

# COMMUNITY CONNECTIONS

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

Spring Newsletter

April 2009

## 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

### **Tradell Adkins**

Community Organizer

### **Karl Hammond**

Project Manager

### **Sarah Hodge**

Program Assistant

### **Duane Hoskins**

Maintenance Manager

### **Dianne Johnson**

Business Manager

### **Selina Mack**

Executive Director

### **Marcia Rogers**

Manager of Property & Sales

## Board of Directors

### **John Bryson, President**

**Terrence Sherrod, Vice President**

**Kristin Tate, Secretary**

**Marge Nordstrom, Treasurer**

**Lanier Blum**

**Sandy Demeree**

**Oscar Hall**

**Lucia Marcus**

**Willie McIver**

**Rebakah Meek**

**Sandy Ogburn**

**Daniel Robinson**

**Karen Sindelar**

**Martha Turrentine**

## GROUND BREAKING OF SENIOR HOUSING PROJECT: MAPLEWOOD SQUARE



MAPLEWOOD SQUARE  
DURHAM, NORTH CAROLINA



On Monday, February 2, 2009, DCLT and its development partners, DHIC (a Raleigh non-profit developer) and Self-Help, broke ground on the Maplewood Square senior housing project. The groundbreaking event was well attended by Durham's business and community members and included special guests, Mayor Bill Bell and Congressman David Price. Representatives from each development partner and financial sponsors were also on hand to celebrate.

Maplewood Square will feature 32 one and two-bedroom apartment units for low-income seniors age 55 and older. Both Duke



Congressman David Price, Mayor Bell & the Maplewood Square partners break ground on the 32 unit senior housing complex.

University and the City of Durham have been instrumental in making the project happen. Maplewood Square will also include a new city playground for neighborhood children. Anticipated rents range from \$318 to \$510. Maplewood Square is scheduled for completion by December 2009. Interested senior tenants should contact DCLT—490-0063.

**DCLT's 22nd  
Anniversary  
Sponsors:**

**PLATINUM**



**SILVER**

**North Carolina  
Community  
Development Initiative**

**Vaguely Reminiscent**

**BRONZE**

**Bryson Christian  
Montessori School**

**Marybeth Dugan &  
Kenny Dalsheimer**

**Fairway Outdoor  
Advertising**

**Haw River Wine Man**

**Sandy Ogburn**

**Petway Mills & Pearson**

**Reinhardt Milam & Fisher**

**Ethel & Vincent Simonetti**

**Karen Sindelar in memory  
of Bill Thornton**

**Stone Brothers & Byrd**

**Trillium Asset  
Management**

**Whole Foods Market**

**FROM THE EXECUTIVE DIRECTOR'S  
DESK:**

We wake up to more disparaging news every morning about job losses, business closings, budget deficits, and the like. These are the worse economic conditions that many of us have ever known, yet we are being cautioned that 'it's not over yet'. It is during times like this that I want to encourage you, "don't lose focus" of why you support an organization like Durham Community Land Trustees. Envision DCLT as a watering can sprinkling much needed resources to Durham's low-wealth neighborhoods. Among these resources are safe, decent and affordable housing, jobs for small contractors, education and assistance to weatherize homes, lower utility bills, environmental awareness, debt and credit counseling and advocacy for improving the infrastructure and overall quality of life for our communities.



DCLT continues to move forward on many of our development and outreach projects. For example, by the end of 2009, Durham's West End will have 36 additional units of very affordable housing available for seniors along with supportive services. This is possible because many of our supporters understand that, now, more than ever before, the need for resources is greater for the people we serve. Now is the time to plant more seeds of support.

Though not a Durham native, I know Durham to be a city that is caring and nurturing of its citizens. Understand that if we spend \$10 and a hour of our time to educate a homeowner on how to save 20% per month on their energy bill for life, that was money and time well spent. It's an investment in that person's future and in our environment. As we anticipate more difficult times ahead, I encourage you to plant a perennial seed of support in Durham's low-wealth communities..

-Selina Mack

**NEW AT DCLT**

**Board of Directors**

Welcome new Board members, Rebekah Meek and Willie McIver. Both were recently elected during DCLT's Annual Meeting in December 2008. Rebekah is a neighborhood resident representative while Willie serves as a member of the general public. Visit our website ([www.dclt.org](http://www.dclt.org)) to learn more about the composition of the Board of Directors.

DCLT also recognized our outgoing Board Members, Mary Wible Brennan and Rick Sloane for their many years of service to the organization and community.

**Community Organizer**

Welcome Tradell Adkins, DCLT's newest staffer. A graduate of NCCU in Public Administration, Adkins derives from Americorp's Public Allies program. Since arriving, he has been fully engaged in helping to re-establish the West End Neighborhood Association, creating a historical documentary about the West End, and kicking-off DCLT's weatherization project.



# CAMERON PLACE CUTTING EDGE TECHNOLOGY

The corner of Carroll and Yancey Streets in Durham's West End is forever changed. The first of six homes at Cameron Place is complete. The model home is an impressive two-story passive solar designed home with 3 bedrooms, 2.5 baths, stainless-steel energy star appliances and a guaranteed heating and cooling cost of \$37 per month. The next phase of construction will begin soon and will feature steel framing, a new



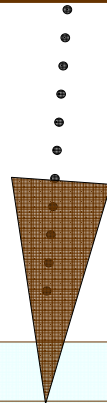
Cameron Place homes are passive solar designed and include elements such as south-facing windows that utilize the sun's heating and cooling abilities.



807 Carroll Street:  
3 Bedrooms, 2.5 Baths

green design aspect in residential building. Steel framing is becoming more popular in residential building because it creates a more stable structure, allows for better insulation and reduces the threat of pest and fire damage. DCLT is embarking on the steel framing design with the guidance and generous financial support of the

North Carolina Community Development Initiative (NCCDI). Additional project financing is provided by the City of Durham.



## 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's founders 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.

## COMMUNITY DOCUMENTS HISTORY

These days, residents of the West End neighborhood are in a reflective, flash-back mode of the 'good ole days'. As part of a video documentary project of the history of the West End neighborhood, residents are coming together to talk, look at old pictures, reminisce about their ancestry, days of the trolley cars, and a time when it truly was a village raising the children. The project is being sponsored by Durham Community Land Trustees as part of the Community Leadership Institute funded by NeighborWorks America. Community Organizer, Tradell Adkins comments, "this project helps residents develop a sense of love and appreciation of the rich history of the community in which they live. It is the hope of the producers of the documentary that the film will help residents care more about their neighborhood as well as enhance the community's interpersonal relations." The documentary is scheduled for completion by May 31, 2009.

## DCLT's *Community Connections* newsletter is going Online!

Starting in July 2009, DCLT will be publishing our *Community Connections* Newsletter online. Due to rising supply, printing and postage costs, DCLT will be moving to the online format. We would like to keep you updated on our activities, so please provide us with your email address. Fill out the form on the back of the newsletter and return it to DCLT's office at 1208 W. Chapel Hill Street, Durham NC 27701 to add your email address. You can also call the office at (919) 490-0063 to provide us with your email address. Remember to look for *Community Connections* in your in-box this summer.



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*Celebrating*

**National NeighborWorks Week**  
**June 6-13, 2009**

**HOMEWORKSHOP 2009**

Home maintenance, repair, safety and decorating  
workshops for Durham's homeowners.



***Community Connections* is going  
Online!**

**Name:** \_\_\_\_\_

**Address:**  
\_\_\_\_\_  
\_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Yes, I would like to receive DCLT's**

*Community Connections* Online.

**Please Return this form to DCLT:**

**1208 W. Chapel Hill Street  
Durham, NC 27701**