Welcome New Members:
Angela Camp & Earl Huenlenbach
Noelle Condon
Jane Fairchild
Peter Graff
Chris Laroche
Jyotsna Malla
Dawit Solomon & Lemlem Yemane
Frank Video
Herberto Villalpando
Zi Wen Wu
Romelia Yax

Inside this Issue:
NEW HOMES ADDED TO HCLT! Number of HCLT homes now total 7
Rainier Valley Chapter Launches First HCLT neighborhood based chapter
Notes from the Executive Director
Meet Wanda Saunders
Rainier Valley Chapter Coordinator
Summer Picnic Photos
Kayaking Fundraisers

Events Calendar

10/12 WED 6:30pm-8:30pm
HCLT Board Meeting
2017 E. Spruce

10/17 MON 5pm
Full Moon Paddle
NWOC Kayaking Fundraiser
(see inside for details)

10/22 SAT 2pm-4pm
ANNUAL MEMBERSHIP MEETING
Rainier Valley Cultural Center
3515 S. Alaska St.
(see inside for details)

10/26 WED 5:45pm-7:45pm
Down Payment Assistance Class & HCLT ADVANTAGE Introduction
2017 E. Spruce (RSVP req’d.)

11/05 SAT 12pm-2pm
Down Payment Assistance Class & HCLT ADVANTAGE Introduction
2017 E. Spruce (RSVP req’d.)

11/09 WED 6:30pm-8:30pm
HCLT Board Meeting
2017 E. Spruce

11/16 WED 5:45pm-7:45pm
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2017 E. Spruce (RSVP req’d.)

Two New HCLT Homeowners
HCLT homes now total seven in Seattle!

Peter’s porch overlooks his front yard, where he’s planning an organic vegetable garden.

Shortly after Bob closed on his home in August, Peter Nevin became HCLT’s fourth homeowner of the year. Like all of HCLT’s applicants, Peter didn’t like paying for his landlord’s mortgage. Yet buying a home that he could afford (far) outside of Seattle was not ... Corps. For Peter, partnering with HCLT to buy a home in Seattle aligned the set of environmental ethics he ascribes to... continued on page 2

Rainier Valley Chapter Launches
HCLT’s first neighborhood-based chapter

Major changes are afoot in the Rainier Valley (see Dove John’s article in the last issue of Land Trust News), and HCLT is responding. HCLT members who are concerned about the future of the Rainier Valley have begun meeting together to form the first neighborhood-based chapter of HCLT. The idea of forming locally based neighborhood chapters came about as a result of ongoing discussions by members over the past few years.

Because Rainier Valley is facing tremendous gentrification pressure and experiencing the displacement of low-income people that accompany unequal development, the chapter will be doing critical work to advocate for permanently affordable homeownership using the Community Land Trust model. The task at hand for the chapter is to determine a set of priorities that will guide HCLT’s work in the Rainier Valley, and advocate for the necessary support from the City and others to make it a reality. Their efforts are being supported by... continued on page 3

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Annual Membership Meeting
How Far We’ve Come, A Ways to Go
From Sheldon Cooper, HCLT Executive Director

I t’s been a whirlwind summer at HCLT. Highlights include: bringing four more homes into our land trust story (from two of them included in this issue), bringing 10 HCLT attendees to the National CLT conference in Portland, Oregon; hiring Wanda Saunders to coordinate our Rainier Valley chapter, and applying for over $1 million in additional funding for HCLT ADVANTAGE to help us bring 12 more affordable homes into the land trust next year. (Everyone keep your fingers crossed that we are awarded those funds!)

Unfortunately, Seattle’s housing market has been equally active, with median prices of detached single-family homes topping $435,000 for the first quarter of 2005. A family needs an annual income of $135,000 to purchase this house. A family earning median income in Seattle would need a whopping $165,000 downpayment to buy that median-priced home, and the affordability gap for a family of four at 80% area median income is $221,000.

Affordable, stable, and appropriate housing is the cornerstone of community. The health of our communities is too important to be held hostage by speculative driven boom/bust real estate cycles. We need a community friendly housing market, where prices are stable and within reach of regular people. This is what the members of HCLT are creating, one house at a time.

Join us at our Annual Membership Meeting and Dessert Share on October 22 to learn more about our work and how you can get involved.

Two more buyers have purchased homes with HCLT ADVANTAGE funds at the time of printing. Read their stories in the next issue of Land Trust News!

Homeowner: Peter Nevin (continued from page 1)
with the practical financial decision to start building equity through homeownership.

Peter is very happy to find a centrally located home in Seattle that met his needs. Like Bob, Peter has big plans for his yard, where he will start his organic vegetable garden. His basement space is finally adequate for his outdoor work gear and bicycles. Owning a home helped Peter get into a better housing and financial situation, and in turn, the community has gained a valuable asset that will serve the needs of working people in the future.

Meet Wanda Saunders
HCLT’s newest addition to staff

A lthough she purports to be “the newcomer on the block,” Wanda Saunders, HCLT’s new Rainier Valley chapter coordinator, is no stranger to fighting for social justice in Seattle.

Wanda was actively involved in LELO’s Seattle Housing Authority campaign, which organized low-income communities of color to win family wage jobs and training on publicly funded construction projects in Southeast Seattle, namely, the redevelopement of Holly Park and Rainier Vista. After 18 months of organizing, the community made huge strides in negotiating with SHA, including the creation of a Community Oversight Committee that will ensure that low-income residents of Southeast Seattle be prioritized for family wage construction jobs on SHA projects.

Wanda Saunders, who joined the HCLT staff in September as a Martin Luther King VISTA volunteer.

Dove John, HCLT board member and Rainier Valley resident sums it up this way, “The Rainier Valley is one of the last culturally diverse, family oriented neighborhoods in the city. Organizations like HCLT can be a powerful tool to preserve the Rainier Valley’s affordability and diverse character. This is what we aim to do.”

To learn more and get involved, come to our Annual Meeting and Dessert Share at the Rainier Valley Cultural Center Oct 22, 2 to 4 pm, or call 206-323-1227.

With the addition of Wanda to HCLT, staff hours are finally being dedicated to creating neighborhood-based chapters of Homestead Community Land Trust. Creating a locally rooted chapter is putting into action an idea that came from a series of conversations that HCLT members had over time. (See accompanying article about the Rainier Valley chapter on page 3.)

Wanda will help local residents find a strong voice and take effective action to save a permanent, stakeholding place for low-income families in the Rainier Valley. She will also facilitate a greater understanding of benefits of community land trust housing in the Valley, and catalyze a chapter that becomes a strong force for expanding this approach locally.

For Wanda, a life-long Seattle resident, her position with HCLT is a way for her to become an activist in housing issues that, ultimately, have an effect on her and on all of us. Like Wanda, HCLT is feeling the “excitement in the air” to begin this work.

If you live in the Rainier Valley and want to get involved with the chapter, please contact Wanda by email at wanda@homesteadclt.org or by phone at 206-323-1227.

A few upcoming kayaking fundraisers:

- Full moon paddle: Mon, Oct 17 at 5pm $25 per person (proceeds go to HCLT)
- Christmas Caroling by kayak: December 9, 10, and 11 at 6pm $40 per person (proceeds go to HCLT and the Seattle Children’s Home)

For more information, or to sign up, contact the Northwest Outdoor Center:
- Northwest Outdoor Center 206-281-9694 1-800-683-0637 www.nwoc.com

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Have fun paddling with the Northwest Outdoor Center, and raise $5 for Homestead!

THANK YOU donors: Borracchini’s Bakery, Chinook Book, Field Roast, Pepsi, QFC and Tutta Bella.

Rainier Valley Chapter
(continued from page 7)

Wanda Saunders, HCLT homeowner, takes a seat next to board delegate Petek Abel and daughter Neemah. Sheldon Cooper, HCLT executive director, chats with Angel Ballez, HCLT homeowner Jill Hamperly with Homestead’s youngest member, Sam, and his dad, Cherian Zachariah.

Middle Row from L to R: A cake to celebrate our newest homeowners, donated by Borracchini’s. Denise Zachariah, board delegate and Sam’s mom, poses with her homemade fruit salad.

Bottom row from L to R: Board delegate Anita Manuel, former board delegate David Lee, member Max Wagner and HCLT outreach coordinator Quinno Tam prepare to fire up the grill for some donated Field Roast goodies. Board delegates Dave John and Jenna Smith smile for the camera.

Help fight for Housing Justice in the Rainier Valley!

Rainier Valley Chapter Board of Directors

Hatfield, Neumayr, Cooper, Beall, Neumayr, Cooper, HCLT executive director, chats with Angel Ballez, HCLT homeowner Jill Hamperly with Homestead’s youngest member, Sam, and his dad, Cherian Zachariah.

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Homeowner: Peter Nevin

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Dave John, HCLT board member and Rainier Valley resident sums it up this way, “The Rainier Valley is one of the last culturally diverse, family oriented neighborhoods in Seattle. It has remained this way because of affordable homes that people can rent and buy. The character of the Valley is threatened by rising property values associated with redevelopment. Community control of land can be a powerful tool to preserve the Rainier Valley’s affordability and diverse character. This is what we aim to do.”

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Like all of HCLT's applicants, Peter didn’t like paying for his landlord’s mortgage. Yet buying a home that he could afford (far) outside of Seattle was not possible given his income and to buy a home. A real estate agent from Windermere, and I looked for about two and a half months.

Owning my home, it’s great – I’m redoing all the floors, converting the floors to hardwood floors, replacing the appliances, and re-landscaping my yard. At work, I mostly do maintenance stuff, so I’m taking some classes on landscaping. I’ve learned that it really helps to have a landscaping plan on paper, so that you can execute the plan with confidence, to get the most out of your plants.

I also look forward to excavating the basement and finishing it out, but that won’t be for another five or ten years.

I think [of my home as] a great community asset! The city needs more affordable homes, and this program is a step in the right direction. The more people that use this program, the better.

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