

COMMUNITY CONNECTIONS

Building Homes... Building Community... Building Trust

Spring Newsletter

April 2007

MISSION STATEMENT

Durham Community Land Trustees, Inc is a non-profit, community-based organization. Our mission is to provide permanently affordable, community and resident controlled housing for low-and-moderate income people and to promote revitalization of the neighborhoods in which we serve.

Staff

Selina Mack

Executive Director

Dianne Johnson

Business Manager

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Manager of Property & Sales

Karl Hammond

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Sarah Hodge

Program Assistant

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DCLT CO-HOSTS NC COMMUNITY LAND TRUST CONFERENCE



On April 26th & 27th, Durham Community Land Trustees will co-host the NC Community Land Trust Conference at the Friday Center in Chapel Hill, NC. The two-day conference will convene over 150 non-profit leaders, elected officials, and municipal staff to introduce the Community Land Trust (CLT) model as a means of providing affordable workforce housing amidst escalating housing prices. DCLT is co-hosting with another local CLT, Orange Community Housing and Land Trust

(OCHLT) of Carrboro, NC.

The conference features two tracks of introductory and advanced workshops focused on CLT issues in North Carolina and across the South. John Davis and Mary O'Hara, two nationally recognized CLT trainers, will be leading the workshops. Mayor Bill Bell of Durham and Mayor Kevin Foy of Chapel Hill will be guest speakers. The conference will also include a bus tour of DCLT's target

neighborhoods.

"This is an amazing opportunity to train community members about the CLT model" said Executive Director, Selina Mack. "The affordable housing crisis is becoming a major concern for countless cities across North Carolina and the South. DCLT has been working on affordable housing issues for 20 years and we understand the difficult challenges that lie ahead for many of (Continued on Page 4)

FROM THE EXECUTIVE DIRECTOR'S DESK:

Dear Land Trust Supporter,

Durham Community Land Trustees will be celebrating its 20th anniversary from September 2007 – August 2008. For the past two decades, we have made steady progress toward our goal of revitalizing fragile neighborhoods by increasing the percentage of responsible homeowners and stable tenants in our neighborhoods.

We know that educated and empowered homeowners provide stability to neighborhoods in ways that increased police presence, curfews, and laws often can not. During this year of celebration, we will encourage all of our friends to support us in raising funds for a Community Organizer who will collaborate with agencies and organizations throughout the Triangle to equip our clients with information on community involvement, home repairs, crime prevention, and money management -- all in an effort to ensure that Durham continues to grow into a place where people live and work together in harmony.

We believe

...it's important for working class families to know they are a vital and valued part of the community. DCLT makes homeownership possible for the childcare providers, restaurant workers, parking lot attendants, and other citizens who undergird our community.

...retirees and seniors have the capacity to contribute to our neighborhoods in many meaningful ways. DCLT has provided a place for them to feel safe and secure in communities in Southwest Central Durham. This year we plan to begin construction on Carroll Street Senior Apartments that will provide four units of housing to seniors over the age of 55.

...affordable, safe housing should be available in all communities. As such, we are investigating opportunities for collaboration with developers in downtown Durham, expanding our service area to other neighborhoods, strengthening our rental holdings to ensure that individuals who desire rental housing are served by a caring and involved landlord.

...caring for our environment is a responsibility that all citizens should embrace. As such, we are committed to exploring options for green building and energy efficiencies. We are educating our clients on ways in which we can all save money and care for our environment.

HOW CAN YOU MAKE AN IMPACT DURING OUR ANNIVERSARY YEAR?

1. **Share our success stories with your network of friends and colleagues.** Visit our website, www.dclt.org and learn more about our signature programs, our activities, and our staff. Invite us to speak at your neighborhood gathering or a brown bag lunch at your office. Sign up for a tour of the neighborhoods where your dollars have made a difference.
2. **Refer candidates for homeownership to us.** We are always looking for individuals and families whose dream of homeownership we can help fulfill.
3. **Invest in our work.** Your donation will strengthen Durham Community Land Trustees and enable us to continue building our community for the next two decades!
 - A gift of \$50 will create twenty (20) resident education manuals.
 - A gift of \$100 will bring post-purchase counseling to prevent foreclosure to two(2) homeowners.
 - A gift of \$500 will provide one week salary for a part-time community organizer.
 - A gift of \$1,000 will allow us to send four (4) community residents to leadership training.

Please make your gift to DCLT today. Our clients and community depend on your generosity!

Warm Regards,

Selina Mack



COMMUNITY SPOTLIGHT: David Overton, Pauli Murray Place's Newest Homeowner

Welcome David Overton to the Land Trust family of homeowners. David moved into his new home on Pauli Murray Place this month. David, a seven year resident of Durham, stumbled across DCLT as he was looking at properties suggested by his real estate agent. He explained "when I saw the house I immediately knew I was home."

He went on to say that "There is plenty of room for my mother, sister, and niece, so I can trick my

"I want to take the information that I learned about DCLT and teach other people how to advance in life...teach them that they can reach their dreams just as I have reached my dream of owning a home."

-David Overton, DCLT Homeowner

family into visiting more often... I also don't have to worry about my mother as she gets older because now I know that she can come live with me....The neighborhood is wonderful. It is quiet, but you still see children

playing. Plus, all of my neighbors are extremely friendly."

David is employed as the After-Care Coordinator at TROSA, a local non-profit that provides residential substance abuse counseling. At TROSA, he

teaches financial responsibility and employment classes to TROSA graduates. Before joining TROSA's staff, David was a successful graduate of the program. He is excited about getting involved with DCLT and spreading the word about DCLT to his students.

WHAT EXACTLY IS A COMMUNITY LAND TRUST ?

A Community Land Trust is a unique way of recycling affordable housing. When a homeowner purchases the house, they do just that: purchase the house and any improvements to the land. The lot itself is held 'in trust' by DCLT and the land is leased back for a nominal fee under a 99 year renewable lease. Homeowners may do whatever they like to the property: landscape, fence, build an outbuilding, pass it to a relative, or even move the house to another lot if they like.

This does two things: it takes the price of the land out of the price of the home making it more affordable and ensures that when the homeowner wants to sell (under a shared equity formula) DCLT can come back to the table as the landowner and ensure the home goes to another family in need of affordable housing.

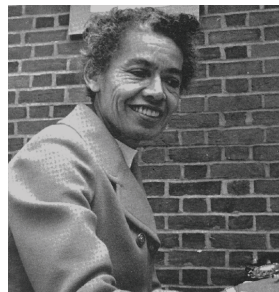
As neighborhoods become more desirable and expensive, this model becomes that much more important. Take a look at what has happened in Raleigh where "inside the beltline" property is prohibitively expensive for teachers, firefighters, police officers, and hospital workers. DCLT's founders recognized that the CLT model is a way to ensure our neighborhoods, in their prime location between Duke and Downtown, have diversity of housing options for decades to come.



WHO IS PAULI MURRAY?

Many of you have inquired about Pauli Murray and why a street has been named in her honor. Pauli Murray is an important national civil rights figure from Durham, NC and DCLT is thrilled that one of our communities bears her name.

Pauli Murray was raised by her grandparents and aunt on Cameron Avenue in Durham, NC. She graduated at the top of her class at Hillside High School and continued her academic success at Hunter College in New York.



Pauli Murray (1910-1985)

After graduating with honors, Pauli Murray applied to graduate school at UNC and Harvard University, but she was denied admission because of the schools' discriminatory admission policies. Despite these setbacks, Pauli Murray received a JD from Howard

University, a master's degree from the University of California at Berkeley, and a PhD from Yale University.

Her personal experiences with discrimination and racism motivated her to spend her life challenging these artificial barriers. She organized sit-ins at Washington, DC lunch counters, founded the National Organization for Women, assisted with the passage of the Civil Rights Act, and had a distinguished and varied career as a professor, a civil rights lawyer, a college vice president, deputy attorney general of California, and Episcopal Minister.

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MEET THE NEW DCLT STAFF



Sarah Hodge,
Program Assistant

Sarah Hodge joined DCLT as a Program Assistant in December 2006. She holds a BA in Economics and Political Science from the University of North Carolina at Chapel Hill. While a student, Sarah worked at the UNC Center for Civil Rights housed in the UNC School of Law. At the Center, she assisted with voting rights, education, and community development projects. Prior to working at UNC, Sarah served as an Ameri-Corps Member at Heads Up where she taught and mentored a class of third-grade students in an inner-city Washington, DC elementary school.

PAULI MURRAY (CON'T) FROM PAGE 3

For more information about the distinguished life of Pauli Murray, please read her auto-biography entitled Pauli Murray: The Autobiography of a Black Activist, Feminist, Lawyer, Priest, and Poet. Her biography, Proud Shoes, also gives the account of her childhood in Durham's West End.

CONFERENCE (CON'T) FROM PAGE 1

these communities. We, along with OCHLT, want to share our expertise with other communities so that they understand how the CLT model can help.”

The conference will teach attendees the basics behind the CLT model such as ground leases, resale models, and legal and technical issues involved in starting a new CLT. Additional workshops will explore the history of the CLT movement, the challenges that CLT's face, and the potential collaborations between CLT's and other affordable housing organizations.

The NC Community Land Trust Conference will take place at the Friday Center for Continuing Education in Chapel Hill, NC. If you are interested in attending the conference, please visit DCLT's homepage for a link to our on-line registration system.

DCLT's Calendar of Events:

1. NC Community Land Trust Conference

April 26th & 27th, 2007

Chapel Hill, NC

Please visit www.dclt.org for more information.

2. DCLT Homeowners Workshop

Saturday, June 9, 2007