

THIS ISSUE...

HCLT sets sights on 100 members by end of 2002

Should HCLT form neighborhood chapters?

Member Profiles
Rebecca Adrian & David Lee

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HCLT receives \$5000 grants from SAFECO and Washington Mutual Foundations

Welcome New Members!

Rebecca Adrian
Bambi Chavez
Jan Gallagher
Michael Gilbride
Dale Jensen
David Lee
Craig Lorch
Emily Paddison
Ginger Segal

Renewing Members:

Dove John
Bob Kubiniec
Karin Landsberg
Frederica Merrell
Lisa Strandin

Homestead Community Land Trust Newsletter

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It's All About Membership...

Like all Community Land Trusts, HCLT is a membership-based organization. Our open membership structure is designed to ensure local democratic control, keeping our approach to affordable housing accountable to the individuals and communities we work with and serve. HCLT members are drawn from leaseholders and the wider communities we work in. Like any other Community Land Trust, members are the backbone of Homestead CLT.

Membership is open to everyone who agrees with the statement of purpose, agrees to abide by consensus decision making, pays \$10 annual dues (unless waived) and attends at least one event each year. Some people join as members because they want to own a home for themselves, or so that their descendents will be able to afford a home in Seattle, others join for philosophical reasons. All members want to see a diverse, vibrant and just Seattle, and see the community land trust model as a way to achieve that.

HCLT members come from all walks of life: renters and homeowners; employees and business owners; students and teachers, blue, pink and white-collar workers. There are HCLT members all over the city of Seattle and surrounding communities, although most of our members reside in south Seattle neighborhoods. The highest concentration of HCLT members is in Beacon Hill, the Central District and West Seattle (Delridge). These concentrations reflect HCLT projects over the years.

Members are empowered to participate in annual membership meetings as consensus decision-makers [**next meeting 11/9 at Jefferson Community Center 11am to 1pm**], nominate and elect delegates and organizers (board members), run for delegate or organizer positions and initiate proposals. The participation of the membership is a critical element in our decision making process. Members decide who the delegates/organizers will be, the amount of the dues, whether land trust land will be sold, what the equity-affordability balance will be, whether the bylaws will be amended and whether the land trust dissolves. Members receive announcements about projects, homeownership opportunities, and events in addition to this newsletter. Members are also eligible to own a home on HCLT land.

According to the Institute for Community Economics the average number of members within a CLT nationally is 210. Homestead currently has 68 members and 576 people on our mailing list— therefore members are 12% of those receiving this newsletter. We have a goal to bring the number of members to 100 by the end of the year. Since 1997 our membership has grown by 485% from 14 members in 1997 to 68 today. In 2002, 12 people have joined as new members, 10 of whom joined this summer.

So why are we trying to increase our membership to 100 by the end of the year? Expanding our membership will broaden our

Map of member distribution in Seattle



Continued on back page

Dearborn Commons Update

We have been laying the groundwork to create and preserve the affordability of 5 units at Dearborn Commons during the past few months. We have secured pre-development funds from Impact Capital, which will provide the “buy in” downpayment on behalf of 5 low/moderate income buyers. This holds open a space within the project for lower income households to get in early and participate.

We have also secured technical assistance provided by Common Ground and the Institute for Community Economics, allowing us to draw upon their expertise. This spring we will apply for permanent project funding from the City of Seattle and the State of Washington. Once secured, these funds will help us achieve the final affordability on the 5 land trusted units within the project yielding a range of prices from studios in the \$90,000 dollar range to two bedroom units in the \$125,000 dollar range. Market rate units will start in the \$160,000 range.

Dearborn Commons is looking for at least 3 more founding members by the end of October. They need people who have energy and excitement about the co-housing model, and can invest money (either as a lump sum or on a payment plan) towards a downpayment on their unit. Surf to dearborncommons.com, or call HCLT at (206) 323-1227 for more details.

Member Profile: David Lee

David Lee has lived in Seattle for 18 years and currently resides in Beacon Hill where he rides his bicycle and lives with his family. He became involved with Homestead CLT in 1999 when we were focused in the Beacon Hill neighborhood. David recently joined as a Homestead member and is interested in becoming a board delegate.

David Lee started the nonprofits, Common Meals-- which feeds and provides job training to the homeless, and Food Circle-- a community cooking and education group, and he volunteers for the Red Cross food program. In addition to his volunteer activities, Lee owns The Field Roast Grain Meat Company, a small business which makes vegan grain-meat products. David says “My work is with food, I try to work magic and bring goodness to the world through food.”

Lee believes that the affordable housing crisis stems from people viewing property as an investment vehicle. According to Lee “The idea of humans owning property is a vagary that we exact upon the rest of creation. It leads to a tremendous amount of suffering of all creatures, in addition to being a predatory financial process among ourselves.”

It is sense of place that is important to him, not ownership. He says “I’m not doing this to help ‘poor people’ per se. I am excited about the idea of community land trusts for everyone. I want to see the CLT model blossom.” David doesn’t want to own a home in the traditional way. He is currently renting a house, which he is considering buying and then donating the land to Homestead. “I want to own a CLT home, but I am not ‘low income.’” Lee says. He believes that all houses should be land trusted and that the model should be expanded to include people of all incomes. In his view, the community land trust model is more in harmony with nature and ‘is a more honest reflection of our position in creation.’ “All species want to control their own space,” he says.

Do you dream of owning your own place in a diverse urban setting, where you know your neighbors and share a common value of community? Consider



Dearborn Commons Cohousing. An 18-unit, new construction, condominium project, Dearborn Commons combines urban living excitement (walking distance to the International District, Pioneer Square, Stadiums, great public transportation access) with an old fashioned sense of community. And with affordable prices. Those with modest incomes may qualify to buy 5 units coordinated by Homestead Community Land Trust, while middle and higher income families will find the market rate units affordable. Dearborn Commons’ studios, one and two bedroom units, are consciously designed to promote community and to complement Jackson Place Cohousing across the street (now completed and sold out) where larger families can find units with up to 5 bedrooms. If you thought you couldn’t afford the benefits of co-housing, think again. Contact HCLT at (206) 323-1227 or Carmelita Logerwell at (425) 822-6557 for more information.

Member Profile: Rebecca Adrian

Rebecca Adrian is presently renting a room from a member of Jackson Place Cohousing (across the street from the future site of Dearborn Commons Cohousing) and is interested in buying one of the land trust units in Dearborn Commons. She has been active in HCLT’s Dearborn Commons project and recently became a Homestead Member. Rebecca works as a preschool teacher in Queen Anne, and is active in the Child Care Guild, a union for childcare workers and Worthy Wages, an advocacy group for teachers. Rebecca’s parents never owned a home, and she doesn’t want to be a renter all her life too. With renting, she says “you feel unsettled, you’re always in danger of having to move.”

Rebecca has been interested in cohousing and cooperative living for a long time. She first learned about cohousing and community living through her father, who was a communist and studied cooperative living arrangements in China and Europe. “Cooperative living is something I always saw as an ideal” she says, “but I never thought I would do it myself.” Rebecca says “Community Land Trusts are a way to subvert the capitalist mentality of individualism, and everyone-for themselves...I appreciate organizations of people banding together for mutual benefit.” She believes in high-density cooperative living, because of the potential for people to know each other and live in community. “I am excited to be a part of cohousing,” Rebecca says, “it is hard work, but it’s so much more enriching.”

HCLT Chapters?

This Summer, we have been exploring the idea of forming neighborhood based chapters of HCLT. This would allow energy, support, and ideas from chapter area members and residents to be directed specifically towards their local neighborhood through HCLT. There are a number of benefits that we identified to creating neighborhood chapters of the land trust. For one, the chapters structure would further our goal of being a community based organization that is accountable to the neighborhoods in which we work. Chapter area residents could exercise a higher degree of local democratic control over their neighborhood's future. Also, creating neighborhood chapters would likely increase our membership and support, thus allowing us to pursue more projects and spread the community land trust idea to more people. The chapter structure would also give HCLT access to neighborhood-based funding sources.

In the first chapters meeting, on July 22nd we discussed the question "Are chapters independent of HCLT or a part of it?" extensively. Our general consensus, was that we want to create a balance between the independence of each chapter and a broader connection to HCLT and other neighborhood chapters. We clarified that creating chapters would not affect the general (citywide) membership not affiliated with a chapter.

Some initial strategies we came up with were partnering with existing neighborhood organizations and community leaders, local outreach efforts such as presenting to neighborhood councils, and hosting neighborhood parties. The neighborhoods we identified for initial outreach were Beacon Hill, Columbia City and Delridge.

We also clarified some of the challenges to pursuing a chapters structure at the first meeting. A major concern was finding the money or time, given our minimal budget and small staff. Additionally, there are the administrative complications involved with a chapters structure and the potential need for bylaw changes.

At the second chapters meeting on August 22nd we discussed the feasibility of neighborhood chapters in Delridge and Columbia City with Pete Spalding of The Delridge Neighborhoods Council and Michelle McCauley of the Columbia City Revitalization Committee. While there is interest in both neighborhoods, a number of concerns were expressed, primarily the problem of starting HCLT chapters from scratch



especially without concrete projects to get the chapters off the ground. The consensus was that people are more likely to get involved when there is a preconceived plan or project, and that our first step should be developing specific proposals for each neighborhood and exploring development projects in those communities.

There are still many questions to consider regarding the chapters idea, and we will have another meeting on 10/15. Before then we would like to hear from you. Please fill out the included survey and send it in to us. Our goal is to have a finalized proposal by the annual membership meeting.

Quick News

Board Openings – We are seeking nominations for delegates to fill 3 open seats on HCLT's board. Nominations can be for the general member, potential leasing member, or community-at-large categories. 3-year term. Elections to be held at our Annual Membership Meeting 11/9/02. Call Sheldon at 323-1227 for more information.

Grants – We received two \$5,000 operating support grants over the summer. These grants from the Washington Mutual Foundation and the SAFECO Foundation are to help us cover the pre-development staffing costs related to our Dearborn Commons project. We thank them for their ongoing support.

Logo – Seattle Art Institute students have been working on a new logo for us. We have at least two design options and want your feedback. Circle your favorite logo on the enclosed membership form and send it to us, or E-mail us your preference. October 8th deadline.

Improved Web Site – Lambert Rochfort updated and expanded our web site this August, its first major overhaul since its creation in 1999 by graphic arts student Leor Mugarbi. The site now features pages on the Delridge House and Dearborn Commons, a list of CLTs across the country, a links page, on-line newsletters (including this one) and a calendar of upcoming events, as well as information on our bylaws and the CLT model. Check it out at www.scn.org/hclt.

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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Staff
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Lambert Rochfort, *VISTA*

About Homestead Community Land Trust

"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.

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base of support, deepen our pool of knowledge that we draw from to conduct our work and increase our accountability to the neighborhoods and communities that we work within. Increasing our membership will also extend our political clout with the City and attract additional funders to our work. None of us can create permanently affordable housing and real self-determination in our neighborhoods by ourselves; We need each other. Together as 100, 200, 1000 members we can actualize our vision of an equitable and empowered city. In short, our success as an organization (the amount of permanently affordable homes we are able to create) and our membership go hand in hand.

In order to accomplish this 100-member goal we are launching our first annual membership drive this October. We will be calling our entire mailing list and asking everyone to join as members. The calling will take place at The Delridge Neighborhoods Development Association at 6:30PM on October 8th. What can you do to help? We need volunteers to make calls, so please let us know if you can volunteer on the 8th. If you are not already a member you can fill out the membership form included in this newsletter and join today, and you can convince a friend to join as a HCLT member.

Homestead would not exist without the support and involvement of its members. Through giving time and funds and participating in the decision making of the land trust, HCLT members help us create and permanently preserve affordable housing and vibrant, diverse communities in Seattle.

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

Calendar of Events

10/3 - Permanently Affordable Housing: The Community Land Trust Model. 7PM to 8:30PM at 1309 13th Ave. S. Learn about the CLT movement, how it is strengthening communities across the country, and what HCLT is doing in Seattle.

10/8 - 1st Annual Membership Pledge Drive - Help us grow to 100 members. We will be calling our mailing list and asking for membership pledges. Phone banking from 6:30PM to 9PM at DNDA-- 5411 Delridge Way SW. Or make calls from your home. Volunteers needed.

10/9- (and subsequent 2nd Wednesdays) – Board meeting 6:30PM to 8:30PM at 1309 13th Ave. S.

11/9 – Annual Membership Brunch and Gathering – 11AM to 1PM at the Jefferson Community Center, 3801 Beacon Ave. S. Celebrate our past successes, help chart our future, elect new board members, and eat great food. If you only come to one event all year, don't miss this. Open to all.

11/15-11/17 - Northwest Community Land Trust Coalition Gathering – Bellingham, WA. Come for a day or the whole event. See why the Northwest is the fastest growing segment of the national CLT movement. Meet people from over 15 CLTs in Washington and Oregon.

Please RSVP to attend. For more info call Lambert or Sheldon at 206-323-1227.

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