

COMMUNITY CONNECTIONS

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

Volume 6, Issue 2

Summer Newsletter

August 2006

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.

Staff

Selina Mack

Executive Director

Dianne Johnson

Business Manager

Marcia Rogers

Manager of Property & Sales

Karl Hammond

Project Manager

Mary Wible-Brennan

Development Consultant

Board of Directors

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DCLT CELEBRATES NEIGHBORWORKS WEEK

National NeighborWorks® Week, held the first week of June, is an annual event celebrated by NeighborWorks organizations all across the country. It offers an opportunity to mobilize tens of thousands of business people, residents and government officials in a week of neighborhood change and awareness.

DCLT honored the occasion by kicking off the week with a donor appreciation breakfast to recognize and thank supporters for their long-time commitment to the mission of DCLT. The breakfast was held in the cozy environment at Grayson's Café on Chapel Hill Road. "It was an great opportunity to support a community-based business, and enjoy good food, in the company of DCLT supporters" comments Development Officer, Mary Wible Brennan.

The week ended on a great note with a DCLT sponsored, city wide supported HomeWorkShop. The event, held at Lyon Park Community Center gave people the opportunity to learn basic home maintenance skills.

Topics included home leak detection, fire extinguisher use ([use it on your way out the door!](#)), how to safely work with lead paint, steps you can take to make your home more energy efficient and a very entertaining, how to do dry-

wall repair demonstration. There were also great 'give aways' for participants.

"Sponsoring this HomeWorkShop was a lot of work. However, based on the enthusiastic response from homeowners and participating agencies, plans are already in the works to sponsor a HomeWorkShop next year".

reflects ED Selina Mack.

National NeighborWorks® Week provides a chance to be part of a positive force in your community. It enables you to cultivate new relationships with other participating partners and volunteers.

The HomeWorkShop was underwritten by NeighborWorks® America and our local Home Depot stores. So start thinking about next years HomeWorkShop. We would love to hear your ideas.



Kenny Brown demonstrates drywall repair techniques at the first HomeWorkShop

GET THE MIDA TOUCH

ATTENTION DCLT HOMEOWNERS!!! DCLT has a new pilot program that will help you save for home repairs and maintenance. It's our MIDA program - Maintenance Individual Development Account program.

This program provides matching funds to money that you save for maintenance on your home. Here's essentially how the program works... a homeowner agrees to deposit in a savings account a certain amount (based on their budget) each month for repairs and maintenance of their home. When the homeowner reaches their goal, DCLT makes available 2:1 matching money that the homeowner can also use toward the repair or maintenance. In addition, the homeowner agrees to participate in financial and maintenance planning workshops. The program is designed to help homeowners address the large capital expenses such as new roofs, heating & air systems, etc.

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 belt-line' 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.

FROM THE EXECUTIVE DIRECTOR'S DESK: COMMUNITY LAND TRUST'S COME OF AGE

In just a few months, DCLT will be celebrating its 20th Anniversary making us one of the oldest Community Land Trusts in the United States.

The CLT concept was born in 1967 out of the civil rights movement to ensure that black family farmers in Albany, Georgia had a secure place to live and farm to maintain their lively hood. The structures were owned outright, the land held in community trust. Now, almost 40 years later, the CLT movement has evolved from a loose handful of grassroots organizations to a formal CLT Network consisting of over 150 organizations and 6,000 units of housing and growing rapidly.

All over the country, the movement is coming of age. Communities are realizing that preserving affordable housing is imperative to community sustainability. The model can work for any community. Consider that DCLT was founded to stabilize a declining neighborhood and its counterpart Orange Housing and Community Land Trust in Chapel Hill established to preserve affordable housing supported by inclusionary zoning. The model is also being effectively utilized on coastal and barrier islands along US coastlines to preserve affordable housing stock.

Here in the southeast, the birthplace of CLTs, the fewest exist. Though there is much interest in the model, few have been started. In order to increase awareness and help facilitate CLT startups, DCLT and OCHLT will be sponsoring a Community Land Trust Conference next April. Funded in part through an Economic Development Initiative Grant (thank you Congressman Price) and supported by the newly established National CLT Network, the Lincoln Land Institute and NeighborWorks, we expect 150 participants from the Carolinas, Virginia, Tennessee and Georgia to participate in two days of nuts and bolts of CLTs.

So mark you calendars to join us on April 2007.

W. Helena Mack

A HEALTHY MOVE-IN

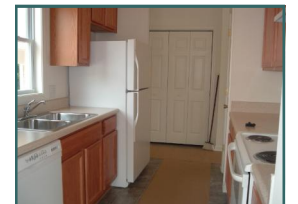
DCLT recently completed construction on the first two Healthy Built Homes. These homes are built to meet the Healthy Built Homes (HBH) green building standards developed by the NC Solar Center. Such standards not only incorporate energy efficiencies in insulation, heating & cooling, windows, and appliances, but also include methods to improve air quality, drought resistant plants and rain barrels. Project Manager, Karl Hammond comments, "...the solar panels for the hot water heater are probably the most obvious green building feature, but there are a number of other passive solar features like the placement of windows and roof overhangs that increase the efficiency of these units".

Support from the NC Housing Finance Agency also ensures that these homes will meet Advanced Energy's System Vision standards for energy efficiency. In the featured home at 808 Gattis, System Vision guarantees an average monthly heating and cooling bill of \$24 a month for the first two years or they pay the difference.

Incorporating Healthy Built Homes and SystemVision standards into future housing development substantially increases the affordability on the back-end for the homeowner



Solar water heating provided by the Home Depot Foundation



808 Gattis Street/Pauli Murray Place from top: side view with solar hot water panels on roof, street view, solar water heater sunny kitchen, bright dining room, new DCLT homeowner Richard Mehring

For more info go to healthybuilthomes.org



BULL CITY NEIGHBORHOOD BUILDERS

This concept of a neighborhood construction company to train community residents to renovate and fix-up neighborhood homes was conceived in 1996 by neighborhood residents and community based organizations who had organized themselves for a Southwest Central Durham Neighborhood Summit.

Today, some ten years later, DCLT is proud to introduce BULL CITY NEIGHBORHOOD BUILDERS (BCNB). Now an independent nonprofit organization with its own Board of Directors, BCNB is currently conducting its first 14-week construction trades training program in partnership with Durham Technical Community College.

The purpose of BCNB's train-

MISSION STATEMENT
BCNB...mission is to improve the quality of life, contribute to the local economy and build a base of individual economic opportunities in Durham.

ing program is to provide opportunities for unskilled, unemployed and underemployed individuals to obtain skills and knowledge in the construction industry; to increase the number of well-trained construction workers available to meet the hiring needs of local contractors and to assist graduates to become gainfully employed.

Participants go through a rigorous application process, must be at least 18, have a high school diploma or GED,

be willing to submit to drug testing, obtain their own transportation to class and the job site, and be committed to completing the program. The program consists of 212 hours of classroom instruction and 360 hours of paid on the job training.

Some attrition, which was expected, occurred but nine very enthusiastic students are getting hands-on experience fixing up homes in the neighborhood.

Seed funding for BCNB is being provided by Z. Smith Reynolds Foundation, and Rebuilding Together, Inc.

If you would like to contribute, participate or refer someone to the next class, **please call Ron McCoy 919/425-5622**



BCNB participants get some hands-on experience estimating material



Students stabilize a deck on a Land Trust house.

DCLT WELCOMES NEW STAFF MEET PROPERTY MANAGER, MARCIA ROGERS

DCLT welcomes aboard Marcia (Mar-see-ah) Rogers as Manager of Property & Sales. With a Masters in Public Administration, 14 years in the field of human services including four in housing as both a Director and Case Manager, Marcia brings a wealth of experience in working with clients and properties.

Marcia has jumped right in and is currently in the midst of meeting with all DCLT residents and assessing their service and property needs.

Marcia replaces Beverly Little who worked with DCLT for 17 years as Outreach Manager. Beverly helped make DCLT what it is today and we all wish her the best in her new endeavors.



MIDA PROGRAM CONTINUED FROM PAGE 1

For example, if a participant saves \$40 a month for 36 months, they would have \$1,440 at the end of three years. That money would be matched 2:1 for an additional \$2,880. Thus the participant would have \$4,320 to spend on an approved major repair such as roof, HVAC or exterior painting. The goal of this program is that the homeowner is more aware of the need to save for inevitable future repairs, is better edu-



MIDA makes your money grow

cated to do so, and will develop a habit of saving to meet this need. DCLT will pilot this program for up to 10 land trust homeowners. However, we are drawing on a wealth of knowledge from our affordable hous-

ing partners in order to make this program successful. We hope to expand it to allow residents all across Durham to take advantage of this program to plan ahead for major repairs and increase asset security.

Financing for this pilot program is provided by Durham's Non City Agency Grant, Suntrust Bank Foundation, and private donations.

DCLT homeowners should call us if interested in participating.

You're Invited

OPEN HOUSE

4th Tuesday

Each Month

11:30-1:00

Lunch Provided

Come learn more about the work we do, tour properties, meet Residents, Staff and Board members.

RSVP to 490-0063



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



Make A Difference Day

October 28, 2006

**Join DCLT for National Make a Difference Day
Saturday, October 28th.**

**Across the country, volunteers
will mobilize in a day of community action.**

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

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

we need YOU to help to truly Make A Difference.

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

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

DCLT is a 501 (c) (3) non profit organization supported by
public and private contributions, grants and program income.

Contributions may be mailed to DCLT. 1208 West Chapel Hill
Street Durham, NC 27701. Credit card contributions may
also be placed over the phone at 919/490-0063.

Yes, I want to contribute to your work.

Enclosed is my tax deductible gift of:

\$1,000 \$500 \$250 \$100
 \$50 \$25 Other

Please make your check payable to DCLT

Credit Card Payments: Mastercard Visa

Credit Card Number _____ Expiration Date _____

Signature _____

Name/Company _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Email _____

**All Contributing individuals are considered members of
DCLT and may participate in Board elections and other
members activities.**