



FAQ'S

LANGLEY PROPERTY PURCHASE

Prepared by Goosefoot Community Fund

March 2022

Why did JR and Cally Fulton approach Goosefoot to purchase their parcels?

The Fultons have been interested in the issue of affordable housing in Langley for many years. In fact, JR Fulton and Goosefoot staff had their first conversation regarding housing in 2018. When the organization entered into a feasibility study for the Bayview Rural Area of Intensive Development (RAID) in 2020, they kept JR informed and invited him to participate in a series of due diligence activities surrounding the financing and management of affordable housing.

When JR and his wife Cally decided to relocate to Scotland, they didn't want to give up on their dream of building affordable housing on their two parcels in the City of Langley. Goosefoot's collaborative work on the Bayview RAID impressed both JR and Cally and led them to offer up an innovative plan to help finance the purchase of their property.

How is Goosefoot paying for the property?

An anonymous couple donated half of the \$600,000 purchase price outright. The Fultons are giving Goosefoot until March 2023 to pay the remaining balance, at no interest.

Goosefoot will be researching state, local, and other funding sources to complete the purchase.

Will Goosefoot be building affordable housing on this property?

No, Goosefoot is not a developer, builder, or manager of housing. Goosefoot will work to identify a housing developer to build and manage affordable rental housing on the property. We expect that task to be easier with donated land and municipal infrastructure already in place.

Will Goosefoot make sure affordable housing is built?

We'll do everything in our power to ensure that housing will be built for those making 80% AMI and less with the development of multi-family rental units.

I thought Goosefoot only operated in Bayview?

Goosefoot's area of service is actually South Whidbey, not just Bayview. However, this is the first time we have purchased property outside of Bayview. Since it will serve South Whidbey's affordable housing needs, it's a perfect fit for our mission. Again, we're not going to develop these parcels in the City of Langley. Goosefoot is holding them in trust for the building of affordable multi-family housing units and will be seeking out a non-profit developer.

What's happening with the Goosefoot project in the Bayview RAID?

The feasibility study Goosefoot commissioned last year for placing affordable housing in the Bayview RAID was a real eye opener, especially on issues of septic infrastructure and financing. In addition, the collaborating landowners don't appear to be in the position to make land available in the near future.

This property in the City of Langley offers a more timely opportunity to get affordable housing built, especially since it's on sewer. However, Goosefoot is not losing sight of the many benefits of placing affordable housing in the Bayview RAID, especially in terms of location, services, and access to public transportation.

How do I keep informed of what you're doing?

You can sign up for the Goosefoot mailing list by contacting terra@goosefoot.org and asking to be placed on our mailing list or signing up on our website at www.goosefoot.org. Following us on Facebook is also a good way to keep updated on our projects.

Contact Information for Goosefoot

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