

## THIS ISSUE...

HCLT sets sights on 5 homes at Dearborn Commons, awarded Impact Capital loan

Decision making in action: membership dues set at \$10 per year

Member Profile: Bob Kubinieć

Meet Lambert Rochfort, our new VISTA volunteer

Join us for intro to HCLT on 8/8, call 323-1227 for information

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*Welcome New and Returning Members!*

*Jokanna Ennes  
Lisa Huang  
Jeremy Hulley  
Jerry Marcy*

# Homestead Community Land Trust Newsletter

Spring/Summer 2002

Issue #10

Many of you have been wondering what is next for HCLT after the Delridge House project. Well, after several months of exploring different options for our next project, we've chosen to partner with Dearborn Commons Cohousing, helping them achieve their vision of "creating housing that is affordable to individuals and families with a range of incomes, and that welcomes, respects and supports diversity." Dearborn Commons will be an 18-unit multifamily, mixed-income cohousing community located in the Jackson Place neighborhood in Seattle. HCLT is working to secure homebuyer downpayment assistance targeted to 5 of the homes, making them affordable for purchase by households of modest means. And of course we will also use our land trust model to keep these homes affordable forever, preserving the opportunity for affordable homeownership at Dearborn Commons for future generations. The project received a boost from Impact Capital as it recently announced a loan award for HCLT targeted to its efforts at Dearborn Commons.

What is cohousing? Started in Denmark in the early seventies, cohousing has evolved and spread to the US where now over 150 groups are working to develop housing that demolds an old fashioned sense of community with a modern lifestyle.



Cohousing is an innovative type of neighborhood design that offers an answer for people who prefer a convenient and spontaneous social life to the isolation of typical modern living. It provides a means for a group of future residents to create a setting where they can have both community and privacy in the amounts they choose and offers the values of an old-fashioned neighborhood: safety, support, and shared resources. Locally, Puget Ridge, Duwamish and Jackson Place cohousing communities have lead the way for the Dearborn Commons project. The Jackson Place cohousing, the most recently completed effort in Seattle, is literally just across the street from the Dearborn Commons site.

Dearborn Commons will have the basic elements that define cohousing. **Participatory Process:** Future residents participate in the planning and design of their community. They are responsible as a group for most of the final design decisions. **Intentional Neighborhood Design:** The physical design encourages a strong sense of community, with central pedestrian courtyard and cars relegated to an underground parking structure. **Private Homes & Common Facilities:** Dearborn Commons will have significant common facilities, however, all residents also own their own private homes, with kitchens. As an integral part of the commu

## In Action

### Decision Making

Did you know that HCLT uses consensus decision making? This means that decisions within HCLT are crafted so that all the participants agree that the decision is a good one, or at very least, doesn't harm HCLT. Each participant in a decision is expected to use his or her knowledge and experience to help craft a proposal to make it the best possible course of action for HCLT at that moment. Here's how it works. A member has an idea. The idea is placed on the agenda of the appropriate working group. The working group discusses the idea, adds to it, adjusts it, and changes it until they come up with a proposal that incorporates all the best ideas on the topic within the group. The proposal is then presented to the appropriate decision making body (either the board of delegates or membership, depending on what the proposal is about). If every decision maker agrees that the proposal is a good one, it is adopted. It also may be amended to address additional concerns that are expressed, and adopted. If there are substantial concerns that are not easily addressed, the proposal is sent back to committee for more work. And if the proposal is time sensitive, needing a decision right away, the decision making body can switch to a majority vote on the proposal. This can only be done after a good faith effort has been made to amend the proposal to address

**\$10** concerns that have been raised.

**Dues!** A working committee of members looked at HCLT's dues structure last fall before the annual membership meeting. After reviewing our current structure and comparing it against the dues structure of other CLTs and other membership based nonprofits, they decided to recommend that the membership adopt a flat rate dues structure of \$10 per year. This proposal was presented and discussed by the membership at the annual membership meeting last November. The membership had some additional questions and concerns they wanted addressed, and sent the proposal back to the committee for more work. One person who voiced some of the concerns volunteered to join the committee, so that it would represent a broader range of views. The committee adjusted the proposal to address the concerns and resubmitted the proposal to the membership for approval by email and mail. The membership responded and unanimously adopted the proposal. So now membership dues are \$10 per year. We ask that you donate more if you can, and less if you can't.

## Quick News

### **Committee to consider HCLT neighborhood-based chapters and fundraising.**

Members and supporters are invited to discuss the merits, complications and structural changes that creating neighborhood chapters would bring to HCLT, and make recommendations to the board. Thursday July 25th, 7PM at the HCLT office, 1309 13th Ave S.

**Introduction to HCLT.** Have you ever wanted to know more about who we are and how we work? Come learn about Homestead and the growing community land trust movement in the northwest. Thursday August 8th, 7PM at 1309 13th Ave S.

### **Mira Loteszek steps down from board.**

After two years on the board, Mira decided to step down as her work and family commitments increased. Thanks Mira, for all your efforts on the board these past two years. We now have board openings. Please contact us if you are interested.

### *Member Profile: Bob Kubiniec*

Bob has lived in Seattle for 14 years. Over that time he has lived in 9 different group houses and now owns a house with his wife Ginger and children Sophie and Peter. "I was living with friends, sharing houses with low rent. Sometimes I'd move to take a job out of town, or because the rent went up or the house was sold. I was able to become a homeowner 6 years ago because of an opportunity to buy with friends. The stability is great." Bob has always been interested in how people, especially the poor, "find creative and resilient ways to meet their basic needs," and counts himself lucky to have been able to work in areas that can satisfy his curiosity. Housing has been a constant interest. He has worked building houses, and has done non-profit work with the homeless. For the last 2 ½ years he has been the director of the Boomtown Café. "I'm interested in HCLT because it offers a creative way to meet basic housing needs and because of its potential to build stronger commu-

## A self introduction from Lambert, HCLT's new VISTA volunteer

I'm Lambert Rochfort, the new VISTA at Homestead Community Land Trust. I'm been living in Bellingham for the last five years, where I designed my own bachelor's degree in politics, social justice and environment at WWU, Fairhaven College. I went to high school in the Seattle area and am happy to be returning to the city. I have been an activist and community

organizer for the last four years and I am committed to working for social justice, through helping marginalized people change the conditions that stifle them, while simultaneously teaching privileged people to be allies to the oppressed. Additionally, I've been involved in community theater since I was in middle school (both in acting and directing) and I have directed, filmed and edited two short documentary videos—one on social change organization and one on a large protest. I also enjoy science fiction and the outdoors. I look forward to starting my work with HCLT on July 18th.

*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 • 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

**“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.**

## 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

### 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 area residents who  
 1) agree with our mission,  
 2) pay \$10 yearly dues (please donate

*Dearborn Commons, continued  
from front page*

nity, common areas are designed for daily use, to supplement private living areas. **Resident Management:** Unlike a typical condominium homeowner's

association, residents in cohousing usually manage their own community after move in, making decisions of common concern at regular community meetings. **Nonhierarchical Structure and Decision Making:** Decisions are made together, as a community, often using decision making models such as consensus.

Dearborn Commons will have 18 units (a mix of studio, 1 and 2 bedroom units) with underground parking and a "common house" unit that will have cooking and gathering facilities for optional community meals and events, as well as common outdoor space. Market rate unit prices are projected to range from \$165,000 for studio units (610 gross square feet) to \$287,000 for large 2 bedroom units (1345 gross square feet – including a share of the common facilities.) Dearborn Commons has several assistance programs to help families buy the market rate units. For households who qualify for additional assistance, the five affordable "land trusted" homes will be two studios, one 1 bedroom, and two 2 bedroom units priced as low as \$90,000 for a studio unit and \$125,000 for a smaller 2 bedroom unit, after downpayment assistance. For more information, please call HCLT at 206-323-1227, or visit the Dearborn Commons website at [www.dearborncommons.com](http://www.dearborncommons.com).

*To be income eligible for a HCLT home at Dearborn Commons, your 2002 household income may not exceed the following: 1 person household- \$38,100, 2 person household- \$43,500, 3 person household- \$48,950, 4 person household- \$54,400*



*Dearborn Commons sketch, front view*

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

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**Homestead CLT  
membership dues are  
now just \$10! Join  
today.**