Bonnie Acker

Delridge House Springs Forward

By Pat Lavelle, HCLT Staff

Spring has come to Seattle, and so have big steps forward on Homestead’s first project.

One of the most notable happenings was Homestead’s purchase of the vacant lot on which the house will sit. While Homestead was under agreement with the lot’s owners to buy it for several months, it was not until March 26 that Homestead officially acquired the land.

The purchase goes beyond a place to put a house. It’ll also be the first of many permanent “safe spaces” we’re creating together to protect and preserve the possibility of homeowner-ship (with the security, equity, and legacy that that entails) for the growing number of regular working individuals and families in Seattle shut out by the market.

The groundbreaking work we’re doing has not gone unnoticed. The Beacon Hill News did a story in January about the project, featuring a photo of the house with HCLT members Syd Fredrickson, Carole Isakson, Linda Novenski, Director Sheldon Cooper and Pat Lavelle. The Seattle Times followed suit in early March with a story that generated dozens of calls from prospective homebuyers.

Not unexpectedly, interest in the home has been high. We’ve talked with many people who thought that homeownership in Seattle was no longer possible for them, and who are excited about what we’re doing. We’re continuing to spread the word about the house to prospective homebuyers in the greater Delridge area and throughout Seattle. (If you know anyone who’d like to own their own quality, affordable home, pass along the advertisement inside and have them give us a call.)

We’ve held four Community Information Sessions for prospective homebuyers, and will do more in early May.

Back in January, Homestead members and supporters discussed how we would select a homebuyer. While financial restrictions are the primary criteria for eligibility, we agreed that three other factors should be considered and that we’ll form an interview committee composed of members if we have more than one financially-qualified applicant. First, we decided to consider existing connections that some applicants may have to the Delridge community. We also agreed to take into account the relative need of applicants for our opportunity. Finally, we decided that we would prefer an applicant who is really excited about Homestead and our work.

And there has been much work behind the scenes. Homestead has been talking with Washington Mutual staff to secure mortgage lending for the selected homebuyer for our first project. We’ve also been working with architects, contractors, and the City to ensure that the renovation proceeds smoothly.

At the same time, we’re involving the community more concretely in creating this project. The Delridge House Steering Committee—formed of residents and Homestead members from Delridge, as well as Delridge Neighborhoods Development Association staff—has met twice to discuss different aspects of the project. Our first work party met on Saturday, April 28, to prepare the lot for the house move. Volunteers cleared the lot of garbage, pruned laurel hedges, and began constructing a fence. If you’d like to be involved in future work parties, see the back page for more information.
**HCLT Member Profile:**
**Carole Isakson**

Carole Isakson is a Delridge resident and new Homestead member. Formerly a Boeing engineer, she is now pursuing a Ph.D. in education at the UW.

How long have you lived in the neighborhood?
_I moved to Seattle in 1978. For about a year I rented a house on Pigeon Peak, and in 1979 I bought my house on 26th Ave. SW._

In a house very similar (or identical) to Homestead’s Delridge house?
_My house was built in 1929 and is similar to the Homestead house. It is one and a half stories tall and has two bedrooms downstairs and another bedroom and a small den upstairs._

What do you like about Delridge?
_I like the diversity of the community and...there are a lot of children in the neighborhood. I love the great places to walk my dog—along Longfellow Creek and through Camp Long. I like the easy access to the great parks in West Seattle—Alki, Schmitz Park, Lincoln Park, and the Westcrest off-leash area. I like the convenience to downtown, the ferries, and the airport._

Have you seen any evidence of Seattle’s real-estate crunch locally?
_There’s been a lot of new construction in recent years. The vacant lots are becoming fewer and fewer as new houses keep going up. Older houses that haven’t been maintained are being torn down and replaced with newer, much larger houses._

What made you decide to become a Homestead member?
_I like all the old houses in the neighborhood. It always pleases me when a house that has been neglected gets fixed up, rather than torn down. I especially like the Delridge house—it has a lot of charm. I was hoping someone would buy it and move it so that it wouldn’t have to be torn down. I was really pleased when I heard that HCLT was going to move it to 25th Ave. SW and I was impressed with HCLT’s mission to maintain affordable housing. I decided that I wanted to become part of the process._

Anything else you’d like to say?
_I think HCLT and DNDA are doing great work. Thanks to all of you!_

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Tired of renting? Want to own your own home? **Maybe you can.**

**Homestead Community Land Trust** is proud to present

**5029 25th Ave SW** - A **classic Delridge bungalow**

**Features**
- Three bedrooms, one bath
- Front porch
- Large, vintage kitchen with breakfast nook
- New roof and paint
- Detached, one-car garage with alley access
- Natural gas service, with new furnace and hot water heater
- Appliances included
- 1078 square feet of living space on a 4800 square foot lot
- **As little as $3750 down and $1100/month housing costs***

*Future location of home, subsequent to move and renovation in May. Current address is 5417 Delridge Way SW.***Plus closing costs. Price may change slightly. Income eligibility restrictions apply. ***May vary based on sale price, interest rate and amount financed.

Offered at **$120,000**

For more information, call (206) 323-1227.
Quick News
The Delridge House Steering Committee met for the first time in early April. Composed of Delridge-area HCLT members Terri Griffith and Carole Isakson, fellow residents Pete Spalding and Aaron Goss, and Delridge Neighborhoods Development Association staff Gina Smith and Ty Talbot, the committee was created as a formal voice for the Delridge neighborhood as together we create Delridge’s (and Seattle’s) first-ever permanently affordable home. The group will hear updates from Homestead staff and offer recommendations to Homestead’s board and Director. For more information, please call Homestead at (206) 323-1227.

YOU are invited to our monthly meetings
Get the latest news, make your opinions known, get involved.

Next meeting: May 9th
@ HCLT, 1309 13th Ave. South, 6:30 PM
and subsequent second Wednesdays
Contact HCLT to confirm
(206) 323-1227 or homesteadclt@yahoo.com

About Homestead Community Land Trust
“We are drawing together our diverse communities to build and permanently preserve decent, affordable housing and real self-determination in the places where we live and work.” – Homestead CLT mission statement

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.
* are creating 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 501c3 nonprofit corporation and donations are tax-deductible.

We are a membership-based organization, and our strength is in our numbers. Join us now as we undertake Seattle’s first-ever permanently affordable homeownership project, and help keep housing affordable for ourselves, our neighbors and the next generation.

☐ Yes, I want to become a HCLT member

Name: ____________________________
Address: __________________________
________________________________________
Phone: ____________________________
Email: ____________________________

☐ Please remove me from the mailing list

Cut out and send to: Homestead Community Land Trust, 1309 13th Ave S., Seattle, WA 98144

Members
help preserve affordable housing for ourselves and future generations, have a say in key HCLT decisions, receive our quarterly newsletter and notices about meetings and events, receive early notification of homeownership opportunities, and can vote and run for positions on the board of delegates.

Membership
is open to all Seattle residents who
1) agree with our mission,
2) pay yearly sliding-scale dues (suggested rate of $1 per $1000 of annual income) and
3) attend at least one meeting each year.
Opportunities

VISTA Position with Homestead Available
Help Create and Preserve Permanently Affordable Housing in Seattle

Homestead Community Land Trust has one full-time VISTA volunteer position available. Responsibilities include community education and outreach; building membership and volunteer programs; identifying potential homebuyers; and coordinating member and community involvement in Homestead development projects. Must make one-year commitment starting mid-July 2001. Stipend $826 per month, plus medical, child care, mileage or bus pass, training, two weeks’ paid vacation, and $4725 educational award or $1200 cash award at completion. Call Sheldon Cooper at Homestead CLT at (206) 323-1227 or the local VISTA hotline at (206) 675-3200 for a detailed job description and application.

Fun Under Seattle’s Sun
Come to a Community Work Party

Our first work party happened Saturday, April 28. Homestead members and supporters from Delridge and throughout Seattle gathered at Homestead’s first lot to prepare it for the upcoming house move. We pruned overgrown hedges, cleared garbage, began creating a fence, and had fun. Future work parties will focus on exterior and interior painting, landscaping, and minor carpentry and cement work. If you’d like to join us for two days or even two hours, give us a call at (206) 323-1227.

Become a Member

With Homestead on the cusp of breaking ground for Seattle’s first permanently affordable home, now’s a better time than ever to become a Homestead member, or to renew your membership. And it’s easy—just fill out the form inside and drop it in the enclosed envelope. Thanks!

( Contact Your HCLT Office: (206) 323-1227 or homesteadclt@yahoo.com

Homestead Community Land Trust
1309 13th Ave South
Seattle, WA 98144

Homestead’s Delridge House
Project Rolling Forward!

House Move May 13,
and much, much more...