

COMMUNITY CONNECTIONS

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

Summer Newsletter

July 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

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Dianne Johnson

Business Manager

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Manager of Property & Sales

Karl Hammond

Project Manager

Duane Hoskins

Maintenance Manager

Sarah Hodge

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DCLT CONTINUES LEGACY OF AFFORDABLE HOUSING

In May, DCLT became the proud owners of 37 solar energy-efficient rental units. DCLT purchased the units from Richard and Lonna Harkrader, owners of New Morning Solar Apartments. The 37 units are scattered throughout 12 locations in DCLT's targeted neighborhoods of Southwest Central Durham.

DCLT was hand selected by Richard and Lonna Harkraders to acquire the properties. The Harkraders, who have been long-term supporters of DCLT, have decided to retire and pursue other interests. However, they wanted their apartment units to remain affordable, something which could not be guaranteed by selling to a private developer. Lonna Harkrader noted "It is wonderful to have a non-profit organization like DCLT take over our life's work".



The Harkraders are well known in the Durham community for being leaders in green building and sustainable energy. They developed their properties in urban settings using local materials with a focus on energy efficiency.

"This acquisition is the largest in DCLT's history" noted Selina Mack, DCLT's Executive Director. "It is exciting for DCLT to be able

to expand its rental holdings. The acquisition of these apartments is in accordance with DCLT's strategic plan to increase its rental units and further advance its green building initiative which began with Pauli Murray Place." Additionally, this purchase allows DCLT to further its mission of providing permanent affordable housing. (con't on page 3)

FROM THE EXECUTIVE DIRECTOR'S DESK:

Greetings,

As the year marches on, I am still positively charged by the interest and response to the very successful NC Community Land Trust Conference hosted by Durham Community Land Trustees and Orange Community Housing and Land Trust. This two-day conference, held in April, brought together over 130 non-profit leaders, elected officials, and municipal staff from all over the Southeast. Participants from twelve different states gathered to learn how to 'build a better mouse trap' in the world of affordable housing.

The conference was a huge success due in large part to the networking op-

portunities it created. Community representatives from Charleston, SC; Gainesville, GA; Gulfport, MS; Montgomery, AL; and numerous communities within North Carolina had the opportunity to exchange thoughts and ideas about how community land trusts could help their communities. Since the conference, many of these groups have continued leaning on and collaborating with each other, as well as coming to DCLT for technical assistance as they form CLTs in their communities.

During the past 20 years, Durham Community Land Trustees has served as a national CLT model. We were the first community land trust in North Carolina and one of the first ten land trusts in the U.S. DCLT continues to be a viable, successful nonprofit organi-

zation due primarily to the support from the Durham community. During the conference, as I listened to some of the conditions and situations other communities are facing TODAY, it first reminds me of where the West End was some 20 years ago. It also reminds me of how fortunate DCLT is to be in a city that deeply cares about diversity, affordable housing, and improving the quality of life for its citizens.

Thank you Durham for your many years of love and support!



W. Selina Mack, Executive Director

DCLT HOSTS HOMEWORKSHOP 2007: A RESOURCE FOR RESPONSIBLE HOMEOWNERS

On June 9th DCLT hosted HomeWorkShop 2007: A Resource for Responsible Homeowners at The Community and Family Life Center at Lyon Park. The event was held in celebration of National NeighborWorks Week which took place from June 2-9, 2007.

HomeWorkShop 2007 offered hands-on interactive workshops that taught basic home maintenance skills to low-to-moderate income, first-time homebuyers. Some of the topics covered at HomeWorkShop 2007 included basic plumbing, drywall repair, lead paint and asbestos identification, energy efficiency, landscaping, fire prevention, and home safety.

The event targeted first-time homebuyers in Durham. DCLT worked with Durham's Dept. of Community Development, Self-Help CDC, Durham Habitat for Humanity, Durham Regional Finance Agency, and Durham Housing Authority to attract homeowners to the

event.

HomeWorkShop is sponsored annually by DCLT as part of National NeighborWorks Week. DCLT is a chartered member of NeighborWorks, a nationwide network of more than 240 trained and certified community development organizations that work in more than 4,000 communities across America.

Working in partnership with others, NeighborWorks organizations are leaders in revitalizing communities and creating affordable housing opportunities for low-to-moderate income families.



Duane Hoskins, DCLT's Maintenance Manager, demonstrates how to repair a faucet.



The Fire Dept. explains the importance of annually inspecting smoke detectors.

COMMUNITY SPOTLIGHT: Leah Yates: Pauli Murray Place Homeowner

Welcome, Leah Yates to the Land Trust family of homeowners.

Leah moved into her new home on Pauli Murray Place in April 2007. Leah who is originally from Goldsboro moved to Durham two years ago to attend graduate school at Duke. After graduating with a Master's in the Art of Teaching in May 2006, Leah started her first year of teaching at Riverside High School in Durham.

Leah stumbled upon DCLT while looking at homes listed online on Craig's List. Leah, a first-time homebuyer, is really enjoying her new home. Leah says that what she enjoys most is that "it's completely



Leah Yates with her dog Rhombus in her home on Pauli Murray Place.



mine...I can paint and garden as much as I like without anyone's permission". "I've come a long way in the past 6 years...I've been through a lot of old grimy apartments, and I am thrilled to have my own brand new home."

Leah decided to stay in Durham after graduation because she enjoys the diversity within Durham.

"Durham is very different from the small town where I am from" she said, "I also really enjoyed my student teaching experience at Riverside High School, so I decided to stay and continue teaching there."

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 it 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 a diversity of housing options for decades to come.

BRITE HORIZON (CON'T FROM PAGE 1)

DCLT renamed the units Brite Horizon Solar Apartments. They are mostly one and two-bedroom units in a duplex or triplex configuration featuring passive and active solar systems that significantly reduce energy costs for tenants. The features include solar hot water heaters, brick flooring, strategically placed overhangs, and south facing windows.

Funding for this project was provided by Neighborhood Housing Services of America (NHSA), NeighborWorks America, Duke University, and an Economic Development Initiative Grant facilitated by Congressman David Price.



Brite Horizon Solar Apartments feature solar systems that significantly reduce tenant's energy costs. Southward facing windows, strategic overhangs, and brick flooring utilize the sun and natural environment to minimize heating and cooling costs. A resident's estimated energy bill is \$25 a month.



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DCLT's 20th Anniversary Celebration

Featuring: Bela Fleck & The Flecktones



When: Wednesday, September 26, 2007 at
6pm

Where: Carolina Theatre

Cost: Tickets are \$50*

**RESERVE YOUR TICKETS NOW FOR
PREFERRED SEATING.**

**For Tickets Call DCLT's Office at:
(919) 490.0063**

*PRICE OF TICKET INCLUDES A WINE AND HORS D'OEUVRE RECEPTION

Make A Difference Day

October 27, 2007



Join DCLT for
National Make a Difference Day
Saturday, October 27th, 2007

**All across the country, volunteers
will mobilize in a day of community service.**

DCLT is working with residents and community groups to
identify projects in Southwest Central Durham.

Projects include landscaping, power washing,
home weatherization, minor repairs, or painting.

We need your help to Make A Difference.

If you, your civic group, place of worship, family, fraternity,
neighborhood association, or workplace would like to partici-
pate or recommend a project, please contact DCLT.

**The more participants,
the bigger the difference!**