Welcome New Homestead Homeowners

When they moved into their new home on New Year’s Eve of this last year, Sukhi and Mary-Jayne popped open a bottle of wine that they had saved for a special occasion. And a special occasion it was!

Having worked for sister organization Kulshan Community Land Trust in Bellingham for several years in the early 2000s, Mary-Jayne, a Case Manager at Wellspring Family Services in the Rainier Valley, was familiar with the approach but still thought a home in Seattle would be out of their price range.

“I saw the listing for the Nova townhomes and thought that with Homestead, we might just be able to do it,” says Mary-Jayne, recalling the spark of hope Homestead fostered.

“We’re actually paying $200 less per month to own than we were for our last one-bedroom rental.”

Having had to move every year for the past five years, for a variety of reasons outside of their control, they are relieved to not have to do that again.

“This time of year we’d usually be packing, putting in notice, looking for another place to live – it’s such a relief to be able to put that energy into our home and into getting to know our great neighbors.”

“We’ve been thrilled since moving in,” adds Sukhi, who is enrolled in a Radiation Technology program at the University of Washington.

“It’s great to have a yard for Lucy, space for out-of-town guests and know that we will be here for the long-term.”

Help Habitat for Humanity Build the House of the Future: At least come check it out!

As part of the 50th anniversary celebration of the 1962 World’s Fair, Habitat for Humanity is building two demonstration homes adjacent to the Next 50 Pavilion, just east of the Center House at the Seattle Center. After this summer, the permanent location for the House of the Immediate Future will be at Rainier Vista. Homestead will ensure its affordability over time. Visit www.seattle-habitat.org for more information, to volunteer or just drop by the Seattle Center to learn more.
Nothing stands still. Seems like I blink and my daughter grows an inch, is about to turn 5, and now wants me to call her “Super Ruby to the Rescue: Leader of all Superheroes!” Hidden from view are the millions of new neural connections being formed, cells dividing, muscles growing. I struggle to keep up and find myself saying, “I can’t believe you ate a whole bowl of pasta and now you want another,” and wondering how the word “camouflage” suddenly entered her vocabulary. Her developmental process has acquired an entirely new sense of momentum.

Homestead has been gaining some momentum of its own recently, as the stories in this newsletter will attest. More families, every month, are knowing the security and joy that comes from calling a home one’s own. We’ve welcomed John, Jane, Garbo and Erika to our staff in recent months. We have moved into new office space in the International District (on Maynard Ave. between Jackson St. and King St.) that can accommodate this new talent and more in the coming years.

Through our Distressed Property Acquisition and Rehab program, Homestead Rebuilding Communities, newly launched this year, we have acquired 6 homes so far and are busily fixing them up with an eye for quality and energy efficiency. Demand for these homes has been high and several are already pre-sold.

In the 10 years since we acquired our first home and assisted our first buyer, we’ve now helped 144 modest-income households purchase their first homes - 85 of these just since the beginning of 2010! In contrast to the traditional market where homeowners are experiencing foreclosure at painfully high levels, I’m proud to report that none of our homeowners have lost their homes to foreclosure.

This spring Homestead was honored as one of 10 national recipients of a multi-year Social Innovation Fund Award by the Cornerstone Partnership (see page 3). Awardees receive substantial capacity building grant funds and technical assistance over several years. Cornerstone’s goal with this effort is to invest in organizations that create and steward long term affordable homeownership, prove the advantages of this approach via scientifically valid multi-year research, and raise the capacity of the sector as a whole.

I’m hoping to see more of you in the next few months. Check out (and sign up to help build) the House of the Immediate Future (see front page) at the Seattle Center this summer, check out our new digs at our office warming open house September 6th and play trivia with us at our October 20th fall fundraiser, Home Games (see page 3). Join us and bring a friend. Hopefully you’ll get to see Ruby with her superhero cape on.

We are excited for the years to come in our new home and the opportunity to pass it on to other low-to-moderate income families!
Homestead to Receive Multi-Year Funding: Building on Past Successes

Homestead CLT was one of 10 organizations in the nation to receive Cornerstone Homeownership Innovation Program funding (CHIP) from NCB Capital Impact and their Cornerstone Partnership. The $130,000 per year for two years will allow Homestead to increase our organizational capacity to offer more affordable homeownership opportunities to eligible households, and to better ensure the success of our homeowners in the long-term.

CHIP awards were made possible through the federal Social Innovation Fund (SIF) through the Corporation for National and Community Service.

This award is an amazing testament to Homestead’s current and past successes, as this award required organizations to have a ‘track record of success’ – proven impact and results that are rigorously measured.

We intend to make the most of this award. This predictable funding has allowed us to hire new staff (see back page) and to confidently launch our new Distressed Property Acquisition and Rehab initiative, Homestead Rebuilding Communities.

Join us for Home Games
Homestead’s Fall Trivia Fundraiser

Saturday, October 20 2012
6:30 PM—9:30 PM

You are invited to join Homestead Community Land Trust for an evening of fun and fundraising at the Pyramid Alehouse, Brewery and Restaurant located at 1201 First Ave. South.

Bring your friends, family and your checkbook to enjoy food and drinks, show off your trivia skills, and support the important work of Homestead.

Tickets are available from Brown Paper Tickets for $55.

Interested in sponsoring a table or the full event? Contact Enka@HomesteadCLT.org.

Watch your inbox or check our website for more details and updates.

Presenting Sponsor:

Grow Food With Seattle Tilth
Free Classes on Veggie, Herb Gardening, and Composting for Urban Dwellers

Composting for Urban Dwellers
Learn how to turn food scraps into compost when your space is limited.

Aug 22, 2012 5:30 PM—7:00 PM and Sep 19, 2012 5:30 PM—7:00 PM

Container Salad Gardening
Grow your own living salads instead of buying them from the grocery store.

Sep 05, 2012 5:30 PM—7:00 PM

Container Herb Gardening
Grow herbs on your windowsill or balcony.

Sep 12, 2012 5:30 PM—7:00 PM

Presented by Seattle Tilth and Seattle Parks and Recreation. All classes will be held at Victor Steinbrueck Park, 2001 Western Ave. Please register ahead of time. For more information, go to www.seattletilth.org.

Questions? Call Seattle Tilth at 206.633.0451.

Welcome ALL New Homestead Owners

DECEMBER 2011
Mary-Jayne Walker & Sukhi Sanghera

FEBRUARY 2012
Monica Fisk
Hussein Babiker & Ashwag Elagbash
Rumi Ohnui
Hawa Egal
Jie Min Huang & Li Ying Huang

MARCH 2012
Patricia Wunder

MAY 2012
Sekouia McClain & Vidal Griffin
Eyerusalem Abay
William Schwartze

JUNE 2012
Casey Coy & Suzanne Ryan-Coy

JULY 2012
Sara Holbrook & Aisen Bounthoung

Photo credit - Brian Guyer
Transforming Distressed Properties into Quality, Affordable, Owner-Occupied Homes

On a muggy afternoon in July, at the first distressed property acquired under this new initiative, Homestead Community Land Trust representatives, along with funders, partners and supporters kicked off Homestead Rebuilding Communities. Over the next several months, Homestead, in partnership with Habitat for Humanity will be rehabilitating no fewer than 10 vacant homes in various neighborhoods throughout Seattle. These improved homes will then be sold to modest-income homebuyers for affordable prices.

Representatives from partners Habitat for Humanity and the City of Seattle’s Office of Housing and funders Wells Fargo, Chase Bank and Plymouth Church convened in the South Beacon Hill neighborhood to tour the home, learn about planned improvements and congratulate each other on the successful launch of this innovative, timely and responsive new program.

As always, these homes will be kept affordable upon subsequent re-sales. “Based on the unique approach taken by Homestead, this home will serve at least 10 families over its useful life. This is a sound investment in rebuilding our community,” said Patrick Yalung, Washington Regional President for Wells Fargo.

Homestead’s Director, Sheldon Cooper, shared with the group that, “Homestead homes and homeowners are highly foreclosure resistant. In fact, none of the 144 households that have become homeowners over our program’s 10 year history have lost their homes to foreclosure.”

He went on to say, “Our homes are not fodder for speculative investment. They will not contribute to real estate bubbles. Homestead is resurrecting the profound notion that a home is where you put down roots, raise a family, live a life. In so doing, we are rebuilding communities, one home at a time.”

Many Thanks to the Following Donors, Funders and Volunteers!


This list includes individual, corporate, foundation and organizational gifts of money or time to Homestead from January 1, 2012 to July 25, 2012. We have made every attempt to ensure this list is complete and accurate.

Please contact Erika Malone, Community Engagement Director at 206.323.1227. Ext. 117 or Erika@HomesteadCLT.org if you would like to make a correction, have any questions about this list or would like to make a donation.

Gracias

Photo credit – Geoff MacKinnon
Helping Homestead Homeowners Stay in Their Homes

In December 2009, Shannon Hayes and her husband Harold Broaddus became Homestead’s 56th homeowners. Tragically, Harold became sick with cancer and passed away in August 2010. Shannon, like many other homeowners in Washington, was suddenly facing extreme financial hardship due to an unforeseen circumstance.

Struggling to pay her mortgage and bills on 60% less income than usual, Shannon quickly burned through her savings to keep her financial obligations current. With money running low and foreclosure looming, Shannon reached out to Homestead to find a way to stay in her home.

Homestead was able to help Shannon identify ways to reduce some monthly expenses and while each reduction was helpful, they were not enough to get Shannon into a sustainable financial situation. Through a series of conversations, the plan was hatched to convert the large unfinished space in Shannon’s basement into a rentable room to provide the extra monthly income that she desperately needed to keep her home. Homestead, mostly through donations of materials and labor, was able to provide the resources to help Shannon finish out the basement room. It is now a wonderful-looking, cozy space and Shannon’s roommate will be moving in this week.

Shannon Hayes is a self-employed hair stylist, in the business for over 30 years. She’s recently opened up her own studio called Shannon Hayes Hair Design in the SODO area of Seattle. Shannon is looking to increase her clientele and would like to offer Homestead supporters a discount for trying her services. If you are looking for great style at an affordable price, give Shannon a call to set up an appointment at 206.335.4971. Mention this newsletter piece when you do so.

This project would not have been possible without the volunteer labor and generosity of so many. Special thanks to Peter Nevin (former board member and Homestead homeowner # 5), Ben Harbaugh, Alex Pittman, and Brendan McDavid of the Washington Conservation Corps, and AJ Bliss from Bliss Flooring. Homestead staff members Steph Morrison and John Daoura also went above and beyond to make this project a success.

Homestead Community Land Trust does more than just helping families become homeowners… we help families STAY successful homeowners.

“When I reached out to Homestead for help I was running out of hope – I could never have done this without Homestead’s help and support. I am grateful for all of the help they have provided to keep me in my home.” – Shannon Hayes
Come to our new office open house on
Thursday, September 6, 2012 from 4:00 PM– 7:00 PM
Meet or better get to know the Homestead staff.

WE HAVE MOVED!!!
Homestead Community Land Trust
412 Maynard Ave S #201
Seattle, WA 98104

Homestead Community Land Trust, a membership-based 501(c)(3) nonprofit, creates permanently affordable homeownership opportunities in Seattle and King County.

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Stay connected to Homestead:
- Be the first to learn about our events and program progress
- See fun photos and read breaking news
- Received relevant home maintenance tips and gardening advice
- Be the first to see our new home listings and homeownership opportunities
- Get alerted to opportunities to purchase or pick-up free surplus appliances and other home improvement materials and resources

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