Annual Member Meeting

On Thursday, December 2nd, 2010 Homestead Community Land Trust will host our annual Member Meeting.

Come share dinner, hear the latest about Homestead’s work, elect our new board members, and brainstorm about ways we can more effectively spread the word about our program and support our homeowner’s ongoing success.

January 11th, 2011
6:30-8:30pm
El Centro de la Raza
2524 16th Avenue S, Seattle WA 98144

Become a Member!

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, they participate in organizational initiatives, and they help elect board delegates.

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

Do you ever think:

“Why doesn’t Homestead...?”

“Don’t they need help?”

The answer:
WE NEED YOU.

Homestead is looking for board members and volunteers. Whatever level of participation you’re looking for, we have a place for you. No special skills or knowledge required to volunteer (but if you’re offering skills or knowledge, we’ll certainly take it!)

Board Positions are available - contact our office for more information: sheldon@homesteadclt.org

A Gift For the Family That Gives: The Chalker-Newton Family

Heide Newton has moved five times over the past six years since she came to Seattle. For Heide and her fiancé, Tristan Chalker, owning a home for their family is a dream come true.

But Heide and Tristan didn’t just buy a home. They helped build one.

This family’s dreams of homeownership became a reality at Valtera Townhomes on Holden Street in West Seattle through a groundbreaking partnership between Homestead and Habitat for Humanity, taking advantage of a generous land donation from Blue Hens, LLC. (For more details on this collaboration, see article on page 3 “Valtera Townhomes”) The Chalker-Newtons completed 500 hours of sweat equity through Habitat for Humanity in a “pay it forward” contribution to building another Habitat home...all while continuing to work and support their children Dominique, Chaya, Tessa and Lucca.

Heide describes the experience of volunteering with Habitat for Humanity: “We learned to put in flooring, insulation, and just so many aspects of building a home that I never imagined I would ever learn. My first day of volunteering with Habitat, I didn’t even know what a 2X4 was. We were so happy to help another family have the same opportunity of home ownership as we were getting through the volunteer work we did on their home. This has been a great experience for our family on so many levels.”

The Chalker-Newtons joined their friends and family on June 23rd to celebrate the dedication of their new home— they are Homestead’s 89th homeowners! But excitement about the partnership at Valtera extends beyond this one family to the broader community. Mark Ellebrooke from the City of Seattle Housing Authority was there with Steve Shay, a reporter from the West Seattle Herald, to capture photos and print a feature story for the paper about the innovative ways Homestead and other organizations are working to create lasting housing solutions in our community.

New Homes Coming to Rainier Beach!

Homestead is excited to announce 35 new, permanently affordable homes coming to the Rainier beach neighborhood. Construction was stopped on the Wolcott project in December of 2009 when the builder was foreclosed on. Homestead purchased the remainder of the complex in October with financing from the City of Seattle. Subsidy from the HUD’s Neighborhood Stabilization Program will mean that these homes will be a permanently affordable resource to the Rainier Beach community for generations to come.

Applications are being accepted for the 5 complete, 3 and 4 bedroom homes that are currently available. The remainder of the complex will be built out in 3 phases over the upcoming year.

Check out floor plans and follow project updates at: www.homesonwolcott.com
From the Director:

Yesterday I was handed the keys to our Wolcott Homes project in Rainier Beach. The previous developer was foreclosed on mid-construction and Homestead was able to purchase the project at a discount. Wolcott currently has 5 completed homes and 10 partially built. These 3 and 4 bedroom homes are perfect for families. We’ll begin to sell the completed homes in November starting at $190,000, and will finish the partially built homes over the next year or two. As always, these homes will be kept permanently affordable through the land trust.

Amidst all this excitement, it is important to reflect for a moment on what this success means for the families and communities we work with.

Household Stability: a family of six makes the move into their new home near their children’s school, finding stability after being forced to move five times in the last five years.

Building Community: Nova townhomes are now sold out! The new owners are having summer and fall potlucks to get to know each other.

Growing family wealth: 53 families were able to take advantage of the 1st time homebuyer tax credit that expired this year. This amounts to $424,000 in collective wealth building for these low to moderate income households.

Strengthening Community: 93 homes are owner occupied by land trust buyers who, according to national statistics, are eight times less likely to be foreclosed on than traditional homeowners. We’ve had zero foreclosures at Homestead.

The Chalker-Newton household (featured on page 1 “A Gift for the Family That Gives”) worked with Habitat to buy their home. Other Valtera homes are available directly to Homestead land trust buyers, and some of the townhomes will be sold at market rates to create a diverse community. This creates a win-win situation for all of the partner organizations and families. There are still market-rate and land trust townhomes available here, so spread the word!

Special thanks for this project go to Judy Pigott, owner of the Valtera Townhomes property, and Habitat’s Lisa Goeke and Sharon Burke. Without their generosity and teamwork, this project would not have been possible.

Homestead looks forward to building on these relationships. We continue to seek out new community partnerships that will make permanent affordability a reality for even more Seattle families.

Homeowner Anniversaries!

Congrats to Homestead homeowners celebrating anniversaries this summer and fall! We thank all of you for your partnership with Homestead and your commitment to stewarding affordability for future homeowners!

1 Year
Tera Matson – Oct 09
Kendra Wright – Oct 09
Cheelo Blaze – Oct 09
Rashida Bellard – Oct 09
Kim-Dung Thi Tran – Oct 09
Laura Blackett – Nov 09
Tia Noranarith – Nov 09

2 Year
Joe and Lucinda Fesalbon - Sept 08
David Cannon – Sept 08
Michelle Nelson – Nov 08

3 Year
Sakun Thun – Nov 07

5 Year
Janet Stebbins – September 05
Jane Fairchild – Nov 05

Valtera Townhomes

The real estate market might still be awful, but there’s an upside: with a little creative thinking, Homestead has found a unique opportunity to make lasting solutions for affordable housing.

The Valtera Townhomes – created by developer Stephan Boyd and made available to Homestead land trust owners through a generous land donation from Judy Pigott and Stephan Boyd of Blue Heron, LLC, and Habitat for Humanity – are a recent example of Homestead’s innovative partnerships.

The real estate market might still be awful, but there’s an upside: with a little creative thinking, Homestead has found a unique opportunity to make lasting solutions for affordable housing.

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Celebrating 100 Homes!

Homestead’s 100th House Celebration Picnic and Fundraiser

We’ve been very busy here at Homestead closing an average of more than 4 homes per month since January 2010, and our 100th home will be upon us any moment.

We thought this grand milestone deserved some celebrating, so we held our “100 To Grow On!” picnic and fundraiser to commemorate this landmark occasion. All of our favorite people came out to mark the occasion. Homeowners, sponsors, board members and staff were all in attendance, and many of us brought our children! We were proud to present a pictorial exhibit featuring homes in the land trust and excited to announce what’s coming up next here at Homestead. If you missed it, come to our website and facebook page to find out more. (www.facebook.com/homesteadclt)

Homestead offers our deepest thanks to our many members who pledged their support during our 100 To Grow On! event. It is always inspiring to see your ongoing commitment to stewarding permanently affordable housing.

Thanks for Your Support of Affordable Homeownership!

Going Green with Homestead

Think globally, act locally.

Homestead is always working to become more environmentally friendly. We purchase as many recycled office supplies as possible and recently switched to a green office supply company with carbon neutral shipping.

Recently, we’ve implemented some energy saving measures in our office, and are well on our way to going paperless by the end of 2010.

You can help!

Join our Paper Saver program – this means we would reserve only very important communications for paper mail, and send you everything else by email.

To become a Paper Saver, just email carly@homesteadclt.org with “Paper Saver” in the subject line, or give us a call at (206) 323-1227 (ext. 112).

Thanks for helping make Homestead green!

Homestead Online

You’re already connected with Homestead on the ground. Now you can connect with Homestead online!

Get the latest word from your community on Facebook, Twitter and the Homestead blog.

• Home buying tips
• Going green
• Housing affordability

Get news that matters to you:
• Housing affordability
• Home repairs
• Community events
• Going green
• Credit maintenance
• Home buying tips