



Window on the San Juan Community Home Trust

Friday Harbor, Washington

The Big Spring Newsletter – April 8, 2019

Homeowner Stories: Cere Demuth and Daughter Vida Wight

The opportunity to buy a house through the San Juan Community Home Trust was a lifesaver for me and my family. After nineteen years living on the same property and owning a home, a series of life changing events meant I would need to find a new home. Even though I had Master's Degree and a thriving career I was surprised to learn from a friend on the Home Trust's Board of Directors that I qualified for a Home Trust home.

My daughter, almost twelve years old at the time, and I discussed the pros and cons of buying versus renting and decided that stability and affordability would be ideal for us rather than renting. Buying meant I would have to work two jobs and would be home much less, and I wasn't quite sure I could financially make that work as a single mom. We bought a little house on Carter Avenue in the Salal Neighborhood. We had our own yard and a friend built a fence for our dog. There was plenty of room. We were able to paint, decorate and make it our own.

Since it was close to town my daughter was able to walk to school, work, or go to the store when needed. When she was sixteen and started to drive, I was able to give her the car and walk to my office. With a Home Trust home, I was able to afford off-island trips to see my grandchildren and it allowed me time to volunteer at the school. I was even able to develop my photography and writing. Buying and living in a Home Trust home gave me the chance to build a balanced life for myself and my daughter. It has been almost eight years and I couldn't be happier with the choice we made. We are both so grateful for the Home Trust and all it does for working families like ours.

–Cere Demuth

Clockwise from top: Cere, Vida, and son Nate; Cere and Vida; granddaughter Clementine.



Highlight:
Kenny Christison, Shelterra Construction

Kenny Christison became the Home Trust’s contractor in the spring of 2018. Attention to detail, quality craftsmanship, and clients’ needs top Ken’s list of priorities.

He founded his company, The Shelterra Group, in Nederland, CO, a high and rugged mountain town, in the late 1990s, building both new mountain cabins and remodeling historic structures. Later, Ken and his wife, Susan Williamson, moved with their two sons, Makena and William, to the Pacific Northwest to continue Shelterra’s building traditions developed in Colorado.

Now located in Friday Harbor, Ken carries on his goals of nurturing his family and caring for community as he works to complete the final four houses of Sun Rise II while also ensuring the Home Trust's portfolio of homes are in good repair.

Ken keenly feels that the Home Trust's mission of creating forever affordable homes for moderate to low income island families is one that dovetails perfectly with his own and his company's principles.

Working with Ken are island subcontractors: Miller Drywall; Wilson Electric and Plumbing; Inter Island Plumbing; Lawson Construction; Pacific Rim Insulation; Harbor Heating; Burton Paintworks; Sea Level Construction, and from off-island, Dave Huff, stucco.

In addition, Ken employs Greg Lange, a highly skilled carpenter, well tutored in all phases of construction who has an especial affinity for old houses and their restoration; Ken's sons, Makena, who willingly tackles all tasks put before him and works at the Sun Rise II site daily, and William, a junior at UW, who joins the crew during school breaks.

The Home Trust is grateful to have Shelterra—Ken, his subs and crew—creating more permanently affordable homes for our community.

Clockwise from top: Kenny; Makena; Greg Lange





Brave Volunteers of Winter and Early Spring 2019

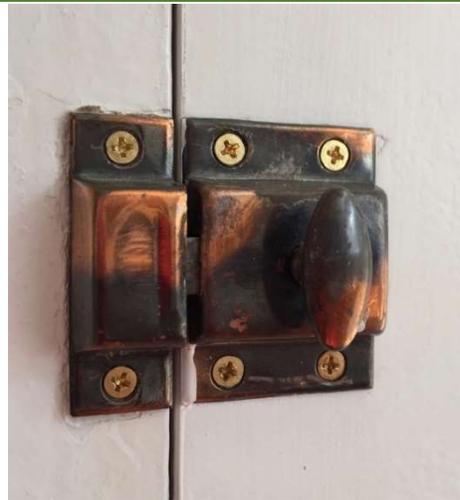
You will not find photos of the intrepid volunteers who braved shaky ladders, cold floors, malodorous paint stripper, long hours, and uncomfortable positions to so generously donate energy, labor, and expertise to the Home Trust these past few months. We were all too busy to record our work! And too darn cold!

However, as a result, the floors of Stewart and Windsor were cleaned, mopped, and completely papered in preparation for their renovation, with many bags of debris hauled from their interiors - would you believe there were bricks in the attic?

- Thanks to Barbara Parnes, all of the walls of McNeill were thoroughly TSPed and rinsed to prepare for painting
- Thanks to Charlie and Kate Foster, Debbie Lawson and Betsy Pope, the dingy original hardware in McNeill was revealed in full glory
- Thanks to Pete Rose, Becky Kilpatrick, Kate and Charlie Foster, Liz Rowan and Betsy Pope both Stewart and Windsor were swept, mopped, and floors were papered during the bitter cold in late February
- Thanks to Debbie Lawson, Laura Greenan, Kate and Charlie Foster for work in McNeill - taping, painting shoe molding, cleaning marks from the beautifully painted interior, and doing touch-up work

Finished - McNeill is beautiful!

The hours you have spent constitute a huge contribution to the Home Trust, to permanently affordable housing, and to the preservation of these wonderful old houses, soon-to-be homes for deserving Islanders. Thank you all so very much!



Where We Are -- What We Need

While the Home Trust's Sun Rise II project is not yet complete, the Board, Staff, and particularly the Projects Committee are looking forward and beginning to plan for our next major project which we have determined will be the 11 housing units we can build on our Price Street property. Currently we are undertaking a feasibility study with the intention of making this project affordable rentals. Our soon-to-be next step is to determine the cost of the Price Street build-out, in order to keep you, our supporters, informed of the continued needs for this site-specific funding.

We at the Home Trust feel confident that all funding for the completion of Sun Rise II is in place, thanks primarily to the generosity of permanent and part-time island donors—YOU! We also gratefully acknowledge funding for this project from Washington State Housing Trust Fund grants, Federal SHOP grants, the Norcliffe Foundation, and the Catholic Campaign for Human Development over the course of the past 5 years.

Can you help us with our financial needs this year?

Our current budget for operations is about \$210,000 per year. In addition, we hope to build or move a house to the land which we own at 588 McDonald, so generously donated in 2017 by Patricia and David Giuliani. This house will be available to either a low or moderate income family (earning less than 120% of AMI), will be a lease-hold, in the traditional CLT model, and will remain permanently affordable, providing one more family with housing stability. We are extremely excited with the prospect of having our first scattered site house. But...our challenge is that we need funding for both our operations and the house construction at 588 McDonald.

You have been a steady supporter... please help us raise \$550,000 for our 42nd house and for our operations. Together, let's make 2019 a STELLAR year!

A reminder - If you employ someone who lives in a Home Trust home, remember that their home was subsidized by Island residents and you are now the beneficiary of their generosity. If you are helped, in any way, by someone who lives in a Home Trust home, please remember that they have been able

to remain and work on island because island donors provided the funding for construction of their home.

We all depend upon Home Trust homeowners

Please give generously to the Home Trust!

We gratefully accept

- checks
- credit card payments
- donations of stock
- gifts of land
- donations through Network for Good
- donations through Just Giving
- employer matched gifts
- bequests through your estate planning

Additional methods of support:

- volunteer– can you paint? Address and stuff envelopes? Do odd jobs? Write letters/articles in support of permanently affordable housing? Organize a donor party for the Home Trust?
- Bring in your King’s receipts.

Your yearly donation of \$30.00 or more (\$50.00 per couple) confers membership and voting rights in the Home Trust.

For Questions, And To Request a Tour of Home Trust Neighborhoods Salal, Sun Rise I, or Sun Rise II, please call the Home Trust office: (360)378-5541

Visit the Home Trust website: www.hometrusted.org

Contribute:



Look up & choose **San Juan Community Home Trust** in the directory, and we will receive a donation when you use Amazon Smile to shop at Amazon.



Shop & Support:



Drop off your **King's Market** receipts at our office at 435-C Argyle, the Home Trust will receive a donation for every purchase!

www.hometrusted.org

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