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Getting a Piece of the Pie

Celebrations, visioning sessions and board elections at the membership gathering

The annual membership gathering this year took place at the Delridge Community Center, on the bright and sunny morning of Saturday, November 8. Over the course of three hours, seven pies were consumed, goals for Homestead's upcoming year charted, new board members elected, and the pie prize dispute settled.

Dove John, a board delegate, kicked off the event. **Sheldon Cooper**, HCLT's Executive Director, recapped Homestead's achievements this past year. Highlights included the launch of the Delridge Affordable Homebuyer Initiative, the move to our new offices at 2017 E. Spruce Street, and the award of a \$15,000 Social Justice grant through the Department of Neighborhoods to support our work in Delridge. **Michele Thomas**, a board delegate, recognized the contributions of HCLT's members and friends, whose help was invaluable to Homestead this past year.

The Volunteer of the Year award went to **Marc Cote**. His database programming wizardry allows Homestead to manage our mailing list more efficiently and eases the collection of information from prospective homebuyers. With all his hard work (and especially his quick response to our database SOS distress calls), we're all the more able to make use of our greatest resource – the individuals who make up Homestead. Thanks, Marc!

Switching gears, everyone then split up into smaller groups to strategize ways that Homestead can work towards proactively purchasing homes, doing more effective neighborhood outreach, and deepening membership involvement. Participants were brimming with ideas on how Homestead can better serve its constituents – members, potential homebuyers, and Delridge.

The membership voted into office two leasing/potential leasing delegates (**June Gordon** and **Anita Manuel**), two community-at-large delegates (**Jerry Marcy** and **Denise Zachariah**) and one general member delegate (**Jenna Smith**). (Read about our new board members in "New Kids on the Block" on page 2.) The election of officers followed, with Dove John elected as the Legal and Policy Organizer (a.k.a. President), Michele Thomas as the Membership Organizer (a.k.a. secretary) and **George Ostrow** as the Finance/Acquisition Organizer (a.k.a. treasurer).

Whereas the board elections went off without a hitch, the quest for the Pie Prize was hotly contested. **Jan Schuroll**'s savory Crab and Broccoli Pie edged out the Pumpkin Pie from Sheldon and **Joanna Hulick** by a mere one vote in a show of hands – a voting method we resorted to after the two pies tied in number of paper ballot votes. With tummies and membership pledge envelopes filled, and the air abuzz with excitement for a promising new year, Dove closed the membership gathering.

Quick News

New ways to keep in touch. We have a new mailing address: 2017 E. Spruce Street Seattle, WA 98122. Our phone number stays the same: (206) 323-1227. If you prefer contact of the electronic kind, Sheldon has a new email address: sheldon@homesteadclt.org. Send Quinnie an email at quinnie@homesteadclt.org. Our website address is still www.homesteadclt.org

Gettin' there. Our second annual **Phone Membership Pledge Drive** on October 29 netted 17 new membership pledges. Many thanks to the volunteers who helped make phone calls. But we're not there yet! We want to raise our membership to 150 by the end of the year. Help us reach our goal by sending in your membership form on page 3.

Sheldon goes to Syracuse. From November 12-15, Sheldon is off to Syracuse, New York, to attend the Community Land Trust Network Conference. Homestead CLT is part of a larger movement of over 130 community land trusts nationwide that's working to create and preserve affordable housing in the United States. Look for Sheldon's "Dispatch from Syracuse" in the next issue of the HCLT newsletter, due out in January 2004.

* * *

New Kids on the Block

New board delegates and staff person at HCLT

The recent board elections and the addition of another staff member brings new (and some not so new) faces to the usual crew at board meetings and other happenings 'round the HCLT headquarters. Here are short bios of new board members and staff.

June Gordon

June Gordon lives in the Delridge neighborhood in a DNDA-developed residence. She volunteers at the Crisis Clinic, staffing their crisis hotline from 5-9 pm on Saturday nights. June currently works in the travel industry and has been a homeowner in the past.

Jerry Marcy

Jerry Marcy has lived in Seattle for most of his life and has been a member of HCLT for the past few years. He is also currently working on an affordable homeownership project in Yakima for farm workers. He sees HCLT's work in Delridge, and the work of other CLTs

around the country, as being well positioned to take advantage of the current national trend toward helping families into homeownership, and away from the rent subsidy model of assistance.

Denise Zachariah

Denise Zachariah developed a strong passion for community development and housing issues while earning a masters degree in urban planning at the University of Illinois. Over the past four-plus years, she's worked for several nonprofits on homebuyer/owner education, and learned about the community land trust model while working on an Americorps service-learning program in Oregon. Denise is very excited at the chance to serve as a Board Delegate and to continue growing Homestead CLT as a means to expand affordable housing opportunities for people living in Seattle.

Jenna Smith

For the past thirteen years Jenna Smith

has lived and worked in the Seattle area, where she's rented and owned homes, apartments and cooperative apartments. Jenna attended the UW, majoring in urban development, architecture and geography and has worked for the City of Seattle for over seven years. Currently, she's a water conservation program manager for Seattle Public Utilities. Having sat in on board meetings in the past, Jenna enjoyed learning about HCLT's approaches to tenant relocation and property acquisition.

From **Quinnie Tan**, outreach and homebuyer services coordinator: "I am happy to have found Homestead Community Land Trust, and to have the honor of serving as staff person no. 2. Having been a student of architecture and ethnic studies in college, I hoped to do work that would combine my interest in the built landscape of urban America with my commitment to social and economic justice. I am humbled and excited by how much work there is to do!"

HOME FOR SALE

5403 18th Ave SW



\$100,900

- ~700 sqft, 2 bedroom/1 bath, with unfinished basement
- 7280 sqft corner lot
- 1929 cottage, significant upgrades planned.
- Up to \$35,000 downpayment assistance available
- Currently occupied, do not disturb

* Buyer must be income qualified, a "first-time homebuyer," and selected by HCLT from among qualified applicants. Contact HCLT for information:

(206) 323-1227 or info@homesteadclt.org

Member Profile: RICHARD BASH

A 10-year Delridge resident, member Richard Bash is interested in purchasing a home through HCLT. He writes here about his experience with Homestead thus far.

I'm not a "yuppie." That should relieve me of disclosing my age. Raising three kids has made me vain about my age.

I'm a native Seattleite – grew up in West Seattle when it was practically *country*. Then, it seemed that once you came across the old West Seattle Bridge (now the lower Harbor Island Bridge), you were no longer in Seattle. But that was a long time ago, before smog and I-5 gridlock and when my sister bought her two-level, three-bedroom house in the Central District for \$20,000.

My parents were poor working people and we grew up in the public housing projects. We grew up, went to school and went to work. I went to college, got married, had three kids and got divorced. We hadn't bought a house yet so dissolution of property was simple. Dividing the three kids was more complicated. But eventually it was I who

ended up raising them as a single parent. The youngest turned 18 this August.

We've lived in rental housing all our lives, usually in West Seattle. We've lived here on 25th off Delridge, near the community center and the family center, for the past ten years. We've seen a lot of changes and have been a part of them too, but we still rent. It seemed property ownership was simply out of our grasp. Seattle's housing costs keep rising and income can't possibly keep up. I'm not a doctor; I teach at an alternative school.

Not too many months ago a lot two houses down from us was being prepared for something. Then we got a notice not to park our cars on the street a week later. Then we saw a whole house being moved down the center of the street on our block. They had a hell of a time getting it up the slope of the yard to plant it on the property, but they did it. The neighborhood watched, fascinated. It was a nice two-story house. "Something I could never be able to afford," I told myself.

Sheldon Cooper was there, observing and helping with the work sometimes. I met him; he seemed to be a nice guy. They left;

the house stayed. Later I saw people of different races and ages and nationalities working on the structure and the yard, and building stairs on the property. It was odd, so many different people working on the project. Then I realized it was an organizational project, with Homestead Community Land Trust.

When I got a flier in my mailbox that Homestead Community Land Trust was doing more work in the community, I followed up. One evening soon after, I attended a short informational meeting right near our house and signed up for the program. If there was a possible way for me to join the homeownership ranks, then I was going to do the best I could to make it happen.

Homestead Community Land Trust people, and mostly Sheldon, got me on the right track about paper work, the credit report, my credit, budgeting and other things I would need to do to keep my promise to myself to do everything I could to make homeownership a reality. Now, I'm well into the process and feeling great about it. Different than before, I think it's possible that we can own a three-bedroom house soon.

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.
- * create 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. Send in this card with your check or money order today to become a HCLT member, and help keep housing affordable for ourselves, our neighbors and the next generation.

Name: _____
Address: _____
Phone: _____
Email: _____



Dues: \$ _____ + Donation: \$ _____ = Total \$ _____

Membership

is open to all Seattle area residents who:

- ✓ agree with our mission*
- ✓ **pay \$10 yearly dues** (please donate more if you can, less if you can't)
- ✓ participate in our work in some way

* "We are drawing together our diverse communities to build and permanently preserve decent, affordable housing and self-determination in the places where we live and work." - Homestead CLT mission statement

START SOMETHING!

Do you have great ideas for Homestead CLT?

Want to help Homestead increase our presence in Delridge?

Do you have skills or access to resources that can help Homestead do our work more effectively?

We're looking for volunteers to serve on or start committees that target aspects of Homestead CLT's work, from neighborhood outreach to participating in work parties (on site and in the office).

If you're interested, call Quinnie at (206) 323-1227 or email her at quinnie@homesteadclt.org

HCLT Events Calendar

Dec 3 (Wed)

Delridge Homebuyer Info Session, 6PM,
Delridge Library, 5423 Delridge Way SW.
Call HCLT at (206) 323-1227 to register.

Dec 5-7 (Fri, Sat, Sun)

Christmas Carolling by Kayak Benefit

Hosted by the Northwest Outdoor Center, this event raises funds for HCLT and the Seattle Children's Home. This is a truly Northwest experience not to be missed. No experience (singing or kayaking) required. Festive (and warm) attire encouraged. \$30 per person includes kayak. All proceeds split between HCLT and SCH. Call NWOC at 281-9694 for more details and to sign up. *We are still looking for carolling hosts, so if you live on a houseboat on Lake Union (or know someone who does) and would like to host a party that features carol singing kayakers, give NWOC a call.*

Dec 10 (Wed)

Board Meeting, 6:30-8:30 PM at the HCLT offices,
2017 E Spruce Street.



Homestead Community Land Trust
2017 E Spruce Street
Seattle, WA 98122

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Homestead CLT Board

June Gordon • Dale Jensen •
Dove John • Anita Manuel •
Jerry Marcy • George Ostrow •
Jenna Smith • Michele Thomas •
Denise Zachariah

Staff

Sheldon Cooper, executive director
Quinnie Tan, outreach coordinator

HCLT Contact Information

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