

A place to  
call HOME.



## eNewsletter

"Our mission is to support and develop affordable housing as a foundation upon which individuals, families and neighborhoods can build vital communities."

December 2010

[communityframeworks.org](http://communityframeworks.org)

Issue Eight

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### Upcoming Events:

For information  
on Homebuyer  
Education Classes  
and Informational  
Meetings  
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[Classes and  
Meetings](#)

### Our Locations:

Spokane Office:  
315 W Mission Ave  
Suite 100  
509-484-6733

Bremerton Office:  
409 Pacific Avenue  
Suite 303  
360-377-7738

## Happy Holidays from Community Frameworks

### Flowers and Family Dinners

It's not what comes to mind when you think of affordable housing—but we think it should be.

When we first saw the Rockwell Apartments, it was in sad shape. The rents were high and maintenance had gone by the wayside. "It was bad," said Community Frameworks Manager Jelili Ogundele surveying the disrepair, "but we knew there was hope."

With that in mind, Community Frameworks began the transformation. We bought the apartment complex, reduced rents and designated units for low-income working households. We painted the buildings, repaired the pool, hired a resident manager and installed a playground for children.

Rockwell is different now. The complex is lined with flowers and neighbors meet one another across the playground. We are proud of the change, but the residents feel it personally. "It's amazing. It's been really great, especially since Community Frameworks took over. We've made really great friends," resident Sheri Ballao said about the changes. "We have community dinners... and the playground gives our little ones something to do."

Sheri's happy remarks and those of other residents made us realize we didn't just renovate a rundown building—we created a community worth calling home.

"These apartments, they're affordable, and it has given my husband the opportunity to finish school," Sheri said. "It allowed us to get to a better place [financially]. We are even thinking of homeownership in the future."

For more than 35 years Community Frameworks has developed affordable housing that helps seniors, first time homebuyers, the homeless, people with disabilities and low-income families throughout the Northwest.

A home and the community surrounding it is a place to belong. And in the aftermath of the great recession, our work has never been more important—or more difficult.

Despite financial setbacks, we continue to pursue our mission because we all know a home is much more than nails, concrete and wood. Whether it is a shelter bed on a cold winter night, an affordable apartment for a grandmother on a limited income, or simply a house a young family can proudly call their own, Community Frameworks knows having an affordable place to live benefits the citizens of our communities. It helps children do better in school, helps families save for the future and enables our friends and neighbors to thrive in our communities.

Your contribution would significantly help our neighbors find a way to rebuild lives and establish a place to grow.

**\$25 would fund a counseling session for a struggling family**

**\$250 would fund an entire financial fitness certification course**

Thank you for your continued support. [Donate Now](#)



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-Sheri, A Rockwell Resident

## CF Explores Manufactured Options for Future Affordable Housing

In response to a national NeighborWorks expansion initiative, Community Frameworks will become one of 12 organizations nationwide to research the feasibility of using newly designed manufactured homes as an affordable housing alternative.

The initiative funds preliminary research needed to determine the potential outcomes of using this energy efficient manufactured housing to preserve mobile home parks and develop housing for communities throughout the Northwest.

If the business model testing supports positive community outcomes, Community Frameworks will pilot a local project to use the new manufactured housing and special loan products to create self sustaining communities.

"These new energy efficient, well constructed and lower priced manufactured homes are attractive—but provide much more than curb appeal. They provide a more attainable price point and lower monthly energy cost. Research shows that people who make positive changes in their living environments experience measurable improvements in their health, personal safety, children's education and neighborhoods," said Alan Trunnell, Community Frameworks Homeownership Director. "It is very important to us that these homes fit within site built neighborhoods and that when people drive through a neighborhood that includes today's manufactured housing there is no stigma attached."

Community Frameworks plans to partner with Next Step "Manufactured Housing Done Right" (formerly known as Frontier Housing) to provide manufactured housing opportu-



The possible future of affordable manufactured housing. [More](#)

nities throughout the Northwest. Fortunately, Next Step has a contract with Clayton Homes to purchase 200 homes over the next two years; lowering the cost of these homes through volume discounting. Both Next Step and Clayton have expressed their excitement in our new partnership.

Ideally, the successful business model we create will be replicated in communities throughout the Northwest. If successful, this project will boost the amount of quality, affordable housing available to vulnerable populations throughout the country.

Everyone should have the opportunity to live in a safe, quality and affordable home.

To learn more visit [www.communityframeworks.org](http://www.communityframeworks.org),  
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