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Homestead Community Land Trust Newsletter

Spring 2000

Issue #2

Beacon Hill Community
Land Trust awarded VISTA

Volunteers in Service to America (VISTA) is a program of AmeriCorps, which is part of the Corporation for National and Community Service. Since its start in 1964, over 800,000 individuals have served as VISTA Volunteers, helping create solutions to problems facing low-income communities nationwide. VISTA Volunteers work with non-profit organizations full time for one year. They receive a modest living stipend, medical and child care benefits, and an education award of \$4725 upon completion of their year.

For Homestead Community Land Trust and the Beacon Hill CLT Project, having a VISTA start this summer couldn't be better timing. We are in the process of looking for appropriate sites for our first permanently affordable homeownership development project. When we identify our site later this spring or early summer, we will need to really start the ball rolling. Community education, outreach, organizational development, and the tasks of applying for the funding, choosing a design and beginning construction/renovation are all areas that will need lots of attention in this next year. The VISTA Volunteer will be here just in time to help.

Being a VISTA Volunteer is a great opportunity to give to the community, while setting yourself up for success. Volunteers enjoy training and support from the Martin Luther King VISTA program, get valuable on the job training and networking opportunities, and an educational award to help them with future school. During the VISTA

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Low income - Who,
me?

Most people consider themselves to be "middle class" or "working class". Not very many people think of themselves as "low income". This is because when most people think of "low income" they often think of being "poor", and in our society, being thought of as "poor" often has many negative stereotypes attached. Because we don't want to associate ourselves with all of the negative stereotypes our society places on "the poor", we don't want to think of ourselves as "low income".

Well, here is some startling news. Most of us on Beacon Hill are "low income". Around here the term "low income" is defined as making 80% or less of the King County median annual income. In the year 2000 you are considered "low income" if you are a family of:

- 1 and make less than \$35,150 a year,
- 2 and make less than \$40,150 a year,
- 3 and make less than \$45,200 a year,
- 4 and make less than \$50,200 a year,
- 5 and make less than \$54,200 a year.

Our "low income" population includes many teachers, construction workers, child care providers, elderly, young families, city employees, renters, homeowners, mechanics, retail clerks, bus drivers, hospital workers, and small business owners. Low-income people are the backbone of Beacon Hill because we are the majority of Beacon Hill. A Beacon Hill without "low income" people and families would be a Beacon Hill without most of us currently living

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VISTA, from front page

year, school loans can be deferred or forgiven. VISTA Volunteers can continue receiving public assistance along with the VISTA living allowance. Health care, child care and transportation benefits are provided. HCLT wants to especially encourage Beacon Hill residents to apply for this 1-year, full time, neighborhood-organizing position to help us create permanently affordable homeownership opportunities on Beacon Hill. If you or someone you know might be interested, please call Sheldon Cooper (324-6822) at the Homestead Community Land Trust, or the MLK VISTA hotline (206-657-3200) for an application, or apply on-line at www.fremontpublic.org/volunteerism.

General information: VISTA is a National Service Program of AmeriCorps. Positions are one year, full time. Compensation is \$750/month. Health insurance and other benefits provided. \$4725 educational grant or \$1200 cash grant awarded upon completion of service. Applications due by May 12th. Start date, June 27th. Must be 18 years old or older and a US citizen or permanent resident. People with Asian or Spanish language skills and a familiarity with the Beacon Hill community strongly encouraged to apply.

The Beacon Hill CLT VISTA Project Description: The goal of the VISTA project is to develop approximately 10 permanently affordable, homeownership units of housing on Beacon Hill for small to medium sized low-income families using the Community Land Trust model. This will be done with substantial membership and community involvement and will involve a large effort in the areas of outreach, education and membership development. The outreach and education component will focus on the issues of unaffordable land values and housing costs, the displacement of lower income residents and the effect of this dynamic on the community, as well as the CLT model as a tool for the Beacon Hill community to gain power to directly address these problems. The membership development component will involve building support for the organization within the community, drawing new members into the organization and strengthening membership participation within the organization. This will include training and supporting members who are potential board candidates, and encouraging and supporting participation of members in vital committee work.

Are you

*a Homestead Community Land Trust 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. Call 324-6822 and become a member today.*

Check us out at

www.scn.org/neighbors/hclt

That's right, our web page is now up. Thanks to HCLT volunteer web designer Leor Mugarbi, and Seattle Community Network, Homestead Community Land Trust now has a home in cyberspace. On our site you will find information about HCLT and our Beacon Hill CLT Project, info about Community Land Trusts in general and the CLT movement nationally, archived newsletters, organizational documents, links and more. We want our web page to be a dynamic, up-to-date site, where people can go to find the latest news. To help us achieve this goal, we are looking for people with web mastering skills to donate, or someone who would like to learn. If you would like to help, please email or call Sheldon at 324-6822 or <homesteadclt@yahoo.com>.

More than Housing

Tired of hearing more airplanes each year? Beacon Hill gets more than its fair share of noise and pollution from airplanes. Lets spread the noise around so that we can have a bit more peace and quiet. There is an important "part 150 study" meeting April 26th, where a recommendation will be made to the FAA about how to distribute flight patterns. The decision of this meeting may affect our airplane noise levels for 10 years or more. Beacon Hill needs a large turnout to voice our desire to have the noise spread out more fairly. A bus is being chartered to take Beacon Hill residents to the meeting. For more information, call Mira Latoszek at 725-5043. Also, Beacon Hill volunteers are being sought to do outreach in our Chinese and Vietnamese communities on this important issue and to increase turn out to the April 26th meeting. Volunteers should speak Chinese or Vietnamese and contact Mira Latoszek at 725-5043.

Housing, Gardens, Art and Community!

Homestead Community Land Trust has committed to a day of volunteer energy for the Beacon Green garden and mosaic project at the Asa Mercer middle school. This student-designed project is going to need our help Saturday, May 20, starting at 9AM through the afternoon. Volunteers are needed to help construct the concrete base for the Beacon Green compass rose mosaic. If you would like to help HCLT help with this project, or to donate plants, please contact Kat Marriner (pineleafpr@aol.com, 206.723.2191) or Steve Garafalo (sgarafalo@tic.ssd.k12wa.us, 206.768.3660). Volunteers are also welcome to work on the adjoining garden. See you there.

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’s 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. Our current project is on Beacon Hill.

About the Beacon Hill Community Land Trust Project

The Beacon Hill CLT is a project sponsored by Homestead CLT and represents Homestead’s current major focus. In 1999, Homestead CLT decided to investigate the feasibility of creating a community land trust project on Beacon Hill. We are now in the process of moving forward into the next phase. The Beacon Hill CLT Project is planning on launching its first homeownership development project during this year, with housing units to be ready for purchase in early 2002. 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.

Become a member - take a stand, own the land

Homestead CLT is an open membership organization that seeks to use the Community Land Trust structure to permanently preserve affordable housing in Seattle. Our members come from all walks of life, from displaced persons to people in city government, community activists, business people, homeowners and renters. We all share a belief that Community Land Trusts offer individuals and neighborhoods an innovative, effective way to address our housing needs. As a member you help preserve affordable housing for ourselves and future generations, have a say in the running of HCLT, and receive our quarterly newsletter and notices about meetings and events. Members are also eligible to apply to buy homes on Homestead land (certain income requirements apply) and can run for positions on the board of delegates. Homestead’s board of delegates is elected by the general membership and meets monthly at open meetings to decide the business of the organization. Membership in Homestead CLT is open to all Seattle residents who agree with our mission, pay sliding scale yearly dues (at a suggested rate of \$1 per \$1000 of annual income) and attend at least one meeting each year.

Volunteers needed

There are many ways to get involved in Homestead and our Beacon Hill CLT Project.

We currently need people with the following skills and interests:

- * Graphic design and layout for quarterly newsletter, and other outreach publications.
- * Web master for HCLT’s new web site.
- * Beacon Hill outreach event hosts (host 3 to 8 friends and neighbors to learn about the Beacon Hill CLT Project).
- * Board members. We are looking for people from Beacon Hill who want to join our Board of Delegates. This elected position requires a time commitment of 2 to 10 hours per month.

Contact HCLT at (206) 324-6822, email: homesteadclt@yahoo.com
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Low income, from front page

permanently affordable homeownership opportunities on Beacon Hill for “low income” families is so important. Most of us are “low income”, and if we don’t already own our home, we find that it is very difficult to find an affordable home to buy today, as prices have gone up tremendously. And it is not only the costs of buying a home that has gone up. Rents are shooting up as well. Most Beacon Hill renters face an increasing risk of being

priced out of the neighborhood by rising rent. We all deserve to be able to enjoy the stability and security that homeownership offers, and we all deserve to be able to afford to stay living here in Beacon Hill and enjoy this wonderful neighborhood. So, when you hear that the Beacon Hill Community Land Trust Project is working to create permanently affordable homeownership opportunities for “low income” families in the neighborhood, know that these opportunities might be for you, your grown children, or your neighbors.

Homestead Community Land Trust
GENERAL MEMBERSHIP MEETING
ELECTION OF NEW DELEGATES ON AGENDA
Tuesday May 16th, 7 to 9 PM
Jefferson Community Center, 3801 Beacon Ave S.

Land trust member Oscar Rodriguez of Java Love is seeking election as a Delegate representing leasing and potential-leasing members.

Additional candidates are being sought to fill open seats.
Members can nominate candidates from the floor.

The agenda will also include a discussion of possible development sites for the Beacon Hill CLT Project.

For more information call 206-324-6822

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