

**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**  
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- Karl Hammond**  
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- Sarah Hodge**  
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- Duane Hoskins**  
Maintenance Manager
- Dianne Johnson**  
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- Selina Mack**  
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- Marcia Rogers**  
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- Board of Directors**
- John Bryson, President**
- Terrence Sherrod, Vice President**
- Kristin Tate, Secretary**
- Marge Nordstrom, Treasurer**
- Lanier Blum**
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- Sandy Demerec**
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- Sandy Ogburn**
- Daniel Robinson**
- Karen Sindelar**
- Martha Turrentine**

**NATIONAL NEIGHBORWORKS WEEK:  
DCLT EDUCATES DURHAM HOMEOWNERS  
AT HOMEWORKSHOP 2009**

On Thursday, June 11th DCLT celebrated National NeighborWorks Week by hosting its 4th Annual HomeWorkShop: A Resource for Responsible Homeowners.

Over 1,000 homeowners from all around Durham were invited to attend the event. Additionally print, radio and television coverage promoted the event to Durham homeowners. HomeWorkShop included presentations on landscaping, fire safety, home safety and drywall repair as well as information sessions on plumbing, energy efficiency, recycling and solid waste removal. (see page 2)



DCLT resident Richard Mehring collects information from the Durham Police Department about Home Safety.

**WEST END DOCUMENTARY GARNERS  
NEIGHBORHOOD PRIDE**



DCLT is proud to report that the West End neighborhood documentary is complete. The documentary: "The West End: Then & Now... A Rich History and A Promising Future" was a project of DCLT's Community Leadership Institute Team.

In October 2008, DCLT sent a team of neighborhood residents to Neighborworks Community Leadership Institute in (See page 2)

## FROM THE EXECUTIVE DIRECTOR'S DESK: ADVOCATING FOR AFFORDABILITY

A year or so ago, I was startled by a phone call that began... "I thought this was suppose to be **AFFORDABLE** housing. My mortgage payment is going up by \$80 a month and I don't understand why." After discussing with the homeowner a list of possibilities, we zeroed in on the new tax valuations that were to go into effect in 2009. It appeared the assessed value of the improvements (house only) had tripled since the purchase six years ago. Reaching out to all DCLT homeowners, we discovered numerous homeowners in a similar situation. The short recap is that DCLT worked with the homeowners to file appeals with the County and ultimately most of the assessments were reduced.

But, it became obvious during this process of appeals that because of the improvements in the West End, DCLT homeowners new and old would continue to encounter tax assessments in excess of the restricted resale price. Not only was this problematic to the homeowners, but would impact the ability to keep these homes permanently affordable.

Research of other CLT's in the state and throughout the country revealed absolutely no consistency on how CLT properties were assessed for tax purposes. Durham County tax office, while tolerant of the matter, is bound by the NC Statutes in giving special consideration to CLT homeowners.

OK, then let's change the NC Statutes. While a daunting task, this effort is currently underway with NC House Bill (HB) #1586 Advanced by incredible effort and support from the Duke Law Clinic, NC Housing Coalition, NC Justice Center and other CLT's in North Carolina, HB1586 is currently working its way through the NC legislature. The Bill was sponsored by Representatives Luebke and Hall in the House and as of this writing has been approved there. Senate approval is in process and hopefully by the end of this legislative session, community land trust homeowners across North Carolina can breathe a sigh of relief that their homes' assessed values will reflect their "true" market value and remain permanently affordable.

-Selina Mack

### DOCUMENTARY (FROM PG.1)

San Jose, CA. The Community Leadership Institute is a training event that aims to strengthen the voices and skills of community, resident, and volunteer leaders. Participants attend in teams from areas served by NeighborWorks Network organizations and their partners. At the end of every CLI, each participating Team creates an action plan so they can effectively bring the knowledge they gained at the CLI back to their communities and use it to effect positive change.

DCLT's CLI Team created a documentary on the history of the West End. Tradell Adkins, DCLT's Community Organizer noted "Residents started this project because they wanted to create something that would show people that there is a rich history in the community. They wanted all the young people in the neighborhood to see that their neighborhood had a rich past and a bright future."

DCLT would like to give a special thanks to Mikel Barton, Leon Roberts, Mary Elliott, Wyneta McNeil, Kristin Tate, Sandy Demeree, Jabaree Tate, Isabel Anderson, and Edward Reid for assisting with the documentary. Visit our website at [www.dclt.org](http://www.dclt.org) to view the documentary.

### HOMEWORKSHOP: (FROM PG.1)

The City of Durham's Fire, Police, Waste Management, and Community Development departments provided educational materials for the event. This year's event was co-hosted by Self-Help and Durham's Department of Community Development.

During National NeighborWorks® Week, DCLT as well as 230 other nonprofit NeighborWorks® organizations across the country mobilize tens of thousands of businesspeople, residents and government officials in a week of neighborhood change and awareness. They rehab and repair homes, paint and landscape properties, conduct neighborhood tours, recognize successful partnerships and host a number of events that educate, train and inform. In 2008, more than 18,300 families nationwide benefited from the week's activities.



# SENIOR HOUSING ON THE RISE IN THE WEST

## Maplewood Square



Anyone driving along Chapel Hill Road in the past few months would have noticed something on the rise in the neighborhood: Maplewood Square, a 32 unit apartment complex for seniors aged 55 and older that will offer 1 and 2-bedroom units with a wide range of services. Construction is currently on-track to complete the complex and welcome residents this coming Fall. Anyone interested in living in the complex should contact Maplewood Square directly at (919) 402-1684 or visit their website at [www.maplewood-square.com](http://www.maplewood-square.com).



### 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.

## The Court at Carroll



DCLT is also nearing completion on The Court at Carroll, a 4-unit Senior rental housing complex in the West End. The Court at Carroll is being built under DCLT's affordably green initiative and will feature metal roofing, solar water heaters and energy star appliances. The unit will be complete and ready for move-in in the next few months.

All four units will be 1 bedroom, 1 bath and are scheduled for completion by October 2009. Rents will start at \$350, including water. All units will be equipped with washer/dryer hook-ups. Anyone interested in leasing a unit should contact DCLT at (919) 490-0063.



**DCLT would like to extend a special thanks to NeighborWorks America, NCCDI and the City of Durham for providing funding for this project.**



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## Community Connections Online!!

Would you like to receive DCLT's  
Community Connections Online? If  
so, email your name, mailing address  
and email address to

Sarah Hodge at

[programasst@dclt.org](mailto:programasst@dclt.org)

*Due to rising supply, printing and  
postage costs, DCLT is trying to move  
to an online newsletter format . We  
would like to keep you updated on our  
activities, so please provide us with your  
email address!*

## Make A Difference Day

Join DCLT for

**National Make a Difference Day**  
**Saturday, October 24th, 2009**

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 participate  
or recommend a project, contact DCLT.

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