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Homestead Community Land Trust Newsletter

Summer 2000

Issue #3

Have house, will travel?

A development possibility in Delridge

While HCLT has been actively looking for opportunities to create more affordable home ownership options on Beacon Hill, we've kept our ears open for possible projects in other neighborhoods as well. One such project has presented itself in the Delridge neighborhood. The Delridge Neighborhood Development Association has partnered with the City of Seattle to construct a new branch library and affordable housing on a site they own. This site currently has a small bungalow-style, 3-bedroom house located on it that is going to have to go. The Delridge Neighborhood Development Association would rather preserve the house than demolish it, and they are interested in offering the house to another nonprofit organization that could make use of it. That is where Homestead comes in.

There are many examples of community land trusts around the country that have gotten their start by moving perfectly good housing out of harm's way and onto land trust land. This form of "house recycling" is an environmentally responsible use of materials, can preserve architecturally significant

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HCLT spring activity round up

VISTA position - We are very excited to have selected our first VISTA Volunteer. Patrick Lavelle accepted our Developmental Organizer position and will be starting full time in our office at the end of August. He is currently finishing up a one year stipended volunteer position with the Lutheran Volunteer core where he has been placed at the Government Accountability Project. There, he works with whistleblowers to improve government and corporate accountability. At HCLT he will be responsible for many areas of our work, including improving our education and outreach presence, continuing to develop our membership and board, and fund raising. Patrick was inspired to apply for our VISTA position after becoming increasingly aware of Seattle's crisis of affordable housing after attending Judy Nicastro's Renter's Summit.

Board Elections - Our May 16th mid-term board elections were a success. We elected 3 new board members. Oscar Rodriguez (owner of Java Love Espresso) was elected as a Prospective Leasing Member Delegate. Oscar brings his experience as a small business owner, enthusiasm for the Beacon Hill neighborhood and his perspective

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can create an affordable single family home for a family who otherwise would not be able to afford one. This small project would also be appropriate for us to take on as our first project, giving us development experience, establishing a track record and helping to build our organization. Successfully completing this development project would put Homestead in a more competitive position with larger applications for public dollars to develop multi-family projects like the ones that are likely to be feasible on Beacon Hill and other high land value neighborhoods. Given these reasons and the fact that we have yet to identify a workable project on Beacon Hill, we have decided to pursue this Delridge project.

We have completed an initial study of this Delridge project during the past month and found that it looks feasible if we can find a vacant lot to purchase nearby. We've also met with the Delridge Neighborhood Development Association to explore the initial details of the potential partnership. We have identified many of the vacant lots that would be possible to move this house to and are in the process of contacting the owners to find potential sellers. The hurdle of finding a vacant lot owner willing to sell seems to be the tallest. You might be able to help us with this project. If you know someone who owns a vacant lot in Delridge near the 5400 block of Delridge Way who might want to sell, please let us know. We are looking for small, single family zoned, level to moderately sloped lots. The project budget will accommodate paying the going rate for the vacant lot, which is currently around \$50,000. With any luck we will be moving this house over the winter and could be ready for a family to move in during next spring.

*You are invited to our monthly meetings
at Java Love, 2414 Beacon Ave. South, 6 PM
Get the latest news,
make your opinions known,
get involved.*

Next meeting: Wednesday, August 9th, 6 PM
and subsequent second Wednesdays
Call HCLT to confirm.
ph: 206-324-6822 or email
homesteadclt@yahoo.com

as an aspiring homeowner living in the area. He also has made Java Love available for our monthly meetings! (2nd Wednesdays, 6 P.M.) Scott Nodland was elected as a Community-At-Large Delegate. He brings development experience to the board with his former work with Kauri investments. Scott is currently applying his development talents within the nonprofit arena at the Low Income Housing Institute as head of the development department. Clarice Abrams was also elected as a Prospective Leasing Member Delegate and wants to help HCLT develop so that someday she and others can become homeowners through the land trust model.

HCLT is now a CHDO! We successfully petitioned the City of Seattle to designate us as a Community Housing Development Organization. This allows us to continue to receive technical assistance from Common Ground and the Institute for Community Economics. This assistance will be very helpful as we move into our first development project.

Beacon Hill Festival - This is the second year we tabled at the Beacon Hill Festival, handing out information about the dramatic increase of housing costs on Beacon Hill, and stickers for kids of all ages that said "Save a place for me on Beacon Hill - Homestead Community Land Trust." Our information was well received and many people signed up on our mailing list.

Renters' Summit - HCLT was invited to participate in Judy Nicaastro's renters' summit. Board member Janet Welt spoke on a panel titled "Low Cost, Low Impact Housing Solutions." She was joined on the panel by Council member Peter Steinbrueck, Paul Fischburg of the Delridge Neighborhood Development Association, Joanne LaTuchie of Seattle's Office of Housing, Rodger Faris and others. The land trust approach to providing community based, permanently affordable homeownership opportunities was introduced and enthusiastically received by the audience.

Computer donation! We were recently given a much needed computer upgrade thanks to the NW Federal Credit Union. The donation reduces our reliance on outdated hardware and helps bring the office into the modern computer age. Special thanks to Vivian Valencia at NW Federal for facilitating this donation.

About Homestead Community Land Trust

“We are drawing together our diverse communities to build and 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 and state government, and funding and lending institutions. Homestead CLT is a nonprofit corporation and donations are tax deductible. We support the creation of neighborhood-based projects that undertake community-focused housing development projects designed to meet local needs. We create permanently affordable home ownership opportunities for low-income residents, encouraging community reinvestment without displacement of its lower income residents, and empowering the community to take control of its housing and land use needs.

About our projects

The Beacon Hill Community Land Trust Project

The Beacon Hill CLT project represents a major focus for Homestead since 1999. We are working to bring the stabilizing and community building effects of the CLT model of homeownership to this neighborhood which has been hit so hard by rising land values and the accompanying displacement of our lower income residents. We are actively looking for underutilized land and buildings to create permanently affordable homeownership opportunities. We are also interested in working with existing tenants to facilitate tenant purchase of occupied apartment buildings. We are always looking for more Beacon Hill residents to get involved. Whether you are a Beacon Hill renter who might want to own a home on CLT land, or are interested in safeguarding affordable housing and preserving Beacon Hill's diverse character, we want to hear from you.

The Delridge Community Land Trust Project

The Delridge CLT project has been catalyzed by an opportunity to divert a charming small home from the land fill and use it to create a permanently affordable home for a family who otherwise wouldn't be able to afford one. This house-moving project is still in the early stages and is far from a sure thing, but with lots of hard work and a little luck, this will become a family's new home next spring. See front page article this issue and stay tuned for updates.

Become a member

We are a membership-based organization, and our strength is in our numbers. We are counting on you. Join us, 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 the running of HCLT, receive our quarterly newsletter and notices about meetings and events, are eligible to apply to buy homes on Homestead land (certain income requirements apply) and can run for positions on the board of delegates.

Membership is

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

Northwest Community Land Trust Coalition Summer gathering

You may not be aware of this fact, but there is a growing community land trust movement in this country. In many towns and cities, and most states there are community land trust organizations that are stewarding land resources for the long-term benefit of their community. Most often community land trust land is used to provide permanently affordable housing for families in the community. Community land trusts sometimes use the land they own for other uses as well. Community gardens, job training centers, and small businesses have been developed and/or preserved by CLTs in many areas. The specific way that land trust land is used is very flexible with the CLT model, accommodating homeownership and rental uses, single family and multi-family uses, residential and commercial uses, and built and non-built uses. The unifying idea is that the land is owned by a community controlled nonprofit (the CLT) and is used for the long-term benefit of the community.

The Northwest is the region of the country where the CLT movement is growing the fastest. We have 12 CLTs in the forming stages in Washington and Oregon. There are CLTs starting up in Bellingham, Lummi Island, Vashon Island, Tacoma, Leavenworth, Olympia, Portland, Clackamas County, Ashland, and of course, Seattle. These CLTs have formed the Northwest Community Land Trust Coalition and have been meeting twice a year. Homestead CLT has been actively involved in this coalition since its inception and helped host a portion of last summer's meeting. This summer's meeting will be in Olympia on Friday 7/21 through Saturday 7/22 and is open to the public. This will be a great opportunity to hear about the successes and struggles of other CLTs in our area. Homestead CLT will be coordinating ride sharing for anyone who wishes to attend from Seattle. Contact us for more information.

Contact HCLT: 206-324-6822, homesteadclt@yahoo.com
or visit us on the web at www.scn.org/neighbors/hclt

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