Welcome New and Returning Members!

Joyce Allen
Marcii Burkel
Ceasar Callender
Jen Carter
Syd Fredrickson
Gavin Greene
Carole Isakson
Mark Holland
Robert Hinrix
Joan Jevnikar
Mas Koba
Tina Lathrop
Mira Latoszek
Pat Lavelle
Jessica Lynn
Anita Manuel
Jess Marden
Scott McClay
Lisa Morrow
Jan Munger
Linda Novenski
Geov Parrish
Donna Roseveare
Rev. Herman Smith
Lisa Strandin
Devin Theriot-Orr
Michele Thomas
Sage Wilson

The Delridge House Project: A Retrospective
By Sheldon Cooper, HCLT Director

Congratulations everyone, we did it! We’ve created Seattle’s first permanently affordable homeownership opportunity. The Delridge House has been sold to Tina Lathrop, who has the distinction of being the first person to own a home on community land trust land in Seattle.

It’s been a long road: 22 months from beginning to end, 23 partnerships with other organizations and funders, 80 volunteers donating over 1000 hours of “sweat equity” labor, $65,000 of public funding, and over $30,000 value of “in-kind” donations from the community. But these numbers don’t begin to tell the story of the many people who, in large and small ways, made this project happen. Here are a few stories.

Jim Jacobs owns Jacobs Roofing, located at 5605 Delridge Way SW, just a few doors south of where the Delridge House was located before we moved it. When I asked him to make a donation to the project, he said, “Let’s take a look.”

We walked from his office to the house. Along the way he asked questions about our program and plans for the house. We arrived and walked around the house looking it over. “It needs a complete tear-off” Jim said. “I’ll tell you what. I’ll donate the installation. My guys will donate some time, and I’ll get the supplier to donate the materials. You pay the dump fees for the tear-off.” That donation was key to our success in securing a matching grant, and keeping the project affordable.

Russell Parks heard about the Delridge House at a community meeting and called later to find out more. Being a contractor, he volunteered to patch walls and install baseboards, supplying the materials himself. After doing this work, he introduced his professional painter friend, John Glansbeek, to the project. John volunteered to paint the exterior, if we did the preparation, and supplied the paint.
Many volunteers spent two weekends scraping and priming the walls, and then John came in and sprayed the final color on the house in a weekend. Now it looks great.

Savanna Jamerson is a next-door neighbor to the Delridge House. She was often working on her own house while we were having work parties, and sometimes she’d come over and help. One day Youthbuild (a program HCLT partnered with that trains youth for jobs in the construction industry) was pouring concrete for the front steps and walkway. She noticed that they were short on labor that day and didn’t have enough hands to work the concrete. Worrying that the concrete might dry before it had been smoothed and finished, she joined in, lending a hand during a critical time. The stairs and walkway turned out beautifully.

Reverend Herman Smith came to a painting work party with many members of his family. Being a carpenter himself, he began to ask questions about our plans for the renovation. “What are you going to do there?” he asked, pointing to the band around the bottom of the house where the siding needed to be replaced. Those around began to talk about how it would be nice to replace it with cedar siding that would match the house, but that it was expensive, and that we might use a less expensive cement board-type product. Herman listened to this and said, “How about if I take up a collection this Sunday at church for the cedar siding, and then I’ll install it?” That settled the question. Today, the siding looks great, and Reverend Smith has been elected to our Board.

Jessica Lynn is a Windermere Realtor who lives in West Seattle, and is a friend of Philippa Nye who has been providing technical assistance for the project through Common Ground. When we wanted help marketing the house to potential buyers through the Multiple Listing Service, Philippa asked Jessica if she would be willing to volunteer her time. Jessica agreed and helped us get the word out about the opportunity and sell the house. She also was elected to our Board this past November.

These are just a few of the many stories of people who have made this project happen. The complete list of volunteers and partners is listed on the back page. As HCLT’s director and project manager, I have found the Delridge House project both exciting and challenging. I would like to especially thank Steve Day, Pat Lavelle, Scott McClay, Philippa Nye, and Mark Withrow for their almost daily energy, expertise and support. It has been a pleasure and honor to meet and work with all of you who contributed to the project.

Memberships Profiles: Tina Lathrop

Autobiographical Account by HCLT’s first Lessee

I’ve grown up in this area (21 of my 31 years). I’ve lived in Texas and Australia, but Washington has always felt like home. I moved back to the Seattle area after living in Texas for three years, and even without any family, I still like it best here. However, after working here for the last eight years, I realized that if I were to buy a house, it would have to be way down in Puyallup, or out around Gig Harbor, or something, to be what I could afford. Those options did not appeal to me. Neither did the idea of a condo or townhouse. Finding the Delridge house was practically a dream come true! I had never heard of a community land trust program, but I am learning first-hand the great benefits of having one in our community. Homestead has made it possible for me to buy a house that not only is just the kind I would want, but also in the West Seattle community that is so financially out of reach for people such as myself. It’s going to be great to be so near to my church and friends.

It has been a great experience to deal with HCLT, and I eagerly look forward to working with them on future projects. What a great thing for our city! Thank you, HCLT, for helping me to achieve one of my biggest and most difficult dreams!

Tina Lathrop

homesteadatl@yahoo.com

Upcoming Events

4/13 Play in the dirt at HCLT’s final landscaping work party at the Delridge House. Meet Tina Lathrop, the new owner, and help us finish this project in style. Bring shovels, rakes, gloves, and wheelbarrows. 10-2 at 5029 25th Ave SW.

Northwest CLT Coalition Gathering

May 3-5 -- Orcas Island. HCLT is part of over 20 NW CLTs doing fabulous work for affordable, stable, vibrant communities. Check it out. Contact HCLT for more info at (206) 323-1227 or at...
**Annual pancake breakfast a hit!**

What makes Homestead CLT special? Well, our Annual Membership Pancake Breakfast, for one thing. Last November 17th, 28 HCLT members and friends gathered to eat pancakes, celebrate HCLT’s successes over the past year and get geared up for the next. We elected five new board members, enjoyed great food, and mingled at beautiful Camp Long. A new twist this year was the door prizes given away by random drawing – you had to be there to win. And you had to be there to vote, and to participate and make your voice heard. It was democracy in action with food and fun. Don’t worry if you missed out - you can always get involved in our monthly board or committee meetings (which are beginning to have food as a regular feature). There’s lots happening and you can always help. And as a member, you can always have a say. That’s one thing that makes HCLT special.

**Volunteer Opportunities**

We especially need help with web page design and maintenance, graphic layout for newsletters and outreach material, and grantwriting. Can you help? Call Sheldon at (206) 323-1227 to find out more.

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**“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 501(c)(3) nonprofit corporation and donations are tax-deductible.

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**Become a member**

We are a membership-based organization, and our strength is in our numbers. **Join us now**, 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:** _________________________

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

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**Newsletter** is a quarterly publication of Homestead Community Land Trust, a membership-based 501(c)(3) nonprofit creating permanently affordable homeownership in Seattle.

**Homestead CLT Board**
Lisa Huang • Mira Latoszek
Jessica Lynn • Jess Marden
Scott Nodland • Herman Smith • Michele Thomas

**Staff**
Sheldon Cooper, Director

**Open Board Meetings**
2nd Wednesday of Month
1307 13th Ave S. 6:30PM
Call to confirm
(206) 323-1227

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**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 (sug-
The following individuals and organizations made the Delridge House Project possible.

Thank you very much.

Volunteers  Hester Angus • Joyce Allen • Melissa Bailey • Jeremy Bielecki • Fred Bishop • Dawn Branch • Natasha Branch • Sheila Brown • Timothy Callendar • Nap Caparas • Sheldon Cooper • Steve Day • Syd Fredrickson • Janet Gibson • John Glansbeek • Aaron Goss • Terri Griffith • Michael Gross • Kiersten Grove • Becky Haddix • Betsy Harris • Susannah Harris • John Hoey • Katie Howenstein • Isakson • Jim Jacobs • Max Jacobs • Jim Jordan • Margo Kearney • Mas Kubiniec • Christian LaRocco • Bill Peter Lavelle • Tim Lawless • Mary Jessica Lynn • Anita Manuel • Angie • Gonzalo Morlas • Jennifer Naas • Philippa Nye • Emily Paddison • Reyes • Juan Salinas • Lori Salzarulo • Smith • Kyla Smith • Herman Smith • Jonathan Stanzell • Lisa Strandin • Doug Tooley • Janet Welt • Robert Mark Withrow • Jennifer Wright •

Partners  Beacon Hill House • Community Home Ownership Center • Delridge Neighborhoods Development Association • VISTA program • for Community Economics • Interna-Roofing • Lowe’s • Madison Market • Neighborhoods • Seattle Foundation • SeattleWorks • Security Contractor Services • Washington Mutual • Washington Mutual Foundation • Washington State Housing Finance Unit • West Seattle Nursery • West Seattle PCC • YouthBuild Together

Lisa Huang • Johanna Hulick • Carole • Savanna Jamerson • Dione Johnson • Koba • Ronald Kriekle • Bob Lavelle • Patrick Lavelle • Patty Lavelle • Lawson • Rachel Lee • Mike Little • McCarrel • Scott McClay • John McLaren April Nieman • Linda Novenski • Russell Parks • Lisa Peterson • Pedro • Elijah Saxon • Chris Slone • Gary • Patricia Smith • Pete Spalding • Michelle Szoza • Michele Thomas • Williams • Neil Wilson • Sage Wilson • Hope Youngs-Vimeux

Boeing Bluebills • Common Ground • Daily Bread Outreach Ministries • Dent Association • Fremont Public HomeSight • Impact Capital • Institute for National District Housing Alliance • Jacobs SAFECO • Seattle Department of • Seattle Office of Housing •

Join us for the final landscaping workparty at the Delridge House 4/13 10 AM to 2PM, call for info.

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