



Saratoga Passages

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SARATOGA COMMUNITY HOUSING
ISLAND COUNTY'S COMMUNITY LAND TRUST

Creating Communities That Are Affordable Now and Forever



Steve Gulliford
SCH Board President

As Executive Director of the Housing Authority of Island County for the past 19 years, I have sought new housing solutions to serve every member of our community regardless of their income. No one solution will meet everyone's needs so we require a variety of housing choices, from emergency shelters to homeownership opportunities.

Saratoga Community Housing got its start following an Oak Harbor City Council workshop on affordable housing in early 2006.

Those present at the workshop (affordable housing providers, bankers, builders, and realtors) all agreed there was a need to do something now. The Community Land Trust model was just one of the options discussed. Not being one to wait around for someone else to start a project, I contacted several folks in the community with similar interest and Saratoga Community Housing was formed and incorporated by July 2006.

In March of 2007, we hired Sandra Stipe as Executive Director. We proceeded to fill out the Board and then received our IRS non-profit status the following October. By mid December 2007 we began our fundraising efforts to support the organization as we started building the foundation necessary to create homeownership opportunities here in Island County.

The Board's vision for Saratoga Community Housing is to be stewards of our land while building affordable communities for years to come. This means creating communities where homes are not only affordable now but are affordable to the next generation of homeowners who purchase them. By affordable, we mean housing that will serve households whose incomes are at or below 80% of the area median income (about \$35,000 annually for a three person household).

We'll keep the community informed and engaged through this newsletter and other media. If you have an idea, want to become a member, or want to donate funds or land, please give us call at: 360-331-4248.

Steve Gulliford, President

Come Join Us...

ALL ARE WELCOME

MEMBERSHIP MEETINGS:

- **THURSDAY**
MARCH - 20TH
7:00 PM
WHIDBEY GENERAL HOSPITAL, COUPEVILLE
MEETING ROOM A
- **WEDNESDAY**
MARCH - 26TH
7:00 PM
TRINITY LUTHERAN CHURCH, FREELAND

We're on the Web...
saratogacommunityhousing.org

Our Mission:
Stewardship
of our land to
build affordable
communities for
generations to come

Local Student Designs Saratoga Community Housing Logo

What do you do if you need a logo... If you're a local grassroots organization like ours, you ask the community to get involved. Our logo contest brought us over 50 outstanding entries.

Our Board had the difficult task of selecting just one design that would express

the spirit and feeling we wanted. Many of the entries captured the essence of what we are all about, however; it was Ahren Bader-Jarvis's logo that grabbed our attention & our hearts.

Ahren is a very talented artist in his senior year at Bayview School in Langley.



Photo by Scott Jennings

SCH Board VP, Debbie Torget, congratulates Ahren Bader-Jarvis

December's "Friend-Raising" Event Brings Community and New Members Onboard

Typically December is a crazy time of year, with holiday programs, frenzied days of shopping, family get-togethers and year end celebrations. So when we decided to have our first community event in the middle of the holiday madness we were surprised and encourage to greet a full house of new members and community supporters.

I know we live in a special place, yet it still amazes me when people find time in their otherwise busy schedules to stop, listen, and learn what they can do to make our community an even better place to live.

I would like to take this opportunity to thank everyone who attended and participated in our Membership Meeting/Community Celebration on December 13th. I would also like to thank Mary Willis for challenging the community to match her pledge of \$10,000 in funding. Thanks to the generosity of so many people, we met her challenge raising over \$12,000. The event was a great success raising both friends and funding support.

This was our first opportunity to unveil our organization and invite the community to join us in a conversation



Dr. McCarthy Photo by Scott Jennings

"Our school teachers and staff deserve to own homes in the community where they work." Dr. Fred McCarthy, Superintendent of SWSD

about the benefits of inclusive housing strategies. Those of us who work in the housing arena, here on the Island, know we stand at a critical point in time. As our current housing prices are squeezing the lower to moderate income households out of the housing market, we must work together to provide affordable housing opportunities for the young families, wage-earning work force, and seniors on limited incomes. Only a diverse community will be a strong sustainable community.

Building homes in the Community Land Trust model will provide homeownership opportunities for our teachers, police officers, bank tellers, grocery clerks and other vital service providers. We start by building a strong supportive membership of committed individuals who invest their time and efforts in building affordable communities. We encourage you to invite your friends & family to join our mission.

Thank you, Sandra Stipe-Executive Director

It's not just about building houses... it's about building communities

Saratoga Community Housing & Habitat form Affordable Housing Partnership



Back row from left : Karan Reed (HFH), Ron Tarrant (HFH), Sandra Stipe (SCH) In front: Jim Smith (HFH) and Steve Gulliford (SCH)

To accomplish their mission HFH relies on "sweat equity" provided by the home owner and the community. This model of self-help housing is a real hands-on help your neighbor approach. The one thing HFH was missing is long term affordability over the life of the home.

That's where we come in. Habitat and Saratoga Community Housing have formed a working partnership that will bring future Habitat homes into the Community Land Trust Model.

As partners, Habitat will build the homes for their eligible applicants, and SCH will hold the land in trust. By working together with the homeowners we'll insure the future affordability of their homes.

For more info on Habitat for Humanity call: 360- 679-9444

There isn't just one way to tackle the affordable housing crisis, we need to hit it from every angle.

While Saratoga Community Housing is dedicated to providing homeownership opportunities to residents at or below 80% of the Area Median Income (AMI), Habitat for Humanity of Island County serves our friends and neighbors at or below 60% of the AMI.

We're a local grassroots, member supported organization, working together to build strong sustainable communities.

Join us and make a difference!!!

Annual Memberships start at:

\$15 per person \$25 for a family

**Donate your time, services, money, land
Call us today and get involved**

Thank you,

Leo Baldwin, Randy Enberg, Steve

Gulliford, Donna Keeler, Wayne Locke,

Bill Massey, Michael Schuerlein, Debbie

Torget and Rob Voigt,

SCH Board of Trustees

Saratoga Community Housing

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