The eighth house from Victoria moves along Pear Pt. Road toward its final destination at Phase 2 of Sun Rise.

San Juan Community Home Trust  
15th Annual Meeting

October 27th, 2016  
6:00 pm at the Friday Harbor Grange Hall

Home Trust members and interested islanders are welcome!

Come celebrate our 2016 accomplishments! There will be a pizza dinner, with pizza from Bakery San Juan and salads and dessert from Board members. And, music by Teddy Dean!

Participate in the election of the Board of Directors! (see candidate information, below)

Please let us know if you are coming by October 24th. You can send an email to info@hometrust.org or call 378-5541 - so we can be sure to have enough pizza!

2016: Year in Review
The past year has been one of growth and change for the HT.

Growth has occurred in several areas:

We've added **more homes** to our portfolio - and not just any kind of home! Our current project is one that takes recycling to a whole new level: recycling whole houses and saving the building materials and craftsmanship of homes that were built up to a hundred years ago. The first five homes in Phase 2 of Sun Rise have now been completed, and the sales of these homes are pending; expected to be closed in the month of October.

Three more homes have been purchased and moved to the site. They will be refurbished over the coming months. The plan is to bring in 4 more houses to complete the neighborhood, for a total of 12 homes in Phase 2 of Sun Rise.

The houses, all barged in from Vancouver Island, were renovated in compliance with the Evergreen Development Standards, a State Housing Trust Fund requirement that ensures a high level of sustainable building practices. The Home Trust received one of a very limited number of Washington State Housing Trust Fund grants in 2016, of $250,000, to assist in the construction of Phase 2.

**More land** has been added to the Home Trust's portfolio this year as well. In April, we received a gift of land: .75 acres of Multi-Family zoned land in the Town of Friday Harbor. Plans for this property have not yet been made but it is seen as having potential for a rental project.

A change for the Home Trust, as identified in the Strategic Plan Update done in 2015, is to begin planning how to address the extreme need for more rental housing on San Juan Island. Therefore, the gift of property is a strong impetus for a new program to be added to our current focus on home ownership.

Our waiting list continues to grow. This year we brought in Kim Toskey, a home-buyer education specialist, to conduct a 5-hour class preparing our applicants for the purchase process.

Continued Support has come from the **Catholic Campaign Campaign for Human Development (CCHD)** with a $75,000 grant for operating expenses awarded this year. Some of these funds are being used to expand our staff. We welcome the addition of our Administrative Assistant, Elizabeth Anderson. Other funds are earmarked for Board and staff development, which has allowed us to send Board and staff members to National and regional community land trust conferences. In September, six people from the Home Trust attended the National Grounded Solutions Network Conference, in Park City, Utah. Three were "Resident Ambassadors," homeowners in our program who were nominated by the Home Trust and selected by the Grounded Solutions Network to receive training for effective advocacy. Maia Yip joins Chinmayo Rickets and Dina Melic as ambassadors, and all three will be going to Washington D.C. in May of 2017 to meet with members of Congress and talk about the importance of permanently affordable home ownership.

Other changes for the Home Trust include 7 new Board members who will be joining the Board after the election at the Annual Meeting. Several long time Board members are stepping aside. This paves the way for new leadership as the Home Trust prepares for further expansion of its program.

**Fundraising** for Phase 2 of Sun Rise continues. We plan to purchase four more houses to complete the neighborhood. Due to the incredible generosity of our community, ten "house sponsors" pledged or donated $75,000 each, to provide the funds needed to purchase and move a house to its new location. Two more House Sponsors are needed to complete the neighborhood! Of course smaller contributions are also essential to completing our **fundraising goal, which is to raise another $150,000**.

*By clicking the link below, Your contribution will make a difference, as we add more permanently homes to Sun Rise.*

**THANK YOU!**
This compelling photo taken by Nancy DeVaux ran on the front page of the New York Times on April 19, 2016.

www.hometrust.org

**Board of Directors Election**

The Home Trust Board of Directors terms are for two years, which are staggered, so that not everyone is up for election at the same time. There are 12 seats on the Board, and per our by-laws, one-third of the seats represent our homeowners, one-third are public representatives including business owners, and one-third are general representatives.

This year, those continuing on the Board that are not up for re-election are: Dina Melic (in her 3rd term), Chinmayo Ricketts (in her 2nd term) and Peter Goddu (in his 1st term).

**Sincere thanks should go to the following Board members who left the Board in 2016:**

Barb Conrad, Mary Bruce, Glen Bruels, Chris Compton, Pat Rishel, Sam Buck and Peter Kilpatrick.

**Nominees for the Board of Directors**

Candidates New to the Board are:
Attilio F. Galli - 2 year term

Mr. Galli has over 35 years of general and financial management experience; the last 20 in "C" level management positions in the fields of commercial and investment banking as well as venture capital. From 2006 until 2012, Mr. Galli was Chief Operating Officer and Chief Financial Officer of Hendersonville, Tennessee-based American Security Bank a position he held until its sale. Prior to joining American Security Bank, Mr. Galli was the Chief Credit Officer of Houston-based Southwestern National Bank from 2005 to 2006. Prior to that, from 2003 until 2005, he partnered with the Nashville-based merchant bank 2nd Generation Capital, where he also served as Advisory Director, to acquire a bank in Tennessee and form a financial holding company to provide insurance and commercial banking services. From 2000 until 2003, he was the Chief Financial Officer of The Bank of Nashville and its Nasdaq traded parent company Community Financial Corp., a position he held until the sale of the bank. Prior to that, from 1998 to 1999, he was Chief Financial Officer for MetroBank, NA and its Nasdaq traded parent company MetroCorp Bancshares, Inc., where he was instrumental in the company's initial public offering. From 1993 to 1998, Mr. Galli was President and Chief Executive Officer of Alliance Financial of Houston, a venture capital management company, managing a privately held venture fund and an SSBIC, a licensee of the U.S. Small Business Administration. Before joining Alliance, Mr. Galli was Chief Credit Officer of Houston-based MetroBank, NA. Prior to his first association with MetroBank, Mr. Galli was Managing Director and founding partner of McKenna & Company, an investment bank, which provided middle market companies with merger, acquisition, and private placement services. From 1974 to 1990, Mr. Galli worked for Citicorp/Citibank in successive promotional assignments in the United States and overseas.

Mr. Galli has served on numerous boards including most recently the board of directors of the San Juan Lion Club, the Gallatin Tennessee Lion’s Club, Nashville-based Minnie Pearl Cancer Foundation, Alliance Financial of Houston, The Greater Houston Small Business Investment Fund, and MESBIC Financial Corporation. Mr. Galli was also one of the founding members of the Houston Technology Incubator.

Mr. Galli holds a Bachelor of Science degree in Management from Louisiana State University in New Orleans and completed numerous training programs at Citibank including Treasury Management, MBS Trading, Senior Credit Officer, and International Trade Training.

Steve Bowman - 1 year term

After 30+ years in the medical device industry my wife Diane Martindale and I relocated to SJI in October of 2007 and moved into our home on the west side. My background has been in sales and marketing for large and small companies around the US. When we moved to the island I intended to retire but found I was not quite ready so I worked a series of jobs until finally retiring in 2013. I have found retirement to be just right for me and I am actively involved in the community as a member of Rotary, a committed League of Women Voters board member and president of the Board of Trustees at San Juan Golf and Tennis club. I am a passionate golfer and enjoy playing year round, with the exception of when the greens freeze over. We firmly believe that community service is a part of living on the island and selected opportunities to be involved in are what we seek. I look forward to being a part of the Home Trust board and making a difference in the lives of islanders needing affordable housing.

Gay Graham - 2 year term

Since graduating from Northern Illinois University with a Bachelor of Science in Elementary Education, I have had many opportunities including full time volunteering for the re-election of my Congresswoman from the 1st District in Oregon and then serving as one of her staffers in the Portland office for two and a half years. I was elected to the Lake Oswego City Council (Oregon) for six years until I was term-limited.
Until 2005, my husband, Ron Hanson, and I had been island wannabees when we bought a Cannery Village condo. The "commute" from Lake Oswego to Friday Harbor grew very tiresome so we sold our home of twenty-eight years, sold the condo and bought our home on Laughing Meadow Lane in 2013. My volunteering here on SJI has primarily been focused on the philanthropic activities of Soroptimists of Friday Harbor with emphasis on fund raising. The Household Essentials Program for the Family Resource Center was my brain-child, but it's the FRC who ran with the idea and made it the success that it is today. I am a member of the Community Foundation's Women's Fund, and am currently coordinating the publication of a "Community Resource Guide." I believe that affordable housing is essential in strengthening our island's economic health, viability and livability.

Robert Kleven, AIA, CPHC - 1 year term

Bob first visited the Northwest in 1986 with his wife and son and immediately fell in love with San Juan Island. Avid sailors and outdoor enthusiasts, the Kleven family immediately sold their home in Florida and moved to the Seattle/Tacoma area to take advantage of all that the northwest has to offer. For the last 30 years they have made regular visits to the Island and finally 'made the leap' by moving to Friday Harbor in January of 2015.

Bob has worked in the architectural field since the 70's and became licensed in 1982. He currently maintains licensure in the states of Washington and Alaska. He has had long standing interests in housing, energy conservation and sustainability and recently acquired Certified Passive House Consultant status.

He began his career as a hospital designer and planner, but for most of the last 35 years he has worked primarily in the private sector on larger scale multifamily residential, hospitality and commercial/retail projects. He served as a Principal and Director of Design in a mid-sized firm for many years and later as Director of Architecture for a large development company that built an average of 400 units of market rate multifamily housing per year. Along the way he provided custom design and construction document services to Habitat for Humanity for a number of families in the greater Tacoma area. Bob believes in the importance of finding solutions that are affordable, comfortable and a source of pride for the new owners and the community.

Years ago while working on hospitality and residential projects in the western United States he first became aware of the daunting 'housing affordability issue' faced by workers in large cities and more remote destination communities much like what we are now seeing right here on the Island. He believes that we are further constrained by our relative isolation and therefore the importance of finding and providing permanently affordable housing opportunities is all the more pressing.

Bridget Nyberg - 1 year term

Bridget Nyberg was raised in Cowlitz County and graduated from the UW in 1997. In the following years she worked in administrative and planning positions in Seattle. Bridget moved to San Juan Island in 2002, and has since worked in numerous, varied settings. She and her two lovely children are the very happy occupants of a Home Trust home, and she thinks it is very exciting to be a part of this great island effort - providing fellow community members an opportunity to own cozy, affordable homes of their own.

Steve Ulvi - 1 year term

My life has evolved entirely in the far west; raised blue collar in the political crucible of the 1950s and 60s in the Bay Area of California, hitch-hiked north to attend Oregon State in Corvallis and subsequently live among towering firs in the Oregon Coast Range in the early 1970s and finally succumbed to a longtime dream to make our way to Alaska via my old pickup. We settled into the wild country around Eagle on the upper Yukon River in the summer of 1974 to eventually raise a family in a small hand-built cabin for a decade, then relocated for the well-being of the family first to cabins in and around Eagle (pop. 125) and eventually to a house on the outskirts of Fairbanks in
I earned a BS in Natural Resource Management from the University of Alaska, Fairbanks and retired with 25 challenging years with the National Park Service employed in a wide variety of positions from the ground up into key management roles in two immense and hauntingly beautiful wild parks in northern Alaska fraught with controversy. We relocated to San Juan Island after 33 incredible years in the north in late 2006 and we are just now completing an "owner-builder" homestead on 8 forested acres.

Lynette (Roberts) and I have been married for 41 years and have two fine children with great spouses and 5 special grand girls. My avocations center around gardening, fishing, power boating, hiking, camping, woodworking, writing, motorcycling and finding ways to become a provocative gadfly for issues of import that I feel are mired in socio-political inertia.

I have worked on many recreational trails here under the auspices of the Trails Committee and Land Bank, am an Islands Oil Spill Response Association volunteer, a recent Red Cross volunteer and have dabbled in other organizations that didn't suit me. The work of the Community Home Trust in providing affordable housing is a profoundly important effort in creating a resilient community that will flourish in the coming decades of change on San Juan Island. I hope to be helpful, and in turn be inspired by the solidly crafted neighborhoods created, families served and laughing kids who know that dreams forged in effort can come true.

Maia Yip - 2 year term

Maia (pronounced MEE-a) Yip, was born in Iowa City, Iowa and moved to the islands with her family when she was two years of age in 1976. She has an accumulation of 25 years living in the San Juan Islands. She served on the Lopez Homeowners Board for Innisfree as the Treasurer and is currently an Ambassador for Grounded Solutions advocating for affordable housing in the San Juan Islands and its importance for the Nation. She is delighted to enrich her contribution to the community by serving on the San Juan Island Community Home Trust Board.

Candidates Returning to the Board Are:

Chary Caren - returning for 3rd 2-year term

Chary has lived on San Juan Island since the fall of 2003 when she purchased land here, a house in Victoria through Nickel Brothers and united the two in order to have a well-built attractive and affordable home. Before coming to San Juan Island she taught in communities with diverse populations: Appalachian children in Ohio, a Quaker school in Philadelphia, more than a decade in the Navajo Nation at Chinle, Arizona and in Tubac/Tumacacori/Rio Rico, Arizona. Along the way she has been co-owner of a small gallery in Tubac, Arizona and a board member of various civic organizations. She feels extremely privileged to be involved with the San Juan Community Home Trust when there is such a need for more permanently affordable housing and finds it particularly exciting now when the Home Trust is engaged in the recycling and rejuvenation of wonderful well-built homes to provide that needed housing.

Sarah Crosby - returning for 2nd 2-year term

Sarah has lived on the island full-time since 1997, though has been coming here since the late '70s. Now retired, she has worked as a volunteer for many island organizations including the Community Theater and the Library as well as several other non-profits. After a career first in banking and later in the travel industry, she turned her sights on politics and good government. Sarah joined the Home Trust board in November of 2014 and now serves as the Board Chair. She is currently on the board of the League of Women Voters of the San Juans and has been its Program Chair for five years. When not working with the Home Trust, League and other non-profits, she enjoys film, gardening, travel and reading above all. Her interest in the Home Trust relates to feeling strongly that we are a stronger community if we all work for and with each other to build that community. Having a population of
The Home Trust Board has had a very busy and productive year. We are in the midst of the development of our third neighborhood, Sun Rise II, which we hope to have finished in 2017, so we are already beginning to think about what is next!

We have land and there is a pressing need for affordable housing of all types on the island which makes the prospects very exciting and daunting at the same time. Some of our former board members are looking into affordable rentals and how we might address that need. Our design team is also beginning to think about how Sun Rise III might look. Stay tuned! We will keep our members and supporters informed as things develop.

In the meantime, you might like to know what we have been up to over these last months since you heard from us. Many things began to happen after the wonderful publicity we got in the Canadian press about our moved homes, in the early Spring. Previously we had been unable to get much press coverage for our unique project, but once the Canadians started talking about us, the New York Times did an article on April 19th, which the Seattle Times picked up. After that, it seemed that everyone wanted to talk to our Executive Director, Nancy DeVaux, who was inundated with interview requests and Reality TV prospects. This was all very exciting, but the day to day work continued.

We have had a steady presence at the Saturday Farmers Market for over two years, and that seems to be paying off. People come to us to find out about what we do and how we do it. In addition, potential home buyers come to the market to pick up an application or to simply talk about the process. Our market stall is a very rewarding part of what we do to get the word out about the San Juan Community Home Trust.

In addition, we have had almost weekly work parties at Sun Rise II, clearing up construction debris, painting foundations, glazing windows, stripping wall paper and more. Both home
owners and prospective home owners have been joined by other volunteers in doing this work to keep costs down, and in the case of new home owners, to work off the 50 hour sweat-equity component of our buyer contract.

To help our community become familiar with our latest project, board members have also been giving weekly home tours of Sunset Rise II. The first 5 houses have been renovated and are now occupied so can no longer be viewed, however we have two more homes on their foundations and a third awaiting its own. These homes can be viewed over the winter while they are being readied for sale and occupancy. There will be a total of 12 homes, so we are still on the lookout for 4 more, though we have two possibles already in our sights.

As you can read, much of what we have been concentrating on has to do with our current project, but the board has also been reviewing and tightening our Policies and Procedures and our nominating committee has been involved in the search for new board members which was very successful as you will read in other parts of this Annual Report. Our most daunting current task is that of the search for a new Executive Director. As many of you know, Nancy is retiring on June 1, 2017. She leaves a long and successful legacy which will be difficult to replicate.

We are also looking for supporters who, while not wishing to join the board, do want to be involved in some way with the Home Trust. We encourage those people to contact Nancy, or any current board member, to see what committee might be of interest to them to join. The work of the Board is largely done by committees, some of which meet weekly (Projects), others monthly, and some on an "as need" basis. It is all valuable work and participation by community members gives us new eyes and input - always valuable! The committees are Finance, Projects, Publicity and Outreach, Operations, and Fundraising. If a committee is not your style, but you still wish to help out in some way, think about joining a board member at the Farmers Market on a Saturday. You can talk about why you support the Home Trust. You don't need to be a policy wonk, just a supporter! More voices talking about the need for permanently affordable housing on the island make the issue more difficult to ignore!

If you think that you might like to get involved, go onto our website www.hometrust.org and learn more about us and see where you might fit in. In the meantime, if you have any thoughts or questions that I might answer, please feel free to contact me.

Sarah Crosby
Board Chair
jscrosby@rockisland.com
360 378 3021
“This is our third summer owning and living in this home. I just remembered that growing up, I always dreamt of having my own home someday and surrounding it with sunflowers. Guess some heart things find a way of happening even if you forget the plans.”

- Michelle Randall

From the Executive Director
by Nancy DeVaux

2016 has been another exciting year for the Home Trust with our current project moving and renovating older houses. This innovative project is not only is providing permanently affordable housing, but saving historic homes and preventing the wasteful demolition of resources, while creating a unique and charming neighborhood in Friday Harbor.

The need for housing for working people on San Juan Island has never been greater. The Home Trust is well situated as far as owning land and having a waiting list of people who would love to own a home, however, creating affordable housing continues to be a challenge due to the limited amount of available funding.

Our community relies primarily on charitable donations, yet some communities in Washington, like Bellingham and Seattle, have passed housing levies that are helping to create more affordable housing. My hope for 2017 is that San Juan County will take decisive action to create a funding source that will assist in the creation all kinds of affordable housing, from home ownership to rentals and emergency assistance. The time has come!

With this kind of help available, the Home Trust would be able to develop homes at a faster pace, and make an even bigger difference!

Meet the Home Trust’s New Administrative Assistant: Elizabeth Anderson

Elizabeth first came to San Juan County as a land use planner. That experience led her to work in writing and editing plans for salmon habitat monitoring, human services transportation, and solid and hazardous waste management as well as a history of the Land Bank. You may have seen her in 2014 and 2015 directing traffic at the household hazardous waste round-ups, which was among her duties as project manager, along with grant funding and general logistics. She is happy to be working for the Home Trust as administrative assistant, and
Three of the homes in Sun Rise Phase 2

From the mailbox: This note was received from the property appraiser sent by USDA:

"I loved, loved loved the little enclave of historic homes! I was ecstatic, giddy even, which seems so silly since I see homes every day, but I've never had the pleasure of inspecting 5 truly awesome historic bungalows in one setting before. I thought it was a cool idea before I saw it, but I had no idea just how cool it would be in real life. Way to go! SJCHT rocks!!"

- Jeni Engebretson, appraiser

Re-sales in 2016

There were two re-sales in 2016, both early in the year in the Salal neighborhood. There are currently no resales available, with both Salal and Sun Rise Phase 1 fully occupied.

We also expect the first five new homes to close in 2016, in Phase 2 of Sun Rise!

Sarah Manzden closed on her Salal Home in February of 2016

Ashley Sherlock completed her home sale in the Salal neighborhood in January 2016.
Thank you to all our Donors!!

Ace Hardware
Jill Acheson & Ed Sober
Audra & Eric Adelberger
William & Karin Agosta
Westcott Bay Orchards
Mark & Mary Jane Anderson
Steve and Kathy Anderson
Elizabeth Anderson & Larry Mettger
Erik and Andrea Anderson
William Arney & Pamela Stewart/Cafe Demeter
Angela Atwell
Backdoor Kitchen
Anita Barecca
Joanruth Baumann & Dick Coffey
El & Carol Baylis
Andrew & Sharon Beach
Court & Ann Bell
Drs. Charles & Marcia Bieber
Bike & Build
Charles Bodenstab
Cat Bordhi
Lee Brooks
Rob Browne, Browne's Home Center
Mary Bruce
Glen & Debra Bruels
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Dr. David Duggins & Dr. Megan Dethier
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William Egan
Steven & Monique Elfman
Sara and Stephen
John & Annette Elsbree
Fairhaven Village Inn
Susan Feldmiller
Warren Finch
David & Kathy Finholm
Heather Flaherty
Friday Harbor Dentistry
Maya's Legacy Whale Watching & Wildlife Tour
Scott & Frances McAdams
Vail McClure & Jonathan Hu
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Steve Ulvi
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Shawnna Vert
Mariluz Villa and Tom Reynolds
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Rick Waldron
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Nancy Wight
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Mark and Sharon Wood
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