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

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Finding Stability and Building Community in West Seattle

It’s been about a month since Darcy Rae and Israel Juarez got the keys to their new home, and they still can’t quite believe they aren’t going to have to move anytime soon.

Before purchasing their townhome, moving around was the norm for the family. Since four-year-old Naomi was born, they have moved at least once a year, usually because their rent was going to go up if they stayed.

They lived in Indiana, where Darcy and Israel met, and they lived in Sammamish. They moved when they had to, hoping that someday they would find stability for their family.

“We were so tired of moving,” Darcy said, “and it started getting really hard on our daughter once she was in preschool.”

The family dreamed of staying put in an affordable home that they loved. Darcy and Israel dreamed of their kids getting to know a neighborhood and calling it their own, making friends and being able to keep them. When they lived in Sammamish, they dreamed of getting back to the Seattle area — where Darcy grew up and went to college — and finding a more diverse community in which to raise their children.

They knew that homeownership was the way to get the stability their family needed, but it seemed out of reach. Even though they were initially denied a home loan, Darcy and Israel didn’t give up. They found a great real estate agent and they kept exploring their options. They eventually found Homestead, where they met with Homeowner-ship Program Director Lindsey Sargent, and learned about the Valleya Townhomes in West Seattle.

Now they are homeowners, in a Seattle neighborhood that they love. Israel has a short commute to his job as manager of the Southcenter Goodwill. And Darcy, a teacher, is excited to have enrolled Naomi in a nearby bilingual preschool that prides itself on multi-cultural curriculum and affordability for working families.

Reflecting on what it means to be homeowners, Darcy and Israel thanked Homestead for helping the family purchase their first home, saying, “The stability you have given our children is priceless.”

By making a commitment to stewarding the permanent affordability of their new home, Darcy, Israel, Naomi and Rafeal are giving their community a priceless gift as well!

Homestead Welcomes Our New Transaction Coordinator

Homestead is excited to welcome our newest staff member, Tracy Vaughn. With the dramatic increase in home sales our Homeowner-ship Program has seen in the last six months, having Tracy on board as Transaction Coordinator has been critical to our success.

Tracy comes to Homestead with over eight years of experience working in the lending industry. This experience has been instrumental to the success of our Homeownership Program team. Tracy got up to speed quickly and provided invaluable support for the 19 closings that have been completed since she joined our staff in January.

Tracy’s enthusiasm for Homestead’s mission can be seen in the hard work and attention she offers to each potential homeowner that calls our office.

When asked what the best thing about working at Homestead has been so far, Tracy said “I love helping people get into homes that are affordable for them and create a permanent legacy for future buyers.”

Homestead is thrilled to have the opportunity to add Tracy’s knowledge and skill to our team!

Homestead Contact Information
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Tracy Vaughn, Transaction Coordinator
Simon Adriane Ellis, Office Administrator

Thanks for your Support of Affordable Homeownership!

Homestead offers our deepest thanks to our many members who pledged their support during our 2009 Annual Fund drive.

It is always inspiring to see your ongoing commitment to stewarding permanently affordable housing.

Together, we are creating lasting housing solutions in our communities!

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!

CALENDAR OF EVENTS

April

04/17 >> HCLT Homeowner Orientation
Saturday, noon to 1:30 pm
04/29 to 04/30 >> Northwest Regional Community Land Trust Conference in Portland, Oregon. Email info@nwclt.org for program and registration details!

May

05/06 >> HCLT Homeowner Orientation
Thursday, 6 to 7:30 pm

In 2009 Annual Fund drive.

For more information, please visit www.homesteadclt.org.

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

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.

R.S.V.P is required for all orientations and events. Please contact Tracy at 206.323.1227 x112 or tracy@homesteadclt.org to RSVP.

Finding lasting housing solutions in our community!
From the Director: Continuing the Charge for Affordable Housing in a Tough Economy

By Sheldon Cooper, Executive Director

Year: It’s just barely April, and I’m already sweating! Phones ring off the hook, inboxes overflow, it’s hot. No wonder it takes more work these days to help our buyers secure loans for their homes.

Everything is harder in this economy, for families and for organizations like Homestead. We are in the business of creating and permanently preserving affordable homeownership for modest income households. Creating the supply of affordable homes that will serve many generations is harder and more pressing than ever. Now is not the time to turn our backs on the families in need of housing.

In this economic downturn, Homestead is doubling its efforts to create and permanently preserve affordable homeownership for modest income households. We were lucky to receive an extra $250,000 commitment from the State Housing Fund this spring before it ran out of funds. We also recently received $200,000 from the County, $180,000 from the Federal Home Loan Bank, and have a funds. We also recently received $200,000 from the County, $180,000 from the Federal Home Loan Bank, and a $20,000 from the State Housing Fund this spring before it ran out of funds. We also recently received $200,000 from the County, $180,000 from the Federal Home Loan Bank, and a $20,000 from the State Housing Fund.

As we approach this exciting benchmark, here is a look back at some of the milestones in Homestead’s history:

- 1992: Homestead is created
- 2002: Homestead’s 1st home joins the trust
- 2005: Homestead’s 5th home joins the trust
- 2006: Homestead’s 10th home joins the trust
- 2007: Homestead’s completes its 1st resale
- 2008: 1st partnership with Habitat for Humanity
- 2008: Homestead’s 25th home joins the trust
- 2009: Nova and Valtera Townhome partnerships
- 2009: Homestead’s 50th home joins the trust
- 2010: We are well on our way to 100 homes!
- 2010: Nova and Valtera Townhome partnerships
- 2010: We are well on our way to 100 homes!

We are thankful to all of Homestead’s homeowners, supporters, and members for helping us get to this point. We look forward to continuing to grow together in the future, and we can’t wait to celebrate the purchase of our 100th home with you!

Homeowner Anniversaries!

Congratulations to Homestead homeowners celebrating their anniversaries this winter and spring! All of them deserve a big thank you for their partnership with Homestead and their commitment to stewarding affordability for future homeowners.

January
Ayalnesh Gesese and Nurri Omer to Socotzaffa

February
Ezra Basom
Mayra Castanos
David Evans
Chris Larocche
Tina Lathrop

March
Willow Kelly
Amy Larson

April
Ariam Abadi and Nega Belay
Brian Allen
Yentler Bayners
Peter Graff
Katharine Grubb
Mijo Lee
Kendra Lynais
Susan Moore
James Nall
Cuong and Loi Nguyen

Thank you for helping make Homestead green!