Welcome New Members:

Jill and Johan are excited to move into the Jefferson Cottage.

Generosity and Stewardship: Land Donation brings HCLT home to Seattle’s Central Area

Two New Homes Added to HCLT!

Events Calendar

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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| 06/04      | SAT 12pm-2pm  
Down Payment Assistance Class & HCLT ADVANTAGE Introduction  
2017 E Spruce (RSVP req’d.)  
08/06      | SAT 12pm-2pm  
Down Payment Assistance Class & HCLT ADVANTAGE Introduction  
2017 E Spruce (RSVP req’d.)  
06/08      | WED 6:30pm-8:30pm  
HCLT Board Meeting  
2017 E Spruce  
08/10      | WED 6:30pm-8:30pm  
HCLT Board Meeting  
2017 E Spruce  
06/22      | WED 5:45pm-7:45pm  
Down Payment Assistance Class & HCLT ADVANTAGE Introduction  
2017 E Spruce (RSVP req’d.)  
08/17      | THU-SAT  
2005 Community Land Trust Conference  
Portland, OR  
see pg. 4 for more info  
07/09      | SAT 12pm-2pm  
Down Payment Assistance Class & HCLT ADVANTAGE Introduction  
2017 E Spruce (RSVP req’d.)  
08/24      | WED 5:45pm-7:45pm  
Down Payment Assistance Class & HCLT ADVANTAGE Introduction  
2017 E Spruce (RSVP req’d.)  
07/13      | WED 6:30pm-8:30pm  
HCLT Board Meeting  
2017 E Spruce  
07/27      | WED 5:45pm-7:45pm  
Down Payment Assistance Class & HCLT ADVANTAGE Introduction  
2017 E Spruce (RSVP req’d.)  

Generosity and Stewardship:
Land Donation

Text: Sheldon Cooper

This is the amazing true story of cottage #1, of the Jefferson Street Cottages. I’ll start in the middle of the story, because that is where we are now, and it’s as good a place as any to begin. On May 23, 2005, HCLT officially received our first land donation, a small plot under a cozy new cottage home in the heart of Seattle. Jill and Johan recently signed a thick stack of documents and are now the proud owners of the cottage, their first home. They have boxes to unpack, settling in to do, and a housewarming party to plan. They are very excited.

Bill Ferriero, of Shelter Real Estate Development LLC, feels a wave of relief and satisfaction to have completed this innovative process. Bill says, “It’s a little out of the ordinary to have someone donate land to build a home.”

He continues, “This is an especially wonderful story because it was a community effort. It started with a land donation by a private individual. Then we worked with the city to get the land rezoned, and then we found the homebuyers who have now found their home.

Bill Ferriero

A new home for HCLT
ADVANTAGE as well

continued on page 4

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Meet Petaki Cobell, Our Newest Board Delegate
Appointment fills one of two vacant seats on the Board

Petaki Cobell, the newest potential leasing member on the board of delegates, was appointed by the board to fill the vacancy left by Jane Gordon, who moved back to her native Texas. Petaki, who is involved with Homestead after meeting us at an outreach event, is the Recruit Mentor at City Year, an AmeriCorps program. Petaki is also the mother of a five-year-old. Petaki will serve until this year’s Annual Membership Meeting, where she will have the option to run for a full term of three years. Here, in her own words, Petaki writes about her vision for her work with HCLT.

I am deeply connected to the Seattle community. Being a part of HCLT would allow me the opportunity to be a part of something I believe enriches the Seattle community and creates opportunities for people to have safer, more secure lives.

Alysha Baker, the Executive Director, says she’s excited to have someone new like Petaki involved with Homestead. She says that she’s excited to have someone new like Petaki involved with Homestead. She says that the organization has been working to diversify its board and that Petaki’s appointment fills one of two vacant seats on the board.}

Strengthen Seattle as a diverse and equitable place for all of us. Please join the Community Builders – HCLT’s automated monthly/quarterly giving program – today!

Join by going online to HCLT’s website: www.homesteadclt.org, and click on the “Donate Now” button on the menu. Follow the directions to donate electronically to Homestead CLT. We thank you in advance!

A special thanks goes out to the inaugural members of the Community Builders Club:

- Dove John
- David Lee
- Quinnie Tan
- Denise Zachariah

Thank You!
Year-to-Date Foundation Contributions
We’ve received support from the following foundations this year. Thank you!

Washington Mutual Foundation $20,000
Seattle Foundation $5,000
Beast Distribution Services $3,000
Coho Realty Community and Housing Fund $2,000
There has been lots of talk recently about the changes happening in
the Rainier Valley. Sound Transit, the Mayor’s South East Seattle
Initiative, the $50 million Rainier Valley Community Development Fund, all
adds up to lots of investment on the horizon for the Valley.

While investment is certainly needed, it is uncertain whether current
residents of the Valley, especially those with modest incomes, will be
able to enjoy the fruits of that investment.

Will these investments enhance the character of the Valley as a diverse
and family centered community? Or will the investment mean rapidly
rising housing costs, forcing many low and moderate income families to
move out of the neighbor-
hood, to find affordable
rents and home prices?
Investment done right will help the entire commu-
nity maintain diversity by keeping displacement to
a minimum and allowing
present residents with
modest incomes to stay
and enjoy the fruits of the
improvements. Investment
done wrong will be a bonanza for those who regularly buy and sell prop-
erty for profit, at the expense of many who now call the Valley home.

I have personal experience of this. I am African American and Native
American. I was pushed out of the Mount Baker neighborhood during
the Seattle real estate boom of the late 1980s to early 1990s. I moved 30
miles away to Sultan and commuted to Seattle for work. In 1992 I
moved into the Madison Valley neighborhood of Seattle and served
on the Harrison-Denny Community Council. I had to leave the
apartment in which I planned to live for the rest of my life when my
building was sold to a group of young white urban professionals. I
bounced from spare room to housesitting to a friend’s basement for
two years until I found the Coral Reef III Apartments, where I knew
I’d be able to afford the rent until my work situation improved.

At the CRIII I lived among African American, Iraqi American,
Vietnamese American, Latino and European American neighbors.
We all have modest incomes due to illness, disability, immigrant
status, job discrimination, limited education and/or a poor economy.
CRIII was a place of relative stability, with some of us having lived
there for 10 or more years.

Priced out of other areas, urban
or suburban professionals with good
incomes are flocking to the Rainier
Valley. It is convenient to downtown,
boasts beautiful views of Mount
Rainer, is close to Lake Washington
and many can afford to buy there.

Some of them like the idea of living in a diverse area. However, once
the ale house and the Starbucks moved in, the handwriting was on
the wall. Property owners could turn a good profit by buying and
selling in this neighborhood.

My landlord sold the CRIII to a party who was buying up property
in the Valley as quickly as he possibly could. He attempted to get a
50% rent increase out of us, which most of us succeeded in resisting,
with the help of the Tenants Union of Washington. The landlord
refused to lower my rent and I needed to get a bigger place for work
anyway, so I left the neighborhood.

Before the drama of the Coral Reef III Apartment, however, the
Rainier Valley was beset by a move by the Seattle Housing Authority
that is still affecting hundreds of families: Hope VI. This is a program
that involved tearing down hundreds of units of low-income public
housing, to be replaced by “mixed-income housing.” A number of the
lovely replacement units will be for sale on the open market, at prices
far out of the reach of former residents. According to Seattle Displace-
ment Coalition figures, 640 units of affordable public housing have
been lost through Hope VI conversions of in the Valley.

The Rainier Valley needs permanently affordable housing to stay
diverse.

In order to help keep a stakeholding place for low and moderate
income families in the Valley, HCLT is launching a campaign to edu-
cate and organize local residents to help create permanently afford-
able homes in the Valley. A Small and Simple grant from the Seattle
Department of Neighborhoods will allow us to launch the campaign
this spring, and we plan to expand staff time devoted to this effort by
hiring a VISTA Volunteer this summer.

Join me and other HCLT members, Rainier Valley residents and
other volunteers as we work together to gain community control over
land (and the cost of homes on that land) as a basic building block for
social justice and strengthening Rainier Valley’s diverse community.
Call (206) 323-1227 for details of how you can get involved.
How we got here:  
Homeownership Dream Becomes Reality

While talking with co-workers, Jill heard of a Seattle P-I feature on a local program offering affordable alternatives to standard homebuying. Intrigued at the idea of a community land trust, we attended their next info session. Quinnie Tan, HCLT’s outreach coordinator, outlined Homestead’s mission to provide perpetually affordable housing in Seattle. We felt extremely excited at the idea not only of realizing home ownership ourselves, but of creating a house that will be permanently affordable for other low-to-moderate-income people.

Three months later, thanks to a great partnership between HCLT and Shelter Real Estate Development, we’ve found a great house, signed all the papers, and moved in, and now look back amazed by the ease of this journey. Quinnie and Sheldon Cooper were with us throughout, explaining legalese, giving helpful advice, and generally making home-buying (which friends and family keep calling one of the hardest times of life) surprisingly manageable.

Once we settle in and stop pinching ourselves, we want to help HCLT bring the reality of ownership to other folks around Seattle for whom this vision of home still feels like a daydream.

Milestone: HCLT ADVANTAGE’s first homebuyer  
(continued from page 1)

By buying a home through HCLT, the land became part of a growing list of properties in the area whose resale price can’t be affected by speculation. Forever. This means there will always be affordable housing opportunities for working folks who are trying to buy their first house in the city. It makes me wonder, what will that scene look like in 50 years? Yikes. I’m glad I got in while things are still “cheap.”

My appreciation of equity in the house is limited to the proportion of money I brought to the deal and the number of years I live in the house. This means I won’t make a killing down the road if I want to sell the house (though I’d make out just fine), and any additional gain beyond the formula will go towards helping other first-time homebuyers.

But it’s a fair trade-off and one I’m personally willing to make, because I really do want to contribute to the betterment of our community and help others as Homestead has helped me. A good project. I’d better go fix that lawnmower now.

Save the Date!

2005 Community Land Trust Conference

Building Community  
...Learning Together

August 17-19 = 2005  
Portland State University  
Portland, Oregon

Lincoln Institute of Land Policy

Burlington Associates in Community Development  
Minnesota CLT Coalition  
Portland State University College of Urban and Public Affairs  
Northwest CLT Coalition

Full conference program details and registration information are available on the conference website:

www.communitylots.org

Text: Johan Grimsrud and Jill Humphrey