SHOP Shout Out – SJCHT Sun Rise Neighborhood Phase II

Our SHOP Shout Out for this issue goes to San Juan Community Home Trust (SJCHT) for the continued development of the Sun Rise Neighborhood. Located less than one half mile from the center of the Town of Friday Harbor, Sun Rise is close to most jobs and services on the island, including the State ferry terminal that connects San Juan to the mainland. Currently in Phase II of development, the Sun Rise Neighborhood will offer mixed-income home ownership opportunities to a projected minimum of 40 homes. SJCHT envisions Sun Rise as an inclusive and interactive community that serves the needs of diverse groups of people including low-income working families, key infrastructure employees (school teachers, medical workers, local government), and senior citizens.

San Juan County is the least affordable housing market in Washington State, requiring dedication and creativity on the part of SJCHT and their team of partners. Community Frameworks’ SHOP funds supported Phase I of Sun Rise’s development, which saw the construction of 14 new units consisting of four duplexes and two triplexes. Phase II is now underway, and Community Frameworks has loaned SHOP funds to SJCHT for the infrastructure improvements needed for further development. SJCHT applied a unique approach to Phase II by partnering with the Nickel Brothers house moving company to relocate and “recycle” older homes from the surrounding region. With an inventory of reclaimed houses in Victoria, Vancouver BC, and Seattle, the Nickel Brothers are able to transport them by barge to San Juan Island where they will be placed on foundations and refurbished. A portion of these refurbishments will come from the homebuyers themselves to fulfill SHOP Sweat Equity requirements.

The homes brought in by Nickel Brothers are quality, well-built homes salvaged from neighborhoods where they would have otherwise been demolished to make way for newer, more modern houses. Most of them are smaller (around 1,000 sq. ft.) 1920’s-1940’s era Victorian or craftsman style homes that will form a charming “pocket neighborhood” within the Sun Rise community. Phase II of development will undoubtedly boost the curb appeal of the Sun Rise Neighborhood and further expand housing choice for the San Juan community. This is also the first time Community Frameworks SHOP funds have been invested in a neighborhood where older houses were moved from a prior location for rehab.
As responsible stewards of the environment and champions of affordability, SJCHT is also dedicated to implementing “green building” features that keep utilities and maintenance costs down for their homebuyers. Such features employed in Sun Rise homes include on-demand water heaters with auxiliary solar water heating, air-to-air heat exchangers, programmable thermostats, and an innovative “Living Machine” wastewater system.

Sun Rise properties in Phase I & II are sold fee-simple, with a Permanent Affordability Covenant assuring future resale affordability, a Memorandum of Permanent Affordability to establish the resale formula price and shared appreciation terms for each homebuyer, and a Condominium Association formed for management of the property. The Sun Rise Neighborhood is a testament to SJCHT’s commitment of supporting a sustainable community through permanently affordable housing.

For more information on this project and others from SJCHT, please visit: http://hometrust.org/neighborhoods-buck.html

Community Frameworks' Self-Help Homeownership Program (SHOP) funds land acquisition and infrastructure development to create affordable homeownership opportunities throughout the Pacific Northwest. If you are a nonprofit organization who wants to learn how you can use SHOP funds to build your own affordable homeownership project, click here.