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HRB secures two Wallace Cottages for scattered-site housing program

In partnership with Bainbridge Community Foundation, Housing Resources Bainbridge (HRB) has added the first two homes to its scattered-site Community Land Trust (CLT) program. HRB is working with Central Highlands Inc. to purchase two townhomes that will be built as part of the Wallace Cottage development. These 3-bedroom, 1.75-bath homes, priced at \$265,000, were made available to families earning below 80% area median income (approximately \$73,000 for a family of four), and the buyers have been selected.

With the CLT model, HRB lowers the sale price of the home for qualified individuals. HRB holds title to the land and sells only the residential dwelling. When the owner sells the home in the future, it is sold to another income-qualified household at a price determined by a formula. This keeps the home affordable for future generations.

The Bainbridge we know and love today is the result of people from all walks of life coming together. Scattered-site development fosters this island culture by blending affordable and market rate homes to create economically diverse residential communities. The future owners for these two townhomes are Bainbridge Island families who have lived, attended school, and worked in the community for many years.

“Bainbridge Community Foundation is proud to partner with HRB in the creation of the scattered-site affordable housing program,” said Executive Director Jim Hopper. “Over time, we’re confident that this program can provide a pathway to acquire and maintain homeownership for so many in this community, while keeping the island economically diverse throughout as it has been for so many generations past.”

Thank you to Central Highlands Inc., Karen Bazar and Barb McKenzie at Coldwell BAIN, Community Framework’s SHOP Program, and Bainbridge Community Foundation for their partnership and funding.



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HRB is grateful for the following in-kind support:

Cris Ugles, Cris Ugles Building Inspection Services Inc.

Alec Rekow, Alexander Company LLC

Steve Hart, SH Home Improvement LLC

Rick Barrenger, Bainbridge Handyman



Promoting safety and independence at home

Everyone deserves to live in a home that meets their health, safety, and accessibility needs.

For twenty years, the Independent Living program at HRB has facilitated home repairs and modifications for community members in need. We work to improve the safety and sustainability of the home environment for those wishing to age in place, as well as for people with disabilities or recovering from injuries. Our services are available to Island residents of all ages and include a home evaluation, coordination with licensed contractors to see projects through to completion, and funding for up to \$6,000 of project costs.

Last year, one Independent Living client faced drastically limited mobility after a severe fracture. For several months following her injury, she relied on a wheelchair and a walker. The entrance to her home had steps that made it inaccessible during her recovery. Working collaboratively with a contractor, the Independent Living program helped to install a custom hand-rail system that allowed her to come and go with confidence, as well as shower grab

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Dear Neighbor,
I recently read an impactful article on Shelterforce, a community development website, by Gail Schechter. In the article, she suggests that the question “Do we need affordable housing?” is really the wrong question. Instead, we need to talk about housing in the broader context of building community.



Phedra Elliott

I don't have the space here to do justice to the entire article (it is worth a read at www.shelterforce.org), but two of her points really stuck with me: “All people are worthy” and “A mixed income community is all about Us; there is no ‘other.’”

At HRB, our board and staff work hard to live these statements every day. As you will see inside, our board members serve HRB's mission for a host of reasons. For our staff, working here is more than a paycheck. And as I hear from our supporters, they too give for a variety of reasons. But at the end of the day, all of our motivations boil down to the same thing: Each person in this community is worthy, and each person is Us. This includes those who are here now, those who have left (whether by choice or not), and those who are yet to come. Without all of Us, with our range of housing needs, we can't be a vibrant and whole community.

As we move into a more hopeful spring, HRB continues its work to preserve the diversity and vitality of Bainbridge Island by providing and maintaining affordable housing opportunities in the community. A community for all of Us is, to my mind, the only community worth having.

With gratitude,
Phedra Elliott
Phedra Elliott
Executive Director

From Ivory Coast to Bainbridge Island

In an interview from last fall, HRB resident Josephine Gnaoua talks about the importance of finding safe and stable housing. (Thank you to Helpline House volunteer and French translator, Melanie Solonsky.)

HRB: When did you arrive in the United States?

JOSEPHINE: I arrived in early 2017. I am a refugee immigrant with a work permit. I am waiting for my status to allow me to have my youngest daughter come join me.

HRB: What brought you here?

JOSEPHINE: The Ivory Coast has had many years of conflict and civil wars since its independence in 1960. The most recent began in 2011. I have two adult children and two grandchildren from my first husband, who died during the war. I remarried and have two more children, aged 9 and 18; their father also died. I came to the United States hoping to find new perspective and opportunity.



Josephine Gnaoua & Melanie Solonsky

HRB: Was it important that you come to Bainbridge Island?

JOSEPHINE: I started briefly in Tacoma where a member of the Ivorian community provided some initial assistance. I told [him] that I wanted to live somewhere especially calm. After all the many painful and frightening experiences I had in the Ivory Coast, a peaceful place was important to me! My friend drove me to visit different areas, including Bainbridge Island. I liked it very much and found a job via Island Hands cleaning at three island businesses: City Hall, the police station, and the Senior Center. I then commuted from Edmonds, while staying with friends. I took a bus to Seattle, then a ferry to Bainbridge Island. I worked, then returned via ferry to Seattle, then by bus back to Edmonds. It was a very long journey each day!

Thanks to the [Bainbridge Island-North Kitsap] Interfaith Council and a mention about me in the Senior Center newsletter, I found a host family here on Bainbridge Island. That allowed me time to explore local resources. Helpline House and my social worker are wonderful resources. There I met my interpreter (Melanie) who helped me with the paperwork to apply for housing, open a bank account, and apply for a library card. I am now happily settled in an HRB apartment in Winslow that is close to my work.

HRB: Do you feel you are getting to know people here?

JOSEPHINE: Oh yes! I appreciate everyone so much, I can't name them

all. I'm very happy with my life in this community. I have been taking ESL classes at Seattle Central College, but now they are all on Zoom. I believe I am slowly making progress with my English.

HRB: Are you in touch with your family in the Ivory Coast?

JOSEPHINE: Yes, we chat on WhatsApp often. They are all relieved that I have found a new, tranquil home. I am very thankful for the stability I feel, my new friends, and the kind people on Bainbridge Island that have helped me along the way.

PROMOTING SAFETY *(continued from page 1)*

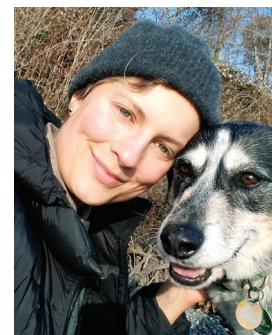
bars to increase her safety and allow her to rehabilitate at home.

“My contact with HRB from that one phone call was simple, and meetings were efficient,” the client said. “All of the work during the Covid-19 restriction was completed with best practices and support.”

As well as making modifications to reduce hazards and increase accessibility — exterior walkway improvements, handrails, grab bars, or an accessible shower — the Independent Living program can help with repairs to promote health and the longevity of the home. Fixing a leaky roof or replacing water-damaged flooring, for example, can significantly improve indoor air quality and mitigate health hazards such as mold and mildew, in addition to reducing energy costs and contributing to the sustainability of a home over the long term.



Julie Stone, Independent Living Program Manager



Emily Klein, Independent Living Coordinator

As shelter-in-place orders keep many of us homebound, the importance of our living space to our wellbeing is more apparent than ever. For those of us working and learning remotely, our homes have become offices and classrooms; as businesses have shuttered, our kitchens and living rooms have replaced restaurants, bars, and entertainment venues.

For community members who have accessibility needs, even something as simple as a walk-in shower or an entrance ramp can have a dramatic impact on quality of life. Increased mobility can reduce reliance on others for help in completing activities of daily living such as bathing, cooking, and getting dressed. At the same time, an environment that supports independence and reduces hazards can promote social participation: a house that is easy to navigate and facilitates autonomy can help people build confidence in their abilities and reduce the limitations that may result from safety concerns.

We are employing extra health and safety precautions in light of Covid and are actively contracting Independent Living projects. If you or someone you know could benefit from our services, or if you have questions about the program, please do not hesitate to contact us.

CRAIG CLARK

“I want to live in a real live community, one containing a variety of age, socioeconomic, vocational, and ethnic groups. I don't want to live in a retirement community or an affluent enclave. I want to rub shoulders with artists, teachers, caregivers, laborers, gig workers, scientists, bankers, kids, and folks of all ages, many of whom are being priced off the Island due to the high cost of housing. To retain such diversity, we need an organization, like HRB, focused on providing different types of affordable housing.”

LAUREN COATES

“I believe that all members of the community, especially those who work here, should have the opportunity to live here.”

BRUCE EREMIC

“Without them I would not be able to live and work in the community that I grew up in.”

STEPHANIE FARQUHAR

“Without housing many of those who are essential to Bainbridge Island cannot live here.”

TINA GILBERT

“It provides affordable housing so people can feel stable and secure. Housing fulfills a basic human need for shelter, but it also contributes to the wellbeing of all.”

ROSS LAMBERT

“Without HRB, I wouldn't be able to afford to live on this beautiful island.”

LINDA LINCOLN

“As a longtime advocate for affordable housing, HRB is important to me as it provides affordable housing options in perpetuity to the Bainbridge Island community.”

ALEX MEDEIROS

“No one else is working hard to make sure the people that work here can afford to live here.”

PATTI PRINE

“It provided affordable housing for me while I was employed at Town and Country here on Bainbridge Island and now during retirement. It has made it possible for me to stay here where I can continue to enjoy being a part of a community I have grown to know and love.”

TINA SONG

“It makes a positive change for our future generations.”

MARGARET CELESTINO

“They help single parents.”

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