

MARCH 2024



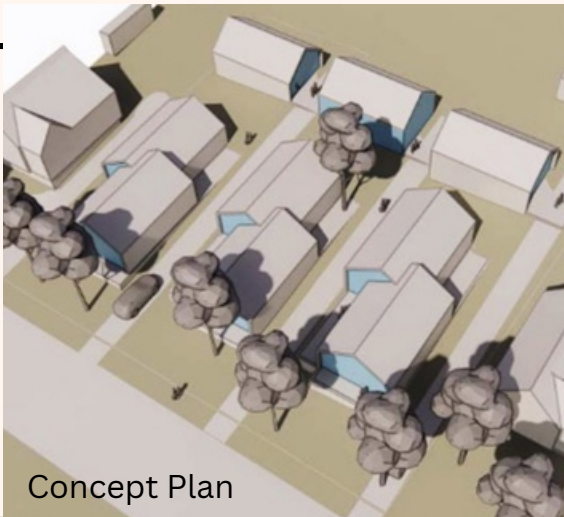
NEWSLETTER

In This Month's Newsletter:

- The Conservation Fund
- Alma Street Commons
- Honoring Shirley Sherrod
- Homebuyer Info Session
- New Real Estate Intern
- Solar Projects
- How To Donate

Going Green @ Alma Street

Alma Street Commons is a future green and 100% sustainable development project in East Durham. DCLT has demolished one sub-standard structure and will soon demolish the others to prep the site. The next steps include selecting a design team and engage in a community-led integrative design process. This development is pursuing the rigorous Living Building Challenge green building certification.



Concept Plan

The Conservation Fund

Durham Community Land Trustees (DCLT) is delighted to announce a pioneering partnership with The Conservation Fund, which is introducing the Urban Conservation and Community (UCC) Fellowship Program. This innovative initiative aims to identify talented individuals interested in collaborating with community-based nonprofit organizations, affectionately referred to as "Fellows."



"We are incredibly excited about this partnership with The Conservation Fund and the opportunity it presents for DCLT," said Sherry Taylor, Executive Director at DCLT. Interested candidates are encouraged to apply and seize the unique opportunity to join the group of Fellows and contribute to meaningful change in Durham. Stay tuned for details about the next selection round. Visit <https://www.conservationfund.org/> to apply.

Championing Change: Shirley Sherrod In Honor of Women's History Month

As Women's History Month draws to a close, it's important to recognize that women make history every day and play an important part of the community land trust movement. Shirley Miller's story epitomizes this truth. Born in 1948 in Baker County, Georgia, she faced tragedy at 17 when her father was fatally shot in a dispute with a white farmer. This heartbreaking event fueled her lifelong dedication to racial justice and social change.

Meeting her future husband, Charles Sherrod, at a civil rights meeting in Baker County marked the beginning of a transformative partnership. Together, they led the Southwest Georgia Project and established **New Communities, Inc., recognized as the nation's "first community land trust"**.

Shirley's commitment extended beyond racial lines. At the Federation of Southern Cooperatives, she aided black and white farmers alike, preserving land and fostering cooperative initiatives.

New Communities Inc. laid the foundation for all community land trusts, including DCLT. We honor Shirley Sherrod and all of the leaders, past and present of New Communities for their vision and commitment to equity.



**Shirley Sherrod,
Co-founder of New Communities Inc.**

Inducted into the Cooperative Hall of Fame in 2011, Shirley's legacy continues to inspire. As Women's History Month concludes, let's remember that women like Shirley Sherrod shape history through their courage and dedication, every single day.

"She has worked tirelessly to eradicate the historical race, class, cultural, religious, and gender barriers experienced by southern rural black women."
-Cooperative Hall of Fame Plaque

MARCH 2024

Join Us

In the heart of Durham, a beacon of hope shines bright for those seeking to own affordable housing. Mark your calendars for upcoming buyer session, scheduled for **April 2nd at Lyon Park Center, both running from 5-8 p.m.**

Stay connected as we anticipate hosting two more sessions later in the year.

Together, let's ignite the journey towards homeownership and empower our communities to thrive. We look forward to seeing you there.



...so you want to be a homeowner

FREE INFO SESSION

- LEARN WHAT A LAND TRUST IS.
- FIND OUT HOW TO QUALIFY TO BUY.
- OWN IN YOUR NEIGHBORHOOD.
- HEAR ABOUT OUR HOMEOWNER & HOMEBUYER INITIATED PROGRAM/ DOWNPAYMENT ASSISTANCE (HHIP)
- FINGER FOODS SERVED
- SUPERVISED COLORING STATION FOR THE KIDS



DCLT

1208 W. CHAPEL HILL ST
DURHAM NC 27701
919.490.0063
WWW.DCLT.ORG

Durham Community Land Trustees (DCLT) is a community land trust that builds strong communities by developing, managing, and advocating for permanently affordable housing. DCLT offers residents with low and moderate incomes a stable foundation for achieving economic security in Durham, NC

BUYER SESSIONS

THURSDAY, MARCH 21
HOLTON CENTER: 6-7PM
401 N. DRIVER ST, DURHAM
FOLLOW SIGNS TO 2ND FLOOR

TUESDAY, APRIL 2
LYON CENTER: 6-7PM
1309 HALLEY ST, DURHAM
FIRST FLOOR AUDITORIUM



Meet Krystal Lacayo

Krystal Lacayo joins Durham Community Land Trustees as a Development Intern, bringing her third-year studies in Environmental Studies and Urban Planning from UNC Chapel Hill. With a passion for community leadership, she holds roles such as Co-Director of Diversity, Equity, and Inclusion in student government and Chair of Environmental and Climate Justice in the NAACP. Krystal's international experiences in South Africa and dedication to sustainability underscore her commitment to positive change. Currently, she is focused on crafting a policy brief for DCLT on climate/green federal grants and implementation strategies. **Welcome aboard!**



Solar Projects

In a groundbreaking collaboration with the City and County governments,

Durham is poised to become a hub for sustainable energy. *The Low-Moderate Income (LMI) Grant Program for*

- *Residential Solar PV Systems* is a pilot
- program that will provide funding for
- installs. Nine DCLT rental properties
- have been assessed and approved for solar panels, ushering in a new era of clean, renewable power for residents.

This innovative initiative not only tackles pressing environmental issues but also paves the way for green job creation within the community.



Through this transformative partnership, Durham is positioned to reap a host of benefits that extend far beyond environmental sustainability. **Yes Solar Solutions** has been selected as the installer for the solar program. By embracing renewable energy solutions and fostering community collaboration, Durham is laying the groundwork for a brighter, more prosperous future. From cleaner air to economic empowerment, the solar projects represent a bold investment in the well-being and resilience of Durham and its LMI residents. Stay tuned for pics of the solar installs!



MARCH 2024

Be a Beacon of Hope. Donate.

In its early years, DCLT was invited to renovate housing on the 700 South block of Buchanan Blvd. Initially receiving a donated house, DCLT subsequently purchased and renovated four more houses at different times to maximize their impact. Most were converted from duplexes to single-family units, following the land trust model, and sold to first-time homebuyers. Established in 1987 by concerned residents, DCLT emerged in response to mounting housing issues like rising costs, absentee landlords, and housing disrepair in the community. Help us in sustaining this vital mission.



Expanding Where We Own & Who We Serve



Over thirty years later, DCLT self-manages 196 permanently affordable homes in eight neighborhoods: West End, Lyon Park, Burch Avenue, Morehead Hill, Lakewood Park, East Durham, Hayti, and Southside. DCLT is a partner in an additional 117 managed units.

As of 2023, DCLT has expanded its focus to encompass the **entire City of Durham** in its efforts. The organization recognizes that affordable housing is necessary city-wide and has restructured the approach to meet that growing need.

We build, advocate for, and manage permanent affordable housing in Durham. The biggest need for affordable housing in Durham is for families at 30% area median income (AMI) and below.



Visit <https://dclt.org/about-dclt/ways-to-support/> to donate today!