

## THIS ISSUE:

The Delridge  
Project: Moving  
Right Along

Beacon Hill's  
Changing Times  
and Our Future

Annual  
membership  
meeting coming  
Nov. 18

Member Profile:  
Oscar Rodriguez

*You are invited to  
our monthly meetings  
@Java Love Espresso,  
2414 Beacon Ave. S., 6:30 PM*

*Get the latest news,  
make your opinions known,  
get involved.*

Next meeting:  
Wednesday, October 11th  
& subsequent second Wednesdays

CONTACT HCLT TO CONFIRM  
(206) 323-1227 OR  
HOMESTEADCLT@YAHOO.COM

# Homestead Community Land Trust Newsletter

Fall 2000

Issue #4

## The Delridge Project: Moving Right Along

Homestead is going places. So is its first house.

Spurred on by a partnership between the Delridge Neighborhood Development Association and the City of Seattle to construct a new branch library and affordable housing on a site DNDA owns, we've been working to save the bungalow-style, three-bedroom house currently located on it. The Delridge Neighborhood Development Association has agreed to donate the house to Homestead if we can successfully move it.

Over the past few months, Homestead has been working to make that move possible. Having completed an initial feasibility study, which found that the project looked workable if we could locate a vacant lot nearby, we started searching. After contacting several dozen owners with lots in the immediate area, and subsequent negotiations with one, we signed a purchase and sale agreement in mid-September on an ideal vacant lot two blocks from the house's current location.

We also secured a pre-development loan from Impact Capital, to do architectural assessment and pay permit and application fees and a down payment on the lot.

More recently, we've applied to the City of Seattle's Office of Housing for funds to reduce the overall development cost of the project—savings that will go toward making the house more affordable—and to the Revolving Loan Fund of the Institute for Community Economics, for a loan to cover the cost of the lot and of moving and renovating the house.

But there is much work to be done, and we can use your help.

*see DELRIDGE, next page*

## The Times, They are A-Changing

"The times they are a-changing." That's how one local resident, writing recently in the Beacon Hill News and quoting a hit song by Bob Dylan, summarized his anxiety about rapid and drastic changes sweeping over Beacon Hill. Housing costs here have nearly doubled over the past six years, pushing many of our neighbors, friends, and relatives out. The same story is being played out in areas across Seattle. Everywhere housing is becoming less affordable.

Too often communities faced by such change haven't addressed it, for any of several reasons. Maybe they don't recognize that change is happening. Or they think that it is inevitable. Or they fear that the solution—measured in terms like "affordable housing"—may be worse than the problem. We need to question whether Beacon Hill is to become one of those communities; considering some words from Bob Dylan's song may help in that process.

*"Admit that the waters around you have grown."* Measured by one family's displacement from the Hill because of rising rents, or one house's sale to new arrivals outbidding longtime Beacon Hill residents, it's been difficult sometimes to perceive what may be the beginnings of a sea-change in the neighborhood's demographics. Like it or not, the popularity and visibility of Beacon Hill (like many working-class neighborhoods in the city) has grown, for its proximity to downtown and its (at least for now) flourishing diversity. The cost of a typical house here has rocketed to nearly \$250,000, and rents have been raised as well. That means trouble for many people, including our teachers,

*see TIMES, next page*

First, we need your input into how we should structure our ground lease and resale formulas. Both describe the unique rights and responsibilities that the homeowner and Homestead will have in relation to this house and others to come. We're creating a group of six to eight people to gather approximately four times between now and Nov. 18 (the date of HCLT's general membership meeting) to make key choices about these policies. You don't need legal training or experience in housing issues—only a belief in permanently affordable housing and a desire to participate in meaningful, lasting work. If you're interested in this opportunity, or have any questions, contact Pat Lavelle at (206) 323-1227 or homesteadclt@yahoo.com.

Second, we're gathering a list of potential homeowners interested in our Delridge bungalow. If you or others are interested, let us know. We'll keep you informed on how the project is going and let you know how and when to apply. Although we do not have final criteria for evaluating buyers at this time, the principal requirement will be a suitable income (capable of making mortgage payments but making less than 80 percent of King County median income).

elderly, young families, retail clerks, bus drivers, hospital workers, and small business owners.

"There's a battle outside/ And it is ragin'." Few things are inevitable, and nowhere do folks know that better than on Beacon Hill. This community has always fought for its future, and its track record is impressive. A few years down the line, we will not only have shut down toxic waste polluters, reduced crime, planted trees, and gained access to the SoundTransit line, but also won the fight against airplane noise, hard-lidded the reservoir, strengthened our retail core, gained a new library, and improved Jefferson Park. But there's one battle we haven't taken on yet, and it's one of the most important of all. That's the struggle for permanently affordable housing. Beacon Hill's other battles for a thriving and diverse community have contributed to making Beacon Hill more desirable, with the result being that many Beacon Hill folks—our neighbors, family, friends, perhaps even us—may no longer be able to afford to live in the neighborhood we helped recreate. Ironically, it's our collective effort to make the neighborhood more liveable that means that some of us will not longer be able to live in

it—that is, unless we act, and act soon. A battle is raging, and inaction means all of us are losing.

"It'll soon shake your windows/ And rattle your walls." One challenge communities face in acting to create and preserve affordable housing is that our culture generally does not highlight our interdependence. We tend to think of affordable housing as charity for the needy, as a gift for someone else, rather than something that addresses our needs. But that's a mistake for two reasons.

First, many of us need affordable housing ourselves. The majority of folks on Beacon Hill are considered "low-income" by official definitions (80 percent or less of King County median annual income, or \$50,500 for a family of four), and those who don't already own their homes are more and more facing increasing difficulty in finding affordable homes or even keeping up with rent hikes.

And even if we don't need affordable housing ourselves, we do. Beacon Hill has been a strong community because of its diversity and stability. When our grown children, who have grown up here and have a rich web of connections to the people who live around them, cannot afford to live here—we lose. When the teachers who teach our children have to move elsewhere because they can't afford to live here—we lose. When the new folks who move here would rather buy coffee at Starbucks than support Java Love, another local business and community institution is lost—and we lose.

Creating permanently affordable housing is about strengthening our community. It's about giving our community—all of us together—some control and power over our future. It's good for all of us, and it's about time.

## HCLT MEMBER PROFILE: OSCAR RODRIGUEZ

Editor's Note: This is the first in a series of profiles of Homestead members. As a community-based organization, we thought you might like to know who your fellow members are. Because behind abstract statistics about income thresholds and cost projections, it's the people who make Homestead.

*Oscar Rodriguez is a Beacon Hill resident and owner of Java Love Espresso.*

How long have you lived on Beacon Hill?  
*I've lived on Beacon Hill for seven years.*

Why did you move here?  
*Because rent was cheaper. I was living on Capitol Hill, and rents went up. My little brother was living with me, and two-bedrooms [apartments] there were too expensive.*

What do you like about the Hill?  
*I like its diversity the most. I also like the fact that it's so close to downtown and everything.*

What changes have you seen?  
*I've seen changes in terms of people... There's been an increase of people coming into the neighborhood, because it's cheaper than other places. [But] Amazon.com is making a difference in terms of who can afford what. I know rents have increased. I personally think... landlords have been trying to get people out and move people who can pay more in.*

Why did you get involved in Homestead?  
*Well, I know Sheldon Cooper [Homestead's Director] and I thought it was important. I have a couple of friends who live on six bucks an hour... [and] lived on Beacon Hill as long as I've been here. They had to move off the Hill this year because they got 100% rent increases. .. It's important that people are able to continue living here.*

Anything else you'd like to say?  
*I like my neighborhood and the people that come into my shop...[and] I would like to continue to live here. I'm not personally at risk [of being priced out of Beacon Hill], but... you never know.*

# 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 has represented 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 hard by rising land values and the resulting 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 save a charming three-bedroom bungalow from the landfill and use it to create a permanently affordable home for a family that otherwise wouldn't be able to afford one. This house-moving project is still in the early stages, but is slated for sale to homeowners by June 2001. See front page article this issue and stay tuned for updates.

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

## 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  
1) agree with our mission,  
2) pay sliding scale yearly dues (suggested rate of \$1 per \$1000 of annual income) and  
3) attend at least one meeting each year.

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

# Happenings

Homestead CLT Annual Membership Meeting and Pancake Breakfast:

November 18, 10 am-noon, El Centro de la Raza (2524 16th Ave. S.). We'll be meeting to elect board members, review the proposed ground lease and resale formulas, give each other general updates, and eat pancakes. All are welcome.

Moonlight Paddling:

October 14, 6-8:30 pm, xxxxxx.

National CLT Conference 2000:

November 9-11, Albuquerque, New Mexico. "Planning for the Future, Building Liveable Communities." A great opportunity to network with folks from other community land trusts across America, with workshops ranging from community organizing to fundraising to public policy discussions. Homestead staffers Sheldon Cooper and Pat Lavelle will be attending. If you have questions, would like more information, or want to coordinate transportation, give us a call.

**Contact HCLT:** (206) 323-1227, *homesteadclt@yahoo.com*  
or visit us on the web at [www.scn.org/neighbors/hclt](http://www.scn.org/neighbors/hclt)

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