall at

Homestead. we added our 50th home to the land trust in

October, and have had even more closings since that time! And we’re working hard to take full advantage of the opportunity the housing recession is providing to lock in the affordability of 50 more homes by the end of 2010, Lindsey Sargent, our new Homeownership Program Director, has hit the ground running - a good thing too, with sales at nova and valtera townhomes starting this fall.

In short, there has never been more to celebrate. In this season of reflection and giving thanks for the bounty we’ve received, I feel very thankful for all the support Homestead has received this year.

Thank you all so much!

Home Sales Flourish!

Homestead Hopes to Add Its 60th Home by the End of the Year

Rebecca Lane
Development & Communications Director

Several conditions came together this fall to increase land trust home sales. The $8,000 first-time homebuyer tax credit motivated prospective homebuyers to pour into Homestead’s office. greeting this wave of motivated buyers was new Homeownership Program Director Lindsey Sargent. Additionally, two dynamic new archnovices created 35 units of newly constructed, permanently afford-

able townhomes in Seattle.

Nova Townhomes, a partnership with the Low Income Hous-

ing Alliance (LhI), consists of 15 stunning two-

bedroom, two bathroom town-

homes in the growing Dearborn neighborhood. they are close to downtown, walking distance to the International District, and on two major bus lines. each new home sells for $270,000. Buyers may be eligible for the $8,000 first-time homebuyer tax credit if they close before April 30, 2010.

In July, Blue heron js, llc ap-

proached Homestead to part-

ner on the sale of the Valtera Townhomes in West Seattle. Ten of the townhomes will sell at market rate for $330,000; ten will sell for $250,000 to Homestead buyers making up to area median income; and ten will be sold to lower income Homestead buyers, with additional public subsidy bringing the purchase price down to $200,000 or lower! Homestead is also working on a partnership with Habitat for Humanity to make two of the homes available to their buyers.

Homestead is tremendously excited to have provided so many families with homes they can afford, and to have brought these homes into stewardship for the benefit of working families for generations to come. The staff and board of Homestead looks forward to inviting you to a cele-

bration of our incredible progress after the New Year.

In the four months since Lindsay joined our staff, nine households have closed on their new homes – that is 13 adults and 10 children who are enjoying the security of their own home for the first time. these closings have brought the total num-

ber of homes in the land trust to 56 as of late November! In addition, Lindsey’s real estate experience has been instrumental in get-

ting Homestead ready to sell its new townhome units this fall. her hard work laying the groundwork for these sales, and educating Homestead’s real estate partners on the commu-

nity land trust model, will be critical to the success of these partnerships.

Lindsey is drawn to Homestead because of the organization’s mission. “When I heard about the position,” she said, “I thought it would be amazing to be able to bring so much money to help people buy homes.” in addition to her work with Homestead, Lindsey has run a local Girl Scout troop for the past seven years, and volunteers with Crooked Trails, an organization which builds schools in developing countries.

Homestead is dedicated to creating affordable homeownership in Seattle.

You Make a Difference In Your Community!

Homestead recently received an unexpected gift from the sister of one of our homeowners. in her note she talked about what a difference having a stable home has made for her sister, who is a single parent with a young child.

She’s watched with great delight as her nephew, grown confident in school, made friends in the neighbor-

hood, and welcomed those friends to play at his house.

She has also noticed her sister’s well-being bloom. she closed her note with the wish that many more families could have the good fortune that her dear sister has had as a Homestead homeowner. her gift will assure that this wish comes true!

The generosity of Homestead’s friends and supporters is an affirmation of the value of affordable, stable and safe homes in our communities. Each gift brings another family closer to being able to afford a home. Indeed, each gift will continue to give as these homes stay af-

fordable for succeeding generations of buyers.

More than a one-time investment, every dollar assures that these homes stay affordable forever. Each and every gift is a major gift to Homestead, because the impact is so significant in the lives of real people.

Thank you for your generosity, and for considering Homestead in your giving this year.