You Are Invited to the San Juan Community Home Trust’s 16th Annual Meeting
Thursday, November 16th, 2017
5:30 - 7:30 p.m.

Home Trust Members and Interested Islanders are welcome!

Help us celebrate the sale of our eight completed houses
and enjoy music by Teddy Deane,
pizza by Bakery San Juan,
salads and desserts by Home Trust board members

All Members may participate in the election of New Board Members
(candidate information below)

Please let us know by November 13th if you are able to come
360-378-5541, or email: nancys@hometrust.org
we want to have plenty of pizza!

Barge Ahead with the Home Trust!
2017 has been a year of hard work for the Home Trust Board, but it has been worth all the effort.

Our first order of business was the difficult task of finding a replacement for our long time and multi-talented Executive Director (ED), Nancy DeVaux, who retired after serving the Home Trust for 12 years and who directed stages, or all, of each of our 3 neighborhoods. We went national in our search, interviewed people from out of state, within the northwest and locally. We were very fortunate to find David Gow, here on the island and with skills which have already benefitted the Home Trust. He and Nancy worked together for a month to make the transition as smooth as possible and I think they succeeded in accomplishing that goal very well. For those of you who have not yet met David, I urge you to come to the Annual Meeting or to drop by the office to have a word.

In addition to the search and transition process which spanned 6 months and for which I would like to thank Glen Bruels, former board member, who helped greatly on the search for the new ED, the board also decided to tackle a reworking of our financial and accounting procedures to make them more accessible, clearer, and helpful in generating current and projected reports, useful for strategic planning. We hired a CPA who has been working closely with our bookkeeper, Heather Cain, to clarify and strengthen our financial policies and procedures.

These above tasks required that many board members put in an inordinate amount of extra time above their usual work. They did so willingly and with considerable thought for which I am very grateful. The Home Trust is stronger for their efforts. In particular, I would like to thank Peter Goddu, Attilio Galli, Dina Melic and Bridget Nyberg for their many hours spent on the Finance Committee.

With the current board we instituted a day-long orientation, bringing new board members quickly up to speed on all matters Home Trust related and mid-year held a long-range planning retreat. Along with the hard work, we had some fun—namely, there were Spring Socials at both Sun Rise I and Salal, giving board members and homeowners a chance to get to know one another. In addition, Sun Rise II homeowners organized a spring Open House for the public, opening their doors to those who were curious about our neighborhood of moved homes. This was highly successful. Donors were able to see the results of their generosity, not only in charming homes, but in meeting the people whose lives they have so directly affected—yet another of many reminders of our close-knit island community.

We now have 8 homes sold in Sun Rise II and all of them occupied. Our most pressing goal is to find, refurbish and sell 4 more homes to complete this neighborhood. We will shortly begin a capital campaign to raise $500,000 towards that end. In the meantime, we are thinking about what comes next. We have land on which to build and several options for what might come first. Planning is a complex and long-term process, and though we have not yet finished Sun Rise II, it is essential that we explore our options: which piece of land to develop next? What kind of building is appropriate for that land? Modular homes? Stick Built homes? Homes for rental? Homes for ownership? The input of our donors and members is very welcome. Contact David at the Home Trust office, Project committee chair Bob Kleven, or any board member with your thoughts.

As we are thinking about the next development, the entire issue of affordable housing and the role of non-profits and government in resolving the issue is very much at the forefront of our planning process. As federal and state money becomes less available to us, how can we achieve our fundraising goals in order to complete another project? Within the context of the County Comprehensive Plan component on housing, what goals are appropriate to set and how do we as a community achieve them? One step which we and the other Community Land Trusts in the county believe is both possible and essential to our success is a permanent source of local funding devoted to affordable housing. We will be introducing this subject at the at the Annual Meeting on November 16th and urge all members to come and listen to Mallory Hagel, our guest speaker for the evening, talk to us about the issues and what is at stake if affordable housing funding is allowed to languish in theory instead of action.

Finally, I want to add my thanks to all of you who have donated to our organization over the past year, who have called us, written to us, and come in to talk to us about our work. You have greatly contributed to community awareness of the affordable housing issue and to knowledge about the work of the San Juan Community Home Trust. Our neighborhoods have been created by the vision of our founders, Larry Soll, Lee Sturdivant and Jim Lawrence, but they could not have been completed without the support of our island community. We thank you.

Sarah Crosby
“It’s different on the island,” everyone kept telling me. And it’s true. Because after months of looking for work in the field of nonprofits using all the modern, connected, online job search methods created by the new millennium already, it was the Home Trust that found me. “I want to ask you to apply for a job at the Home Trust,” a woman said to me one day, over the counter at the shop where I was working (you probably know the one). Because that’s how it works on the island.

This proved to be instructive, in that the same geographic isolation that makes the island’s job market work the way it does is also behind its affordable housing crisis. The housing market just doesn’t work here the way it does elsewhere.

Because the market isn’t providing affordability, it’s up to the public and nonprofit sectors to provide corrections— that is what I see as the prime directive of the Home Trust. I am grateful for the opportunity to work with all of you on finding a long-term solution to this intractable problem.

David S. Gow
Neighborhoods Program

Salal
415 Carter Street

Completed: 2006
Units: 15 single family, 2 and 3 bedrooms
Sizes: 1100 to 1300 sq. ft.
Prices:
   2004–Phase I
      Ten homes @ $113,000-125,000
   2006–Phase II
      Five homes @ $125,000-136,000
2011 resale: One @ $138,750
2013 resale: One @ $136,855
2014 resales: Three @$123,717-$145,750
2016 resales: Two @ $145,000

Sun Rise Condominium
473 Grover Street E

Completed: 2011
Units: 14 single family
Sizes: 760 to 1400 sq. ft.
Prices:
   Four 1-bedroom @ $130,000
   Two 2-bedroom @ $155,000
   Two 3-bedroom @ $170,000
   Four 3-bedroom @ $180,000
   Two 4-bedroom @ $190,000
2012 resale: One @ $202,176
2014 resales: Two @ $123,717-$205,000
2015 resales: Two @ $205,000
2017 resale: One @ $165,000

Phase II

Completed: Part A 2016, Part B 2017
Units:
   2016: 5 single family
   2017: 3 single family
Sizes: 828-1637 sq. ft.
Prices:
   Five 2-bedroom @ $158,000-210,000
   Three 3-bedroom @ $192,000
2017: One 2-bedroom sale pending @ $172,000
July 16 saw another Fiesta San Juan gala at Brickworks, and the community consensus was that it was the best one yet. A total of 168 guests enjoyed dinner by On Island Thyme Catering, music by Los Bambinos, and the live auction emceed by Boo Boo James. The event raised more than $28,000, including more than $9,200 for finishing touches on Sun Rise Phase II-B. A special Thank You to our corps of volunteers who made it all possible!

We are also grateful to the following individuals and businesses who supported Fiesta with donations of goods & services: Patsi Brletich, Glen & Deb Bruels, Jane Buck, Leslie Byron, Tom Eagan, Gay Graham, Marcy Hahn, Francie Hansen, Julie Hanks Lewis, Michele Morton, Abigail’s Hotel, Ace Hardware, Backdoor Kitchen, Bakery San Juan, Barb’s Fish & Chips, Be Chic, Bonnie’s Creative Passions, Browne’s Home Center, Butchart Gardens, Cakes By Felicity, Camp Nor’wester, Emily Carr House, Catkin Café, Coho, Community Treasures, W. Bruce Conway, Cotton Cotton Cotton, Crow Valley Pottery, Darleen’s Designs, Darvill’s Bookstore, Deer Hazel, Friday Harbor Drugs, Friday Harbor Film Festival, Friday Harbor Thrift House, Funk & Junk, Girlfriends, Golden Triangle, Griffin Bay Bookstore, Groovy Stuff, Harbor Propane, High Seas Tuna, Horticulture Centre of the Pacific, Il Terrazzo, Island E-zentials, Krystal Acres, Landmark Gaslight Inn, Madrona Bar & Grill, Mauldin’s Well Service, McMillan’s, Melissa Wickey, Merle’s Masonry, Milestones, Mirabella, Museum of Flight, Orcas Island Historical Museum, Outdoor Odysseys, Pagliacci’s, Pelindaba, Point Ellice House, Rain Shadow Arts, Rebar, Roche Harbor Resort, Rosario Resort, Roses Bakery Café, Royal BC Museum, San Juan Canvas, San Juan Coffee, San Juan Golf & Tennis Club, San Juan Treasure, Second Act, San Juan Septics, Seattle Art Museum, Serendipity, Stan The Wine Man, Susie’s Moped Rentals, The Tailor Shop, Treasure Cove, Tres Fabu, Westcott Bay Shellfish.
Donors since October 15, 2016

Aeronautical Services
Paul M. Anderson Foundation
Jill Acheson & Ed Seyb
TheCharlie & Darcy
Ackerley Foundation
William & Karin Agosta
Westcott Bay Orchards
Mark & Mary Jane Anderson
Nick Anderson
Paul Arroyo
Mary & John Aschoff
Angela Atwell
Richard & Kathy Babitt
Kate Bartholomew
Joan Ruth Baumann & Dick Coffey
El & Carol Baylis
Lenore Bayuk
Andrew & Sharon Beach
Alisha Belanga
Court & Ann Bell
Jenny Benedict
Joan Benney
Patricia Benton
Drs. Charles & Marcia Bieber
Bike & Build
Michael & Mary Bills
Bird Rock Hotel
Janice & Albert Blaylock
Charles Bodenhamer
Catherine & Chris Brain
Jeff Brash
Dave Ghan, Jeff Mack, Dave Brogan
Mary Brooke
Mary Bruce
Glen & Debra Bruels
Karl Bruno & Richard Pickford
Steve Buck
Mike & Sue Buettell
Sara & Stephen Burch
Simona Burla
Dennis & Madelyn Busse
Mary Campanella
Frank & Marielle Cardinal
Chary Caren
Chicago Title
Chinmayo
Barb & Dennis Conrad
Annette Crosby
Sarah Crosby
Chris & Pat Curtin
Acharya
Ackerley Foundation
William & Karin
Dick & Susan Grout
Andy & Cindi Gutierrez
Erica & Nason Hamlin
Francie & Bruce Hansen
Julie Hansen & Gloria Medina
Thor Hanson & Eliza Habegger
Ron Hanson & Gay Graham
Estate of Susan Harris
Janet & John Hart
Mr. Paul D Hart
Eleanor Hartmann
Carolyn Haugen
Gerald & Lisa Henderson
Judith & Fred Henley
Alice Hibberd
Backdoor Kitchen
Molly Hogan
David & Nancy Honeywell
The Honeywell Charitable Fund of
Community Foundation of the
Rappahannock River Region
Drs David Duggins & Megan Dethier
Marcia Dunning
Moonie Edwards
William Egan
Danielle Eisenhardt
Steven & Monique Elfman
John & Annette Elsbree
Kathy Eltrich
Deborah & Wayne Eshelman
Audrey Espinoza
Warren Finch
Daniel Finn & Therese Scott Finn
Janice Fisher
Elizabeth Forlenza
Kate & Charlie Foster
Attilio & Mary Galli
Bob Gamble & Winnie Adams
Patty Garcia
Salvador Garcia
David Geist
Greg & Jane Gerhardstein
Emily & John Geyman
Patricia & David Giuliani
Golden Triangle
Ed Greub & Alice Acheson
Michael & Jean Griffin
Doug & Patricia Griffith
Leonie Griswold

Julie Hanks Lewis
Juan & Heidi Lopez
Katie & Kyle Loring
Walter & Ruth MacGinitie
John H. Magee
Martin Commercial Fueling
Maya's Westside Charters
Susan Mazzarella
Scott & Frances McAdams
Marsha McCallister
Jerry & Dede McCormick
Jessica McDonald
Fielding McGehee
Cynthia & Kari McVeigh
Dina & Faim Melic
Mary Michael
Rhea Miller & Sandy Bishop
Kim Miller
Allison & John Moalli
David Moulton
Tom Murphy
Nickel Bros. House Moving
Lesley & Kenneth Nilsson
Bridget Nyberg
Tom & Connie Odegard
Rebecca & Len Oorthuys
P.P. Holdings LLC
Felimon Padilla
Anne Pallinger
Ian Paterson
Mariah Paterson
Donald & Kathleen Peek
H. O. Peet Foundation
Ray Peon & Ma. Soraydo Onieva
Jack & Stephanie Picconi
Jack Poland
Anne Pope
Chris & Betsy Pope
Sarah Pope
Boyd & Lovel Pratt
John & Priscilla Privat
Susana Quiroz
Sandy Rabinowitz & Ray Glantz
Dave Ralston & Don Pollard
Ian & Michelle Randall
Stan Reitan
Melody Rice
Pat Rishel
Roche Harbor Village Resort

Alan & Lynn Roochvarg
Benjamin & Nomi Ross
Arlin & Earlene Rothauge
Joe & Kathy Ryan
Cal & Mary Karen Ryan
San Juan Airlines
San Juan Coffee Roasting
San Juan Island Community Foundation
Gretchen Schaffer
Martha Scott
Ken Sebens & Emily Carrington
Cady Seiler
Sally Shannon
Gary & Barbara Sharp
Wendi Shepard
Ashley Sherlock
Jean & Ron Shreve
Diana & Tom Sibert
Katherine Simon
Courtney Smith
Andrew Soll
Larry Soll & Nancy Maron
Beben Sonjaya
John Stamey
Gary & Susan Sterner
Sam Stitt & Kay Jakutis
Lori Stokes
Sue-En Stone
Jeff & Liz Stonehill
Stephen A. Stricker
Lee & Tal Sturdivant
Colin Summers
Cyrilla Torres Salsedo
Camille McLean Uhlin
Steve Ulvi & Lynette Roberts
Vacation Doorways
Jim Van Maanen
Val & Leslie Veirs
Mariluz Villa & Tom Reynolds
Jane Weil
Keith & Jane Wentworth
Melissa Wickey
Lori Williams
Dr. Barbara Wollman
Mark & Sharon Wood
Maia Yip
Ron Zee & Elaine Kendall
Anonymous
Board of Directors Election

Home Trust bylaws establish 12 seats for the Board of Directors, four reserved for homeowners, four for the public including business owners, and four for general representatives.

Directors serve staggered two-year terms. This year three seats have been vacated by resignation: Peter Goddu, Attilio Galli, and Maia Yip—we sincerely thank them for their service. Leaving the board at the end of term are Steve Bowman, Dina Melic (Treasurer), and Steve Ulvi. Chary Caren (Secretary), Sarah Crosby (Chair) and Gay Graham are not up for reelection.

Member Emeritus
Pete Kilpatrick

Renominated to new 2-Year Terms
Robert Kleven
Bridget Nyberg
Chinmayo Ricketts

Remainder of unexpired 2-year terms
Marilyn Gresseth

Ashley Sherlock
Ashley graduated from Friday Harbor High School in 2001 and attended Seattle University until 2005. She has worked in the finance and hospitality industries, and recently as a medical assistant, moving back to San Juan Island in 2012. Ashley volunteers for the Family Umbrella Group (providing scholarships for children in need to attend local preschools), and was recently elected secretary of the Friday Harbor Elementary School PTO. Ashley feels the island has a housing crisis and the Home Trust provides much needed affordable housing to permanent residents, helping support the workforce our island needs to be viable and successful. In her free time, she enjoys playing at the beach and park with her 6-year-old son and improving their ‘new’ Salal home.

Karen Vedder
Karen Vedder has lived on San Juan Island since 1974. She and her husband Jim took advantage of the owner builder ordinance to build their affordable pole house from trees on their property. Karen has worked as a biologist at the UW marine lab; been a newspaper reporter covering county government; and, more recently, served as the chief civil deputy for San Juan County. Since retiring she has worked and volunteered for the Land Bank. She believes that the vibrant culture of the island is dependent on a diverse community. Without affordable housing the island becomes an enclave of the affluent and that is a future that none of us wants. She looks forward to working with the other board members to continue to provide attractive homes for people who would otherwise not be able to be homeowners.

Full 2-Year Terms
Faim Melic
“...” and moderate-income residents of San Juan Island.”

Chris Pope
“I came to the island in 1974 with Betsy, my new bride, to join my brother Sam and sister-in-law Anne in a building supply business—Pope Building Supply. We sold that in 1990, and undertook a property development in town, remodeling six buildings and adding one, along Nichols and A streets, into what is now known as Nichols Walk. Concerned about the lack of affordable housing and the many challenges that creates for our island community, I joined the board of the Home Trust in its early days and served 4 years. The Home Trust has come a long way in the years since, and I look forward to rejoining the team to help chart its future.”

AJ Tokunaga
AJ Tokunaga and her family moved to the beautiful town of Friday Harbor in May 2015. She has been involved with the banking industry for the better part of 20 years with a primary focus in residential lending; her background includes many years of focusing on low-moderate income loans and first-time homebuyer education. She has volunteered for various organizations and causes that are dear to her heart and she is looking forward to assisting the Home Trust achieve their mission of creating permanently affordable housing for low-to-moderate income residents of Friday Harbor.
2016-17 Board of Directors

Sarah Crosby Chair
Dina Melic Treasurer
Chary Caren Secretary
Steve Bowman
Attilio Galli
Peter Goddu
Gay Graham
Robert Kleven
Bridget Nyberg
Chinmayo Ricketts
Steve Ulvi
Maia Yip
Jim Lawrence Emeritus
Roger Salquist Emeritus
Larry Soll Emeritus
Lee Sturdivant Emeritus

Staff

David S. Gow Executive Director
Nancy DeVaux Executive Director 2005-2017
Heather Cain Bookkeeper
Nancy Stark Administrative Assistant
Elizabeth Anderson Administrative Assistant 2016-17

PO Box 2603
435-C Argyle Avenue
Friday Harbor, WA 98250

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(360)378-3742 fax
info@hometrust.org
www.hometrust.org
@SJChome
fb.me/sanjuanhome
Our Invitation to YOU

Come see the eight **completed** houses in Sun Rise II
The Home Trust invites you to visit the Sun Rise II neighborhood at your convenience

**Please RSVP:** Home Trust Office - 360-378-5541
Home Trust Board Members will meet you and answer questions you might have.

We would enjoy showing you the unique neighborhood of Sun Rise II

Questions about the Home Trust?
Visit our website at [www.hometrust.org](http://www.hometrust.org)

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**Who Lives in Home Trust Homes?**

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<thead>
<tr>
<th>Actors</th>
<th>Hospital Personnel</th>
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<tbody>
<tr>
<td>Administrator - Skagit College</td>
<td>House Painter Housekeepers</td>
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<tr>
<td>Artists</td>
<td>Hypnotherapist</td>
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<td>Bartender</td>
<td>Insurance Administrator</td>
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<td>Bookkeepers</td>
<td>Internet Network Support</td>
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<td>Building Supply Consultant</td>
<td>Landscapers/Gardeners</td>
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<td>Bus Driver</td>
<td>Library Volunteers</td>
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<td>Cashiers</td>
<td>Library Movie Night Coordinator</td>
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<td>Chef</td>
<td>Massage</td>
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<td>Childcare/Daycare Workers</td>
<td>Therapists/Practitioners</td>
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<td>Classroom (pre-school/ elem.) Volunteers</td>
<td>Medical Assistant</td>
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<td>Coach - Girls’ Sports Teams</td>
<td>Musicians</td>
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<td>Construction Worker</td>
<td>Nursing Home Staff</td>
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<td>County Fair Volunteers</td>
<td>Orthodontist Assistant</td>
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<td>County Parks Volunteer</td>
<td>Pre-school, Elementary, Middle and High School Students</td>
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<td>Domestic Violence Advocate - Safe San Juan</td>
<td>Property Managers</td>
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<td>Elder Caregivers</td>
<td>Psychotherapist</td>
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<td>Electrician</td>
<td>Restaurant Manager</td>
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<td>Family Umbrella Group Volunteer</td>
<td>San Juan Community Theater Volunteers</td>
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<td>FH Athletic Association Board Fire Department Volunteer</td>
<td>Small Business Owners</td>
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<td>Firearms Safety Instructor</td>
<td>Smart Home Design Stone Mason</td>
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<td>Food Bank Volunteer</td>
<td>Teachers and Para-educators in Friday</td>
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<td>Friday Harbor Film Festival Volunteers</td>
<td>Harbor Schools Town of Friday</td>
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<td>GIS Management</td>
<td>Harbor Employee Tutor</td>
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<td>Grocery Stockers</td>
<td>Village at the Harbor-</td>
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<td>Home and Pet Sitter</td>
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<td>Home Healthcare Workers</td>
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<td>Home Trust Board Members (4)</td>
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