“It’s great to be moved in to our new home. It’s the perfect size and location - walking distance to both the light rail and the business district. My daughter has her own room, and I can truly afford it, even on a preschool teacher’s salary.”

- JULIE ZINDLE, NEW HOMEOWNER

**Welcoming New Columbia 26 Homeowners Home for the Holidays**

We’re thrilled to share the news that nine families will be spending the winter holidays, many for the first time, in homes that they own at Columbia 26. The first phase of Homestead’s 26 townhome project is complete, and we welcome these new homeowners to the Homestead community.

In July of 2013, Homestead acquired, began repairs and resumed construction on what was for several years a derelict lot with six partially constructed buildings. Columbia 26 now holds 12 high-quality, affordable homes – with 14 more in the works.

“This is the kind of project that will really benefit Southeast Seattle and the local economy. Long-term affordable homeownership addresses a growing need in our community,” says Wayne Lau, Executive Director of the Rainier Valley Community Development Fund, a project partner.

With rents and home prices increasing at double-digit rates annually, Columbia 26 provides a low-cost ownership option for modest-income buyers: modern, high-quality, permanently affordable, two-bedroom, 2.5-bath homes for around $200,000.

These homes, along with the nearly 180 other homes that make up Homestead Community Land Trust, will be affordable to modest-income homebuyers far into the future. There are still a few homes available in the first phase. The second and final phase of 14 more homes will be completed in the spring of 2015.

Do you know someone interested in owning in Columbia City? Buyers must be income-eligible and able to qualify for a conventional mortgage. Visit Columbia26.com for eligibility criteria and to apply. Call Garbo at 206-323-1227 ext. 116 to set up a showing.

Over the past 18 months, we transformed Columbia 26 from vacant building shells to high-quality, permanently affordable homes.
Many Thanks to Former Executive Director Sheldon Cooper

Under Sheldon’s dedicated leadership, Homestead partnered with 186 modest-income households, helping them achieve the stability of homeownership while strengthening their communities. This growing number of permanently affordable homes in the Seattle area lays a strong foundation for thousands more families to achieve their dreams in the coming years as well.

Washington Federal’s Victor Mizumori, HDC’s Marty Kooistra, Sheldon Cooper and Homestead homeowner Cindy Luc at a happy hour in recognition of Sheldon’s commitment and contributions to Homestead.

With deep gratitude from the Homestead community, long-time Executive Director Sheldon Cooper stepped down from his position this fall. Staff, board, homeowners and supporters convened on October 20th to thank Sheldon for his 15 years of commitment and hard work.

“My work with Homestead is all about the power of community. What is the vision that we want to create together? We are in the midst of a process of multi-stakeholder dialogue to develop a shared understanding of the needs and hopes of our community. This dialogue will inform our strategic plan and help us better know what to look for when hiring the permanent Executive Director. Our process, which began in October, looks like this:

October to January: Listening Tour – Board, staff and homeowner surveys. Strategic partner interviews.

January 7th: Annual Celebration – Preliminary findings from Listening Tour. Community feedback.

February to March: Strategic Plan Finalization – Board of Delegates review. Finalize the strategic plan.

March to April: Executive Director - Recruiting begins for new Executive Director.

I invite you to join in the continuing conversation at our Annual Celebration on Wednesday, January 7th to hear about what we have learned so far. See the back page of this newsletter for details. For those who can’t join us on the 7th, we will email out a follow-up survey to solicit your thoughts and ideas. If you’d like to give your feedback in another way, please contact Theresa at 206-323-1227 ext.118.

Thank you for being a member of the Homestead community, for imagining together with us and for supporting us as we seek to serve.

~Kathleen Hosfeld, Interim Executive Director

“I am so grateful for your program, which enabled me to acquire a home of my own. It feels wonderful as a single mother to be able to provide a beautiful, secure place for my daughters. Thanks to Sheldon for all his hard work! You really changed our lives.”

—CHIEKO FUKUOKA BLAZE
HOMESTEAD HOMEOWNER SINCE 2009

With the leadership of Interim Executive Director Kathleen Hosfeld, Homestead continues in the tradition of community service with great passion.
Planning for their Next Chapter

Mayra was a single mom working part-time at Family Works, a family resource center, when her sister was making plans to buy a home in the autumn of 2006. She watched from the sidelines, knowing that while she’d love to have that personal and financial security for herself and especially for her three-year-old daughter Isabella, she couldn’t imagine how she would afford it. Growing up in Mexico, Mayra’s family moved around all the time, and she was constantly packing up, changing schools and having to make new friends. She wanted more stability for Isabella than renting could ever guarantee.

It wasn’t until her sister moved into her new home and raved about how it was made affordable by an organization called Homestead that Mayra felt a hopeful spark that she, too, might have a chance at homeownership. She called immediately to set up an appointment.

Mayra was excited to learn that she qualified for Homestead’s program. She attended a homebuyer education class, got help qualifying for a mortgage and started looking at homes. She loved the first home she saw. Isabella could have her own room for the first time. It was close to Mayra’s work, and it had a big backyard. Mayra could already picture Isabella running through the house and playing on the grass. Though she loved it, Mayra was cautious with such a big investment, so she looked at other houses—a lot of other houses. Throughout, she kept imagining herself and Isabella in that first home. Finally, she went back and made an offer. In February of 2009, Mayra and Isabella moved into their new home.

They loved the freedom to make it their own: Mayra with painting and home projects, and Isabella with decorating her bedroom walls. Isabella went to the same school and loved having friends over. Most importantly, their home was a constant comfort when life was less steady. Mayra is so grateful that she didn’t have to worry about rising housing costs, a lease or moving. Homeownership enabled her to give Isabella stability at home during tumultuous times.

Five years later, Mayra is now is looking towards the next chapter of her life. Having met that special someone, she is planning to sell her home to move in with Peter and his daughters. It’s difficult to leave her home – the place in which she’s lived the longest – but she’s excited for the future. As she now shows the home to prospective buyers, she is thrilled to be able to pass along the opportunity for affordable homeownership to a family like hers. Homestead made it possible, but Mayra and the many families who will live here after her make it home.
You’re invited to

Homestead’s Annual Celebration

Wednesday, January 7th 6:00pm - 8:30pm
Mount Baker Community Club
2811 Mt. Rainier Drive S. Seattle, WA

Please join us! We’re eager to hear your ideas about our strategic direction. Dinner and drinks will be provided. Families and children are welcome.

Please RSVP online at www.HomesteadCLT.org or by calling Theresa at 206-323-1227 ext.118.