

DURHAM



COMMUNITY

Land Trustees

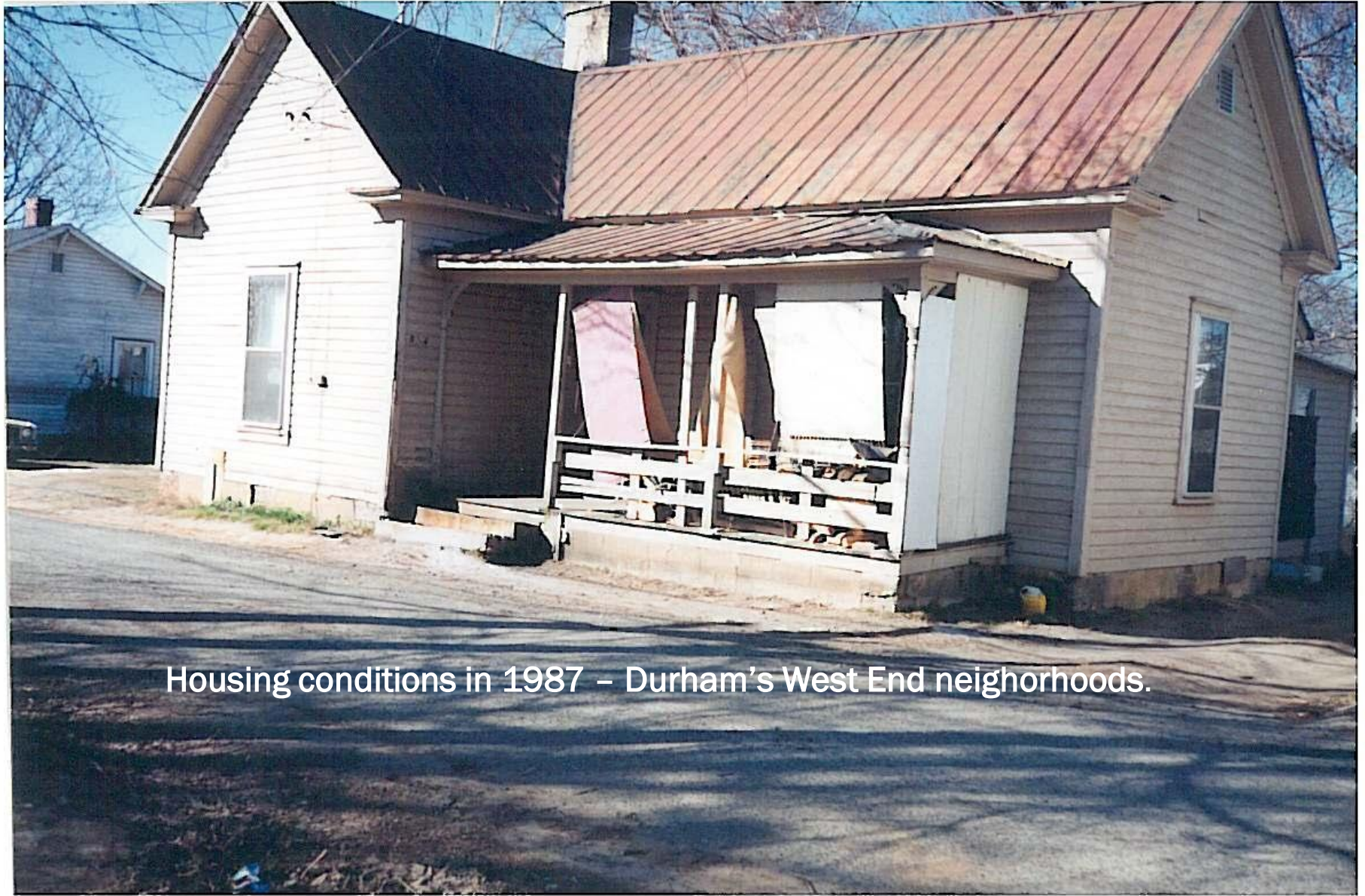


***Established* in 1987
by *neighborhood
residents* demanding
better housing and
neighborhood conditions.**





1987 March on Jackson Street



Housing conditions in 1987 – Durham's West End neighborhoods.



Typical substandard housing condition – Durham, NC mid 1980's

DCLT'S MISSION IS TO PROVIDE IS

to provide housing that is
PERMANENTLY
AFFORDABLE to low and
moderate income people



Gloria Beamon, Board
President 2003-2004



...TO PROMOTE **REVITALIZATION** OF THE NEIGHBORHOODS IN WHICH WE OPERATE.

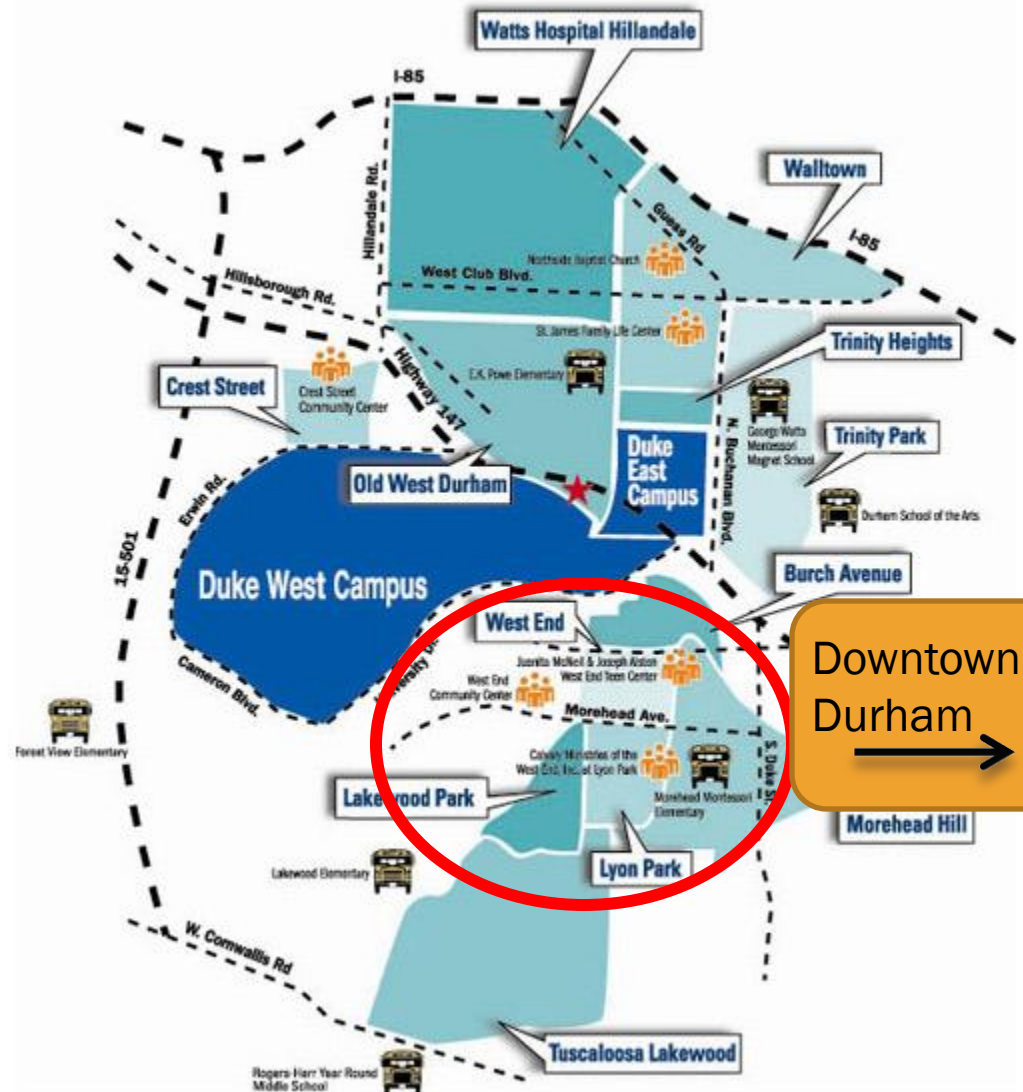


1025 Moreland Avenue



PRIMARY TARGET NEIGHBORHOODS

- **Lyon Park**
- **West End**
- **Burch Avenue**
- **Located between Downtown Durham and Duke University.**



CATALYTIC RESOURCES FOR SUCCESS

- ❖ Housing Bond Referendums (1989)
- ❖ Durham designation as an entitlement city (1995)
- ❖ LIHTC Program (1990)
- ❖ Duke Endowment Land Banking (2005)
- ❖ Self-Help (2005 to present)
- ❖ City of Durham Housing Goals (2016)

GOOD TIMING

RENOVATE OR REPLACE VACANT AND DETERIORATED HOUSING STOCK.



(BEFORE)

Palmer Street

***TODAY! – Duplex condos
affordably valued
at approx. \$80,000***



STABILIZE THE NEIGHBORHOOD VIA INCREASED HOMEOWNERSHIP OPPORTUNITIES.



PAULI MURRAY PLACE - HOMEOWNERSHIP



Thanks to a grant from the Home Depot Foundation, DCLT included solar hot water heaters in this project of 6 homes.

Development Partners:

- Self Help CDC
- Habitat for Humanity



CAMERON PLACE

Passive Solar Design

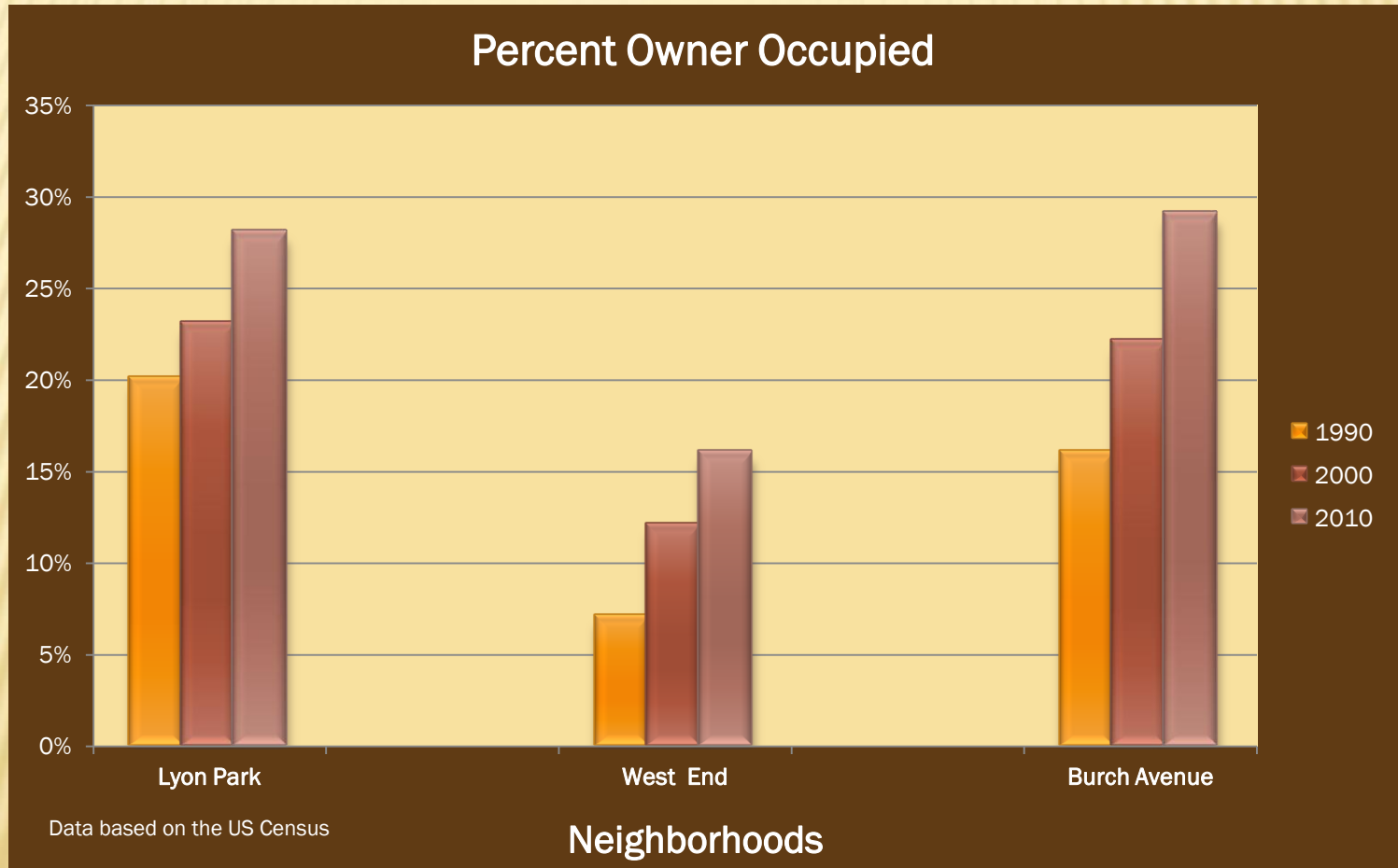


Energy Efficient



Stained concrete
floors

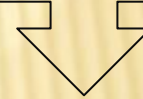
DCLT Impact: More Home Ownership



CREATE AFFORDABLE RENTAL HOUSING



Homestead Apartments –
1996 - HOME – 4 Units



Morehead Glen
Apartments – 1993 -
LIHTC – 20 Units.



BRIDGES POINTE APARTMENTS SUPPORTIVE HOUSING

Affordable
rentals for 8
individuals
with Sickle
Cell Disease



(AFTER)



(BEFORE)

Partnering Organization: Bridges Pointe Foundation.
Provides supportive services for residents.

MAPLEWOOD SQUARE – SENIOR HOUSING



In 2009, DCLT, DHIC and Self-Help opened Maplewood Square - 32 new apartments for seniors. Duke University, the City of Durham, NCHFA loans, and Housing Tax Credits provided cornerstone financing.



- 1 & 2 Bedrooms
- Energy Star Design & Construction

DCLT: 225+ HOMES FOR RENT:

GOOD MANAGEMENT MAKES GOOD NEIGHBORS

DCLT offers attractive, well-maintained, energy-efficient, homes for rent.



CREATE AN ATTRACTIVE ENVIRONMENT FOR NEW PRIVATE INVESTMENT

Before



DCLT OFFICE
1208 West Chapel Hill Street

SPACE FOR SELF-EMPLOYMENT AND SMALL BUSINESSES

DCLT's
neighborhood
commercial
buildings offer
attractive
space for
growing
enterprises...



And convenient services for neighborhood residents.

ORGANIZE / EMPOWER COMMUNITY RESIDENTS



Organized Community Clean-ups

Community Beautification



THE PRO'S AND CON'S OF SUCCESS

Neighborhoods attracting aggressive private investment in residential and commercial properties.



RIISING NEIGHBORHOOD HOUSING COSTS



SOLD - \$498,000



SOLD - \$509,000



SOLD - \$275,000

Property Tax Appraisal
\$488,021
Appraised Value as of January 1,
2016

NEW TARGET AREAS – NEW MISSION STATEMENT

MISSION STATEMENT – Adopted 2016

DCLT builds strong community by developing, managing and advocating for permanently affordable housing that offers Durham residents with low to moderate incomes a stable foundation for achieving economic security.

TARGET AREA EXPANSION - SOUTHSIDE

City of
Durham
designated
target area



9 Rental Housing Units
5 - 60% AMI & Below
4 - Homeless Vets



TARGET AREA EXPANSION NORTHEAST CENTRAL DURHAM

**DCLT
purchased 54
units of existing
occupied rental
housing from
private owner**



Housing in substandard condition – DCLT currently seeking rehab dollars. City of Durham target area.

CURRENT CHALLENGES ...

- Neighborhood Gentrification... DCLT cannot develop further in many neighborhoods...
- Low – income resident displacement...
- Resources to fund capital improvements of rental properties...
- Expansion to other areas of the City...
- Resources to fund expansion...
- Staff capacity...

?? Questions ??



**Celebrating 30 Years of Building Homes
... Building Community ... Building Trust**