Letter from the Director
Sheldon Cooper takes a look back at 2003

It’s been quite a year for HCLT. We got the best holiday gift we could have asked for on December 17, when we heard that our Delridge Affordable Homebuyer Initiative received funding from the Washington state. We now have all our funding in place to help 10 low and moderate income families buy their first homes in Delridge during 2004. We can provide up to $62,000 purchase assistance funds per household to help make the dream of homeownership come true for aspiring homebuyers this year, and in the future. We need help getting the word out about this wonderful opportunity, both in Delridge and around the City. If you are part of a church, organization, or group that might be interested in hearing a presentation about our program, or if you have ideas about good opportunities for outreach, please contact Quinnie Tan at (206) 323-1227, or at quinnie@homesteadclt.org. We have plenty of purchase assistance available that we want to use this year, so we need to get the word out!

We ended the year on a strong note with several large donations and many smaller ones, keeping us financially afloat as we closed out 2003. The CoHo Team of Windermere real estate agents contributed $2,000 to seed a fund which will cover our buyer’s home inspection costs. Also, Tonya Hennen and Will Kemper, CoHo Team agents, have pledged to donate 100% of their commissions earned serving HCLT buyers back to HCLT. The CoHo Team (CoHo is short for community and housing) is dedicated to supporting local agencies that build community and provide housing access. CoHo Realty agents always donate at least one-
New donation tool online. If you’ve visited www.homesteadclt.org recently, you might have noticed that we added a new online donation function to our website. Donations online are administered through Network for Good, which uses industry-leading Secure Sockets Layer (SSL) technology to keep your donations as safe and secure as possible. If you’ve been meaning to donate to Homestead Community Land Trust, the online donation tool is a quick and secure way to get it done. We thank you in advance!

Translation project gathers steam. In an effort to attract homebuyers from new immigrant communities, HCLT is working to translate its publicity materials into languages other than English. The translation project is important to our organization’s mission to create and preserve affordable housing for diverse communities. Presently the translation project is in its beginning stages – we’re evaluating language needs and available resources, as well as planning for a way to field inquiries once printed materials are translated and distributed in immigrant communities. If you have experience overseeing a translation project, are fluent in a language other than English, and/or want to help us with this endeavor, let us know.

Northwest CLTs to convene in Leavenworth. A group of about 15 Community Land Trusts from Washington and Oregon have been meeting twice a year for the past four years to share information and help each other become even more effective through collective action. “I have found them to be very helpful, informative, and inspiring. It is a great way to gain a broader perspective on the community land trust movement we are a part of in the Northwest,” comments Sheldon, who’s been to quite a few of the gatherings in the past. The next gathering is coming up and will take place from March 4-7, outside of Leavenworth, Wash. HCLT will be making a strong showing, bringing several board members plus staff. If you’re interested in attending or would like more information, call (206) 323-1227 or email info@homesteadclt.org.

A ‘Splashing’ Success

The NorthWest Outdoor Center comes through again for Homestead CLT. Their Caroling by Kayak benefit raised $1,100. Thank you!

Quick News

third of their commissions to agencies such as HCLT. If you use the CoHo Team for any real estate need, request that the resulting donation go to HCLT. Visit their website www.cohorealty.com to learn more about how the CoHo Team can assist you with buying or selling your home.

The Northwest Outdoor Center also donated $1,100 raised at their annual Christmas Kayak Caroling Event. We were lucky to have great weather for three nights of caroling by kayak to various houseboat parties around Lake Union. Accompanied by a concertina player, the carolers were boisterous and displayed equal talent singing and tossing back hot drinks and refreshments served at the parties. NWOC continues to support HCLT by offering a free Lake Union kayak rental to all who donate at least $50 to HCLT this year.

We ended the year with 138 dues paying members, 12 short of our annual goal. We still have 14 unfulfilled membership pledges from our fall membership drive. If you have not yet joined us as a member, now is the perfect time. Just fill out our membership form on page 3. A full 2003 Annual Report will be sent out to members, or can be accessed on our website at www.homesteadclt.org.

Thanks to all of you who became members, renewed your membership, and gave your money, time, talents, expertise and insight during 2003. Cultivating a housing market “for the rest of us” must be truly a community endeavor. Together we planted many seeds in 2003, and this year we will see them sprout, branch, leaf and fruit.

To reach Sheldon, email sheldon@homesteadclt.org.
2004 Income Guidelines Announced
New Figures for 80% of Area Median Income

The state of Washington announced its new income guidelines for 2004. Homestead Community Land Trust uses these income limits to determine your eligibility for the program.

For a household of: Income Limit:
1 $40,250
2 $46,000
3 $51,750
4 $57,500
5 $62,100
6 $66,700

Member Profile JUNE GORDON

June Gordon was looking up information the old fashioned way -- in her neighborhood public library -- when she picked up a flyer about Homestead CLT. After she attended a homebuyer information session, June decided to join as a member. Having been a resident of Seattle for 31 years (the last two years in Delridge), she’s witnessed first-hand the spikes in Seattle’s housing market. “[The price of] houses have gone up tremendously since I have purchased one. It is very difficult to see how a family, even a single person can afford a house or condo,” writes June.

June stepped up to the plate last November when a seat opened up on HCLT’s board of directors. She ran for and was elected as a leasing/potential leasing delegate at last year’s annual membership meeting. “I would like to see this organization grow and expand into a viable means for anyone qualified to become a first-time homebuyer,” adds June. When she’s not at her job as an air flight booking agent at Holland America or volunteering at the Crisis Line Center, you just might find her at the Delridge Branch Library, replenishing the stacks of HCLT brochures and flyers for the next prospective homeowner to find.

Dispatch from Syracuse
National Community Land Trust Conference

Braving snow, sleet and hail, the intrepid Sheldon Cooper joined 390 people from 64 community land trusts from around the country in Syracuse, NY, for the National CLT Conference last November. With sessions tailored to CLT newbies and old-timers alike, the 75 technical workshops held at the conference aimed to advance the cause of CLTs nationally. Gus Newport (noted community development activist and former Berkeley, Calif. mayor) and Roy A. Bernadi (assistant secretary of Community Planning and Development at HUD) were keynote speakers. Tributes and remembrances shared by friends and loved ones of Bob Swan and Chuck Matthei – two CLT movement pioneers and activists who passed away last year – reminded conference attendees of the movement’s roots in the Civil Rights Struggles of the 1960s.

Keeping up our reputation as being one of the most energized and vibrant corners of the CLT movement, the Northwest CLT Coalition presented a strong showing with 10 CLTs from Washington and Oregon in attendance. “I continue to feel extremely lucky to be a part of this national movement to broaden social justice through grassroots land reform,” comments Sheldon.

For those of you who are interested in participating, the next National CLT Conference will be in Portland, Ore. in 2005. For more immediate immersion in the CLT movement, the NW CLT Coalition is gathering from March 4 - 7, 2004, in Leavenworth, Wash. Call or email if you’re interested: (206) 323 1227, or info@homesteadclt.org.

Become a Member

We are a membership-based organization, and our strength is in our numbers. Send in this card with your check or money order today to become a HCLT member, and help keep housing affordable for ourselves, our neighbors and the next generation.

Name: __________________________
Address: _________________________
Phone: ___________________________
Email: ___________________________

Dues: $____ + Donation: $____ = Total: $____

New! Join for $50 or more & get a free kayak rental gift certificate from the Northwest Outdoor Center!

Membership is open to all Seattle area residents who:

✓ agree with our mission*
✓ pay $10 yearly dues (please donate more if you can, less if you can’t)
✓ participate in our work in some way
About HOMESTEAD Community Land Trust

Since our incorporation in 1992, we have been working to bring the community land trust model of permanently affordable homeownership to Seattle neighborhoods. To this end, we:

* engage in outreach and educational efforts with community and neighborhood groups, local government leaders, and funding and lending institutions.
* support the creation of neighborhood-based projects that undertake housing development projects designed by local people to meet local needs.
* create permanently affordable homeownership opportunities for low-income residents, encouraging community reinvestment without displacement, and empowering neighborhood and citywide communities to take control of their housing and land-use needs.

Homestead CLT is a 501(c)(3) nonprofit corporation and donations are tax-deductible.