Things are cooking with the DAHI. Here are a few of the highlights.

Social Justice Grant! HCLT received a $15,000 Social Justice pilot grant from the Seattle Department of Neighborhoods in support of our Delridge Affordable Homebuyer Initiative. We will use these funds to help expand the scope of our local homebuyer outreach efforts in Delridge, provide ongoing support to our new homebuyers through hands-on classes, as well as increase local community involvement in the project through community sweat equity work parties and outreach efforts. To date 49 people have pledged a total of 1167 hours to the project! We will hire a part time staff person within the next couple of months to help coordinate homebuyer outreach and education as well as coordinate the work parties. We plan to have work parties starting this fall. If you would like to volunteer hours for outreach or work parties, give us a call at 323-1227.

Two homes for sale! We have our first two homes for sale within the initiative! One is a two bedroom cottage selling for $100,900, and the other is a three bedroom rambler selling for $166,900. See pictures and details on page 2, or at www.homesteadclt.org. Up to $35,000 downpayment assistance is available to qualified applicants. These homes are currently available, but won’t last long, so call today if you are interested in more information.

Working on eight more! We didn’t receive the State funding that we applied for during the spring funding round, so we will be reapplying for State funding we need to expand the project to the full 10 homes this fall. We now have over half of the funding we need to proceed with the full project secured from the City of Seattle, and have made arrangements with HomeSight for access to their Hope Loan downpayment assistance for our first two homes. We are optimistic that we will gain State funding by the end of the year and have eight more single family homes to offer next year.

Thinking of selling in Delridge? If you are interested in selling a home in Delridge and want to help build a legacy of permanently affordable homes, give us a call. We’re always looking for more homes we can bring into our program. We’ll pay a fair price, and you’ll get the satisfaction of knowing that your home is helping a household in need.

We’re hiring! Part time position opens.

HCLT are hiring a part time Outreach and Homebuyer Services coordinator! Would you be excited to help HCLT grow and fulfill our mission? Would you thrive on the challenge and opportunity to play a central role in a growing social change organization? Would you be interested in applying for a rare staff position at HCLT? Responsibilities include community outreach, volunteer organizing, membership recruitment, homebuyer education and homeowner support. Strong people skills, writing ability, and computer skills required. Strong candidates will be highly motivated, very organized, and have a deep connection with South Seattle neighborhoods and/or have fluency in a local immigrant language. Women and minorities strongly encouraged to apply.

20 hours/week to start, full time potential. Pay DOE. Some weekend and evenings required. View full job description at www.homesteadclt.org, or contact Sheldon Cooper for copy at 206-323-1227 or info@homesteadclt.org. Send cover letter, writing sample, resume and references to: HCLT, 1309 13th Ave. S., Seattle, WA 98144. Position open until filled.
Lambert Rochfort, HCLT VISTA volunteer, completed his year of service with us July 18th. He is now spending several months traveling around Eastern Europe on a well deserved vacation. Thanks for all your hard work, Lambert.

Lisa Huang, HCLT board member, has temporarily moved to Hawaii. She says that she will be there between 3 and 12 months, which should give her many friends ample time to schedule visits to escape our winter rains. We will miss her terribly and hope that she has a wonderful adventure in the Aloha state. We will be looking to fill her board seat at our November Annual Membership Meeting. If you are interested in running for a board seat, contact Sheldon at the HCLT office for details.

The Washington Mutual Foundation gave a $25,000 grant to HCLT in support of our work in 2003 to create permanently affordable homeownership opportunities in Seattle. This grant will help us cover operating expenses related to launching our Delridge Affordable Homebuyers Initiative. Thank you, Washington Mutual!

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Quick News

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Dearborn Commons Takes First Steps

Dearborn Commons, an effort to build an 18 unit cohousing community in the Jackson Place neighborhood, gained some momentum over the past several months. They doubled their number of equity members from three to six, adding much needed energy, ideas and capital to the project. “There has been substantial interest in the project, locally and from around the country. I get several calls or emails every week. It is really exciting!” said Carmelita Logerwell, Dearborn Commons equity member and HCLT member.

Dearborn Commons has an agreement with HCLT to reserve five of its units for HCLT buyers, holding space for low-income buyers within the project. These units will be made more affordable through special unit pricing and government subsidies, and kept permanently affordable for future buyers by HCLT. Counting the 5 units that HCLT will sell to low-income households, over 60% of the units are spoken for. “I can’t wait to move in” said Rebecca Adrian, HCLT member and aspiring buyer of an HCLT unit. “I’ve been trying out cohousing by renting at Jackson Place and love it. I would have a hard time affording to buy in the traditional market. This is perfect.”

Dearborn Commons is assembling its development team, finishing its early legal agreements, and continues to market units. They will soon be ready to purchase the land and move into the permitting stage of the project. They hope to complete construction in 2005.

It was a perfect day for a picnic at the Delridge Community Center. Blue sky and bright sunshine. Dueling grills served up burgers, hotdogs, and vegetarian sausages. Twenty four HCLT members and supporters gathered to celebrate HCLT’s successes, meet each other and share great food. Participants brought enough food for an army. Pasta salads, potato salads, green salads, watermelon, cold beverages and homemade ice cream (made on the spot). There was music and socializing, eating and joking. West Seattle PCC, Roxbury Safeway and Field Roast Grain Meats donated the main fare. The only thing missing was a lake for a cool swim afterwards. See pictures at www.homesteadclt.org

Dearborn Commons is a 501(c)(3) nonprofit corporation and donations are tax-deductible.
Thank You!
The following people have pledged hours to the Delridge Affordable Homebuyer Initiative and helped us secure our Department of Neighborhoods Social Justice grant. **Thanks in advance for your hard work!** While this list is a good start, we are going to need lots more people over the next year to help out. If you would like to pledge hours to the project over the next year, please give us a call.


HCLT Events Calendar
9/3 Delridge Homebuyer Info Session, 6:00 PM, Delridge Library, 5423 Delridge Way SW. Call HCLT at (206) 323-1227 to register.
9/3 (and subsequent 1st Wednesdays) Dearborn Commons Potluck. Come learn about our Dearborn Commons project and meet the people involved. Call Carmelita for details (206) 723-4991.
9/10 HCLT Board Meeting. 3 PM - 5 PM 1309 13th Ave S.
9/10 Full Moon Kayak Fundraiser. 7:00 PM. No experience needed. Call HCLT at (206) 323-1227 to register.
10/1 Delridge Homebuyer Info Session, 6:00 PM, Delridge Library, 5423 Delridge Way SW. Call HCLT at (206) 323-1227 to register.
10/8 HCLT Board Meeting, 6:30 PM, 1309 13th Ave S.
11/8 Annual Membership Brunch and Meeting. Save the date! 11AM to 1PM. Location TBA.