

COMMUNITY CONNECTIONS

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

Summer Newsletter

August 2008

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 operate.

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Selina Mack
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Business Manager
Marcia Rogers
Manager of Property & Sales
Karl Hammond
Project Manager
Duane Hoskins
Maintenance Manager
Sarah Hodge
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DCLT CELEBRATES NEIGHBORWORKS WEEK WITH HOMEWORKSHOP 2008

On Saturday, June 7th DCLT celebrated National NeighborWorks Week by hosting its 3rd Annual HomeWorkShop: A Resource for Responsible Homeowners. Homeowners were taught basic home maintenance skills such as plumbing, drywall repair, lead paint and asbestos identification, energy efficiency, landscaping, fire prevention, and home safety. The City of Durham's Fire, Police, Waste Management and Solid Waste departments provided educational materials for the event. This year the event was hosted at a DCLT property to allow more practical hands-on experience for homeowners.

DCLT also sponsored a community improvement project with a small group of volunteers. Despite the record breaking 100+ degree heat, the volunteers completed demolition and landscaping projects at

1810 Palmer Street. DCLT recently purchased the property and is currently completing extensive renovations. Kristen Elmore, a first-time volunteer for

NeighborWorks, a nationwide network of more than 240 trained and certified community development organizations that work in more than 4,000 communi-



DCLT hosted a community work project with a small group of volunteers during National NeighborWorks Week.

DCLT noted "It was such a rewarding experience to lend a hand to such a wonderful organization... this house will be a wonderful home for a family once the renovations are complete."

DCLT is a chartered member of Neighbor-

Works 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.

FROM THE EXECUTIVE DIRECTOR'S DESK:

Greetings:

After a six year respite, Durham Community Land Trustees will hire a Community Organizer this Fall. Community organizing has been an integral part of our mission since DCLT's inception over 20 years ago. This is essentially the *Building Community ... Building Trust* component of our slogan.

This position was eliminated several years ago due to a loss of funding. Unfortunately, it is one of those desperately needed positions that doesn't generate income and requires

100% grant support. However, having a Community Organizer changes the way DCLT is able to interact with the community. It gives us a broader opportunity of connecting people to people, people to resources, promoting resident leadership, identifying community assets and liabilities and reaching out to help residents make desired changes.

A recent recurring grant from NeighborWorks America will allow DCLT to, once again, provide direct services and opportunities to community residents, develop new partnerships, do a better job of maintain-

ing existing partnerships, and promote knowledge of the CLT model throughout the Durham community.

So be on alert for the call or visit from someone who identifies themself as the Community Organizer from DCLT. Please be helpful in providing information, advice or even a smile. Community organizing is a difficult, yet incredibly rewarding opportunity.

W. Selina Mack

W. Selina Mack, Executive Director



NEIGHBORHOOD CHILDREN JOIN BEE TEAM: BEE HEALTHY, BEE HELPFUL, BEE SAFE



The Bee Team Project was created by Lupe Huitron, a DCLT resident, to teach the children in the neighborhood activities that focused on being healthy, helpful and safe.

The children ages 4 to 7 gathered every Saturday morning for an 8-week period this summer. The Bee Team's first activity was completing a small trash pick-up on their block and planting flowers to beautify their community. "DCLT was honored to sponsor the Bee Team's kick-off activity as part of our NeighborWorks Week activities. The project teaches the children so much about community and themselves. It's a seed planted for life." comments Executive Director, Selina Mack.



The Bee Team helped DCLT on National NeighborWorks Week by completing a neighborhood clean-up

In subsequent weeks the children participated in activities that stressed the importance of eating a healthy diet, participating in physical activities, and

making smart decisions about safety.

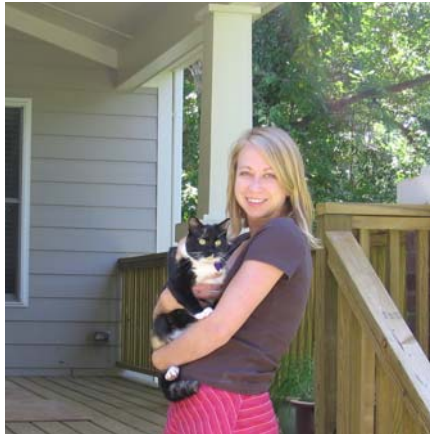
Lupe came up with the idea for the project after observing how much the children in her neighborhood enjoyed helping out neighbors with small activities such as planting flowers. Lupe, who is Community Health Worker at Duke's Division of Community Health, said "I really enjoyed working with the children this summer...I created this program to teach them in a fun way that they can be their own best advocate when it comes to their health and safety. I also wanted to teach them, even at their early ages, that community service is important".

Lupe hopes to continue the program next summer.



Resident Spotlight: Megan Cattau

Megan Cattau is Durham’s newest resident and DCLT’s newest homeowner. Megan moved to Durham just this month to attend graduate school in environmental science at Duke University. Megan heard about DCLT through a classmate that lives in one of DCLT’s Brite Horizon Solar Apartments.



“I’m excited about being in Durham...I just moved in a few days ago, but I love my front porch”

What 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 wish.

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 belt-line” 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.

For Sale: Recycling Affordability



1513 Chapel Hill Road

DCLT is currently selling a completely renovated 1920’s bungalow whose features include a cozy front porch and energy-star appliances. This 3-bedroom, 2-bath home is conveniently located a few blocks from Lakewood Shopping Center and Lyon Park Community Center. The home’s location is across the street from the site of DCLT’s future project Maplewood Square which will include new homes, apartments and a new playground. This 1100 square foot home is listed for \$85,000.

MEET THE BOARD: SANDY DEMEREE

At the heart of DCLT’s success is its Board of Directors. Meet Sandy Demeree, one of DCLT’s newest and most energetic board members. Sandy, who joined the Board in December 2007, is the Financial Controller at the Center of Death Penalty Litigation located in downtown Durham. Sandy moved to the Durham’s West End from Raleigh in December 2006 to be closer to work. Since moving to the community, Sandy has started a community garden with the children in her neighborhood and re-



energized DCLT’s Community and Resident Education (CARE) Committee. She is also active with a number of other non-profits in the community including Southwest Central Durham Quality of Life (QOL) and Clean Energy Durham.

DCLT elects new board members at its annual meeting in December. DCLT’s Board is comprised of DCLT residents, neighborhood members and public members. If you are interested in joining DCLT’s Board, please contact Selina Mack at (919) 490-0063.



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Save the Date!

DCLT Annual Meeting &
Holiday Celebration
Monday, December 8, 2008
Meeting begins at 6pm



Make A Difference Day

Join DCLT for
National Make a Difference Day
Saturday, October 25th, 2008

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!