

THIS ISSUE...

What goes around comes around

Did you get the scoop? Ice cream social a success!

Member Profile: Lisa Huang

Delridge Update

Kayak for HCLT

### Homestead Awarded Grants

The Seattle Foundation awarded HCLT with a grant to select and initiate our second project. We thank them for their support.

### Welcome to New HCLT Members!

Lisa Huang  
Bobbi Jenkins

# Homestead Community Land Trust Newsletter

Fall 2001

Issue #8

## *What Goes Around Comes Around*

*[Editor's Note: Pat Lavelle, Homestead member and volunteer, served as Homestead's first (full-time) VISTA volunteer from August 2000 through August 2001.]*

What goes around comes around. In my line of work, perhaps I should say former line of work, as Homestead's first VISTA, that phrase resonates. It represents a dawning realization of what working for permanently affordable housing meant, and means, to me. In other words, poetic justice meets housing justice.

I first started thinking on this last December. I walked into the local food stamp office to apply for benefits—

one of the perks associated with the humble salary of VISTAs. The kind woman behind the desk looked strangely familiar. Then I remembered: she sat near me at an affordable housing orientation several weeks before. She gave a short talk on how happy she was to qualify, through another nonprofit, to buy her own home. It somehow made sense to me - she was helping me get food, and in turn, I was helping lay the groundwork at Homestead so more people like her might get a chance to own their own home in Seattle.

Some people may dismiss the woman and me as two members of some subculture of interdependent, impoverished do-gooders. So be it, but the transaction seemed a symbolic interdependence among people in which I was grateful to play a part.

*See LAVELLE, page 2*

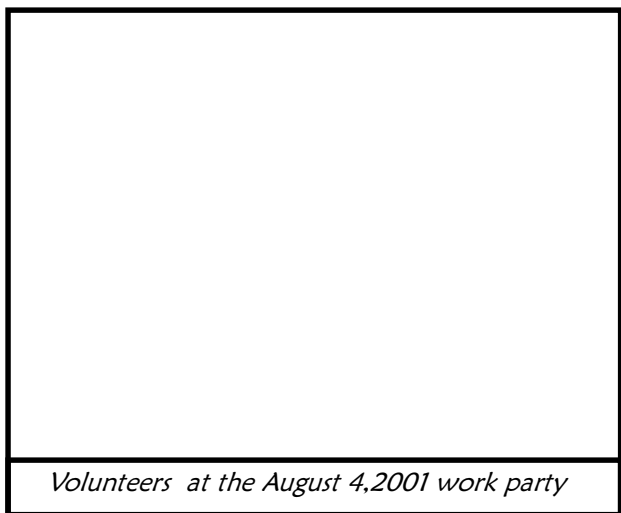
### *The Scoop on the Ice Cream Social*

*By Linda Novenski, HCLT Member*

There was no way to know what the weather would be like when Saturday, 8 September, was set for the Delridge Open House Ice Cream Social. Just as with the weekend workdays to prepare the house for sale, the dedicated HCLT staff and volunteers would be there, rain or shine, smiling and enthusiastic.

As luck would have it, the sun beamed down gloriously, highlighting the many improvements to "our" house since its move to 5029 25<sup>th</sup> Avenue SW.

I brought along an ice-cream loving friend, Diane, who was unfamiliar with HCLT. It wasn't long after we scooped up our delicious ice cream cones that



*Volunteers at the August 4, 2001 work party*

I was giving her the grand tour, inside and out. So much had been accomplished since I helped sand and prime that south wall! The newly installed front steps and walk looked great, thanks to the donated work of YouthBuild. Sheldon escorted folks through the house, answering questions and filling them in on HCLT.

*See ICE CREAM, page 3*

## Membership Profile: Lisa Huang

*Interviewed by Melissa Bailey, HCLT VISTA*

Lisa Huang has lived in Seattle for 11 years. Huang recently became a member of Homestead, but has thrown herself in by attending meetings, volunteering, and participating on committees.

Lisa has worked with the International District Housing Alliance for nearly 3 years. At IDHA, she is the homeownership program coordinator where she provides resources and housing counseling to non or limited English speaking persons.

When asked how she heard about HCLT, Huang said she spoke with Sheldon Cooper at various housing events. It wasn't until she went to a work party, however, that she was hooked. "The work parties are so rewarding. I can see the house and know that my "sweat equity" is helping people."

Lisa recognizes the changes taking place in Seattle, specifically in the International District (ID), "there's a lot of development, which threatens affordable housing. New businesses come in or condominiums are built increasing the rent for local business owners and residents. Chain stores and fast food restaurants compete with family owned stores putting pressure on their business. Also, people move to the ID to be close to work - such as Amazon.com on Beacon Hill. This development changes the culture of the community and pushes low income people out."

*LAVELLE, continued from front page*

This past May I had another opportunity to ruminate. I sat with twenty fellow VISTAs on a bleary-eyed Friday morning listening to a peppy speaker counsel us on the various aspects of public speaking. We soon learned we were to try

this, and the topic would be what our work meant to us. After having a few minutes to think, the speaker reassembled the group, and asked for volunteers. From across the room someone suggested me, and I was summoned to give a speech.

I told the story of my parents tucking me, at age one, into a padded dresser drawer in the back of a VW Bug. In 1978, we moved from Florida into a great house my parents could afford in North Seattle. They still live there today, and what resonates for me is that I personally benefited from affordable housing.

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

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## Quick News

Homestead CLT is now considering options for our second permanently affordable home-ownership development. For more information, come to a meeting or give us a call.

The *Newsletter* is now available through email. If you would like to receive your newsletter electronically let HCLT know. Email us and we'll make sure to put you on the list! Thanks for helping HCLT save paper and money!

## Upcoming Events

*Co-Opportunities Northwest: A Sustainable Communities Conference*— FREE! October 19-21, 2001 in the Northwest Rooms, Seattle Center. HCLT will be speaking on alternative housing options. Questions call: 206-268-4701 or Homestead at 206-323-1227. Please see [www.coopnw.org](http://www.coopnw.org) for the schedule of events!

*Northwest CLT Coalition Regional Gathering*  
November 9-10 -- Portland, Oregon. Learn about other land trusts in the northwest! Contact HCLT for more info 206-323-1227 or at [homesteadclt@yahoo.com](mailto:homesteadclt@yahoo.com)

Had my parents moved to Seattle this year, the house of my childhood, the neighborhood, and the community, would be off limits. With the median price of homes in Seattle approaching \$300,000 last year, many of my friends, former classmates, fellow VISTAs, and I will never be able to afford a house in Seattle unless something changes.

A year older and with much experience gained at Homestead, both resume-ready and otherwise, I have grown as a person. And thanks, to a wide variety of contributions from many people, Homestead has grown tremendously as an organization. We've nearly finished our first house and are thinking about the future. Like the phrase, "what goes around comes around" suggests, a future with Homestead homes promises to create a self-renewing legacy of quality, affordable homeownership in Seattle to last for, and beyond, us all.

## Delridge House Update

*By Sheldon Cooper, HCLT Director*

With the changing of the season, the Delridge House project is wrapping up. We have completed the vast majority of the renovation. The volunteer work parties have been a huge success, painting the house inside and out. Jacobs Roofing has put the finishing touches on the new roof, and Youth Build Together has finished the steps, porches and front walkway and rock retaining wall. The new gas line has been installed along the street, with three neighbors joining us in installing efficiency gas furnaces. We still have some landscaping left to do, as well as installing 3 new windows and new  
see UPDATE, page 3

*ICE CREAM, continued from front page*

I passed around a petition I had the presence of mind to bring along (to stop the spread of Nuclear Reactors) and signed another petition being circulated by someone else to support Union workers back east. This was community in action! I had the opportunity to meet and talk to our new VISTA volunteer, Melissa Bailey, as well as other visitors, as we enjoyed the hot weather and cold ice cream.

By the time we left, Diane had gained valuable information about HCLT and this "work in progress", the Delridge House, from Sheldon. I had made the acquaintance of several new people, and felt proud to be a member of an organization that is bringing the community together as part of the process of realizing our goals. Thanks to one and all for arranging this event!

*UPDATE, continued from page 2*

floor coverings. We also have been talking with many potential buyers, and have been working closely with several families to help them qualify for financing. We hope to sign a purchase and sale contract with one of the families soon. The next issue of the newsletter will contain a retrospective on the finished project. In the meantime, there are still volunteer opportunities for landscaping. Give Melissa a call at 323-1227 if you want to help.

*YOU are invited to our  
monthly meetings*

*Where:* HCLT, 1309 13th Ave. South

*When:* October 10th, 6:30 PM  
November 14th, 6:30 PM  
December 12th, 6:30 PM

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

Contact HCLT to confirm  
(206) 323-1227 or [homesteadclt@yahoo.com](mailto:homesteadclt@yahoo.com)

*Become a member*

We are a membership-based organization, and our strength is in our numbers. Join us now as we finish Seattle's first-ever permanently affordable homeownership project and plan for our second, 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

**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-

# ANNUAL MEMBERSHIP MEETING

Join us for pancakes on Saturday, November 17, 2001 from 10:00 AM to Noon.

Where: Camp Long - 5200 35th SW  
Seattle, WA

We will:

- p renew the 2001 plan for 2002
- p review options for our second project
- p vote for new board delegates  
and much, much more!

Eat pancakes, meet others concerned about  
permanently affordable housing, and  
have fun!

Prizes Food

Fun

Lead

Participate

Vote

Learn

Create

Preserve

Organize

Make Change

Homestead is seeking candidates for our 2001 Board of Delegates elections. We have openings in all categories: leasing/perspective leasing member, general member, and community at large. Elections will be held at the annual membership meeting. Call HCLT for more information at 206-323-1227.

Contact HCLT at (206) 323-1227 or [homesteadclt@yahoo.com](mailto:homesteadclt@yahoo.com)

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