

COMMUNITY CONNECTIONS

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

Fall Newsletter

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

Board of Directors

- Sandy Ogburn, President**
- Terrence Sherrod, Vice President**
- Karen Sindelar, Secretary**
- Lanier Blum, Treasurer**
- John Bryson**
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- Josh Parker**
- Daniel Robinson**
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- Nathan Mah**
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- Ali Safazadeh**
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DCLT GOES PASSIVE SOLAR

DCLT is in the final planning stages for Cameron Place, its newest multi-family development. Cameron Place will feature six passive solar single family homes located on the corner of Carol and Yancey Street.

“These homes along with all of DCLT’s future new constructions will be built under our green building initiative”, noted Karl Hammond, DCLT’s Project Manager. “We utilized green building techniques in Pauli Murray Place, but we are expanding our green building techniques in Cameron Place. These homes will be incredibly energy efficient and environmentally friendly”.

A passive solar home is one that is designed and oriented to maximize the heating and cooling capacity of the sun. “We took into ac-



The homes at Cameron Place incorporate Passive Solar design which requires a significant number of windows on a home’s southern side.

count the site, its dimensions, its advantages, and its disadvantages while selecting the building plans for each home”, noted Hammond.

Passive solar design works like this: In the winter months the sun sits

lower in the sky, so a passive solar home maximizes its southern exposure by placing a majority of its windows on its southern side. This allows the home to take advantage of the sun’s heating (con’t on page 4)

FROM THE EXECUTIVE DIRECTOR'S DESK:

I often get an opportunity to travel throughout the US and I always return feeling that Durham is a really special place with regards to its support of equity and social justice issues. Yes, Durham gets a bad rap about a lot of things, but when it comes to its support of issues like housing and community and economic revitalization, few cities come close to the commitment of Durham's municipalities and residents. Be it housing bonds, federal pass-thru dollars, or private citizen sup-

port, Durham Community Land Trustees relies on all three sources to remain a viable nonprofit organization.

So as the year winds down, I invite you to reflect on the return that your investment in DCLT has made in the community. Your support has allowed us to develop 160 units of permanently affordable housing, to transform Durham's West End from a declining neighborhood to a stable, desirable neighborhood on the up-

swing, and to provide a support network to our homeowners.

'Tis the season to be thankful and we at Durham Community Land Trustees are incredibly grateful for all the support you have given us during the past 20 years.

Wishing you a safe and joyous holiday season.

W. Selina Mack

W. Selina Mack, Executive Director

COMMUNITY GATHERS FOR 3RD ANNUAL MAKE A DIFFERENCE DAY

Not even four straight days of rain could hold back the over 100 volunteers from local universities, churches, and neighborhood associations that gathered on Saturday, October 27th for the 3rd Annual Make A Difference Day. Make a Difference Day is a national day of community service created by the USA Weekend and the Points of Life Foundation. This is DCLT's 3rd year sponsoring the event in Durham's West End neighborhoods.

The volunteers completed neighborhood clean-ups in the Southwest Central Durham neighborhoods of Lyon Park, Burch Avenue, and the West End. Volunteers also worked with skilled project leaders to complete minor home improvement such as fence repair and tree removal projects for low-income homeowners. Multiple painting and power washing projects were cancelled due to wet weather conditions and Durham's stage 3 water restrictions.

"This was a terrific opportunity

for me to meet the fabulous people in my neighborhood" commented Sandy Demeree, a Make A Difference Day Volunteer. "I moved into the neighborhood last year and although I have already met many of my neighbors, this event allowed me to get to know so many more."

DCLT would like to thank all the volunteers, homeowners, and community partners that participated in Make

a Difference Day 2007. This year's Make a Difference Day partners were Partners Against Crime District 3, Durham Police Department, SWCD Quality of Life Project, Lyon Park Neighborhood Association, Burch Avenue Neighborhood Association, Durham Affordable Housing Coalition, TROSA, and the Durham Neighborhood Improvement Services Department.



Left: DCLT Executive Director, Selina Mack, with Make A Difference Day volunteers.

Right: Duane Hoskins, DCLT's Maintenance Manager, hands out free ice cream to neighborhood children at COMMUNITY Fest. DCLT sponsored a free ice cream social to celebrate its 20th Anniversary. COMMUNITY Fest is an annual neighborhood festival that coincides with Make A Difference Day

Béla Fleck Highlights 20th Anniversary

DCLT recently crossed a milestone of 20 years of developing permanently affordable housing and revitalizing Durham's West End communities. The special occasion was celebrated on Wednesday, September 26th, 2007 with an unforgettable performance by contemporary jazz artist Béla Fleck & The Flecktones. Over 150 supporters, donors, and community members attended the celebration which began with a pre-performance reception.

"This event is always very enjoyable for me because I get to celebrate DCLT's numerous accomplishments, thank our many supporters, and enjoy wonderful entertainment. This year's celebration is espe-



cially important because it is a milestone anniversary for DCLT. We have been successfully developing affordable housing for 20 years", commented Executive Director, Selina Mack.

It was a reunion of sorts. Many long-time supporters,

friends, and employees came back to mark the occasion. Susan Levy, DCLT's first Executive Director, and Lorisa Seibel, DCLT's first Board President, reflected on early beginnings of the organization.

Durham Community Land Trustees, Inc. was founded in 1987 by a group of neighbors that wanted to clean up houses that attract crime, increase the stock of affordable housing, and help residents gain a stake in their community through homeownership. To date DCLT, has developed over 160 units of affordable housing in Durham's Lyon Park, Burch Avenue and West End neighborhoods.

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 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 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.

DCLT's 20th Anniversary Sponsors:

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Passive Solar (con't from page 1)

ability in winter. Tile, brick, or other thermal flooring is used to collect and store the heat during the day and slowly release it after the sun sets. During summer months the sun is directly overhead, so a passive solar home incorporates strategic overhangs or landscaping to protect the home from excessive heat from direct sunlight. Strategic overhangs can include awnings, exterior shade screens, shutters, reflective films, or radiant barriers.

“Passive Solar is such a simple concept, it is almost embarrassing that we have not incorporated it before now. All the homes will feature energy efficient appliances and be energy-star certified, so incorporating Passive Solar design is our next logical step”, commented Selina Mack.

DCLT is currently pre-selling the homes at Cameron Place. Construction will begin in early 2008. For more information about purchasing a home in Cameron Place, please contact Tamara Heyward of Maverick Partners Realty Services at (919) 682-0501. For more information about Passive Solar Design please visit North Carolina Solar Center's website at www.ncsc.ncsu.edu.

Join DCLT for

The Great Human Race

Sponsored by the Volunteer Center of Durham

Saturday, March 29, 2008

Durham Bulls Athletic Park



Please Join DCLT by volunteering to walk or by sponsoring a DCLT participant. Contact Sarah Hodge at (919) 490-0063 for more information.

The *Great Human Race* is a fundraiser for all Triangle area nonprofits. Hosted by the Volunteer Center of Durham, the race is in two parts: a 5K competitive run/walk and a 5K non-competitive walk for nonprofits and their supporters.