

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
- Marcia Rogers**
Manager of Property & Sales
- Karl Hammond**
Project Manager
- Duane Hoskins**
Maintenance Manager
- Sarah Hodge**
Program Assistant

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- Sonia Garrison, Treasurer**
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**SWCD COMMUNITY PARTNERS
WORK TO MAKE A DIFFERENCE**

On October 28th, as early as 7:00 in the morning, over 100 volunteers gathered at the office Durham Community Land Trustees to ensure Make A Difference Day 2006 was a huge success.

Make A Difference Day is a national day of neighbors helping neighbors. It is an event created by USA Weekend in partnership with the Points of Light Foundation. This is the second year that DCLT sponsored this event in Southwest Central Durham (SWCD). The event takes months of planning to identify sponsors, projects and volunteers. "We approached this year's event differently by asking our community partners to co-sponsor the event with volunteers and community projects. The response was overwhelming", comments Selina Mack, Executive Directors of DCLT.

Make a Difference Day partners included: Durham Police Department, Captain Chris Allen, District 3 Commander, Partners Against Crime- District 3(PAC3), Lyon Park and West End Neighborhood Association, Durham Affordable Housing Coalition, the Campaign for Decent Housing, SWCD

Quality of Life Project, TROSA, and the City's Neighborhood Improvement Services department.

The entire event takes place between 7:00am and 12:00noon and culminates at Lakewood Shop-



ping Center for the Southwest Central Durham COMMUNITY Festival. Over twenty individual projects were completed including a well organized clean-up of Lyon Park and West End neighborhoods that resulted in 16.5 tons of trash being removed by the City's Impact Team. Residents in these communities were asked to identify bulk items (i.e. old tires, refrigerators, etc) for disposal. Volunteers then corralled the entire neighborhood on foot to ensure these items made it to the curb for pick-up while picking-up trash and

debris along the way.

In addition to the good ole fashion clean up, other projects included pressure washing twelve neighborhood houses, painting shutters and doors, cleaning gutters, building two handicap ramps, tree trimming, cleaning up the commercial district of W. Chapel Hill Street and landscaping. Several painting projects were cancelled due to wet weather conditions.

The volunteers for this event ranged from a youth group from a local church.... to students from Duke, UNC-CH and NC Central University ...to professional painters and carpenters...to individual community residents. One volunteer encountered picking-up trash along the way indicated that she was 75 years old but wanted to help because she loved her community.

DCLT would like to thank all of the volunteers, sponsors and homeowners of Make A Difference Day 2006. Not only was this a very successful event, but a great example of what we can accomplish when we partner. We are looking forward to next year's event. (cont. on page 4)

FROM THE EXECUTIVE DIRECTOR'S DESK: SUSTAINING DONORS EQUAL STABILITY

The success of DCLT over the years is largely due to our grassroots supporters. Those who have taken the time to give, volunteer and advocate for our work have been critical to our success. This time of year, we ask everyone to consider a gift to DCLT. Individual contributions make up approximately 15% of our annual operating budget. Your contributions ensure that we can continue to build permanently affordable housing for low and moderate income families in Durham.

During our recent Annual Meeting and Holiday Celebration, DCLT recognized the twenty-nine contributors listed here as Sustaining Donors. By DCLT's definition, a Sustaining Donor has contributed to the organization for a minimum of 10 years. The recognition is not based on the amount one has contributed, but strictly on the number of years they have supported our mission. Many of the donors listed here have contributed for almost 20 years as some are founding members of DCLT.

As a small token of our thanks, DCLT recognized our Sustaining Donors with a certificate, small gift and 'unveiled' the start of an engraved plaque to permanently inscribe their names in DCLT's conference room. This statement from outgoing DCLT Board President L.D. Burris, sums it up best:



“DCLT was borne out of the grassroots efforts of the West End. This length of commitment and concern for the mission of this organization and this community is commendable.”

Sustaining Donors not only believe in the mission of DCLT, but also take personal pride in what the organization has accomplished. They are the heart of our organization and a vital element in our operations.”

In the nonprofit environment, foundation priorities shift, government funding changes from year to year and special events have an element of chance to them. It is incredibly stabilizing to a nonprofit organization to know we can budget on a core group of contributors who believe in the mission and give year after year.

If you are receiving this newsletter, it is because you support the work we do. In the next few months, we will break ground on Cameron Place and build six new homes and bring our numbers up to serving over 125 families in Durham. In 2007, we will celebrate our 20th Anniversary and will be growing exponentially.

We want to ask each and every one of you to consider a gift in an amount that is meaningful to you and consider becoming a sustaining contributor. It can be any amount, five dollars ...five thousand.

So please, use the enclosed envelope and send us a check or call and use a credit card over the phone. In our next ten years, we would like to have a plaque that circles the room. We can't do it without you.

Wishing you happy holidays and a prosperous new year.

W. Selina Mack

- Carol Anderson
- Barbara & Robert Appleby
- Barbara Birkhead
- Leigh & Clay Bordley
- Lanier & Fred Blum
- Farnum Brown
- Ellen Cassilly
- David Connelly
- G. Crabtree Home Building
- Marybeth Dugan & Kenny Dalsheimer
- Laura Drey
- Lorisa Seibel & Ron Grunwald
- Nancy & Douglas Henderson—James
- Rhonda & Michael Kosusko
- Susan Levy & Thomas Frantz
- Jennifer McGovern & Steve Unruhe
- NC Community Development Initiative
- Patricia Page
- Patricia Peterson & Douglas Young
- Lao Rupert & Steve Schewel
- Ethel & Vince Simonetti
- Kimberly Smart & Richard Sloane
- Mary & Robert Sotolongo
- Josephine & Harold Sturdivant
- Trillium Asset Management
- Vaguely Reminiscent
- Claire & Allen Wilcox
- Harriet P. Williams
- Pam & Robert Winton





MOVE-INS AT PAULI MURRAY PLACE

From vacant lots to a bustling neighborhood, the vision of Pauli Murray Place is on the brink of completion. The last five homeowners will be nestled in their new homes by the time we usher in the new year.

DCLT is wrapping up construction on the last of five housing units that will complete the joint venture of the West End Collaborative (DCLT, Habitat for Humanity and Self-Help CDC). The completed Pauli Murray Place (formerly Gattis Street) will feature 14 new, energy efficient homes sold to first time homebuyers.

“Collectively, it is quite a transformation. When I first saw it nine years ago, I felt like I was in a third world country”, recalls ED, Selina Mack.

Today, Pauli Murray Place is a new vibrant community of stylish homes, energetic homeowners, with green-space called Proud Shoes Park, featuring a walking trail. All of DCLT’s homes are built under our ‘green building initiative’ and also feature solar hot water heaters.

From vacant lots to community cul de sac filled with families, the transformation is amazing.

But, don’t expect DCLT to take a break. Within weeks of the New Year, DCLT will be breaking ground on its newest project Cameron Place. Six new homes on the corner of Yancey and Carroll Streets with completion planned by the end of 2007.



DCLT WELCOMES DUANE HOSKINS MAINTENANCE MANAGER

Please join us in welcoming Duane Hoskins as DCLT’s newest addition to permanent staffing. As Maintenance Manager, Duane brings a vast knowledge of housing maintenance know-how and has been moving nonstop since arriving in August with housing inspections, repairs and capital improvements.

DCLT has been contracting out our maintenance services for several years now, but it was definitely time to bring this position in-house in order to improve our efficiency in responding to our tenants.

Proving it’s a small world, or at least Durham, Duane is the nephew of the late Reverend Edward Hoskins, a former DCLT Board member and community activist. He is also a 5th generation minister at Ebenezer Baptist Church here in Durham. Welcome on board Duane!



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 founder’s 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.



Durham Community
Land Trustees, Inc
1208 West Chapel Hill Street
Durham, NC 27701

Nonprofit
US Postage
PAID
Durham, NC
Permit No. 1042

Phone: 919.490.0063
Fax: 919.489.3974
E-mail: dclt@earthlink.net



**DCLT and the residents of
Southwest Central Durham thank
every one of our
Make A Difference Day and
CommUNITY Festival
Sponsors and Participants:**

Duke Giving Program

NeighborWorks America®

Briggs Restaurant Rudino's Pizza & Subs

Quizno's (Hwy 55) Blue Coffee Café

Duron Paints Costco Food Lion

Kroger Home Depot

Glaceau Water Company Ingold Tire

Sherwin Williams Co.

White Rock Baptist Church

Durham Interdenominational Ministerial Alliance

