

New Partners for Smart Growth Conference

January 30, 2015 - Baltimore, MD

CLT's Create Equitable Development

Selina Mack
Executive Director
selina@dclt.org

DURHAM

COMMUNITY
Land Trustees

DCLT was established in 1987 by neighborhood residents demanding better housing and neighborhood conditions.



Target neighborhoods located between Downtown Durham and Duke University.

DCLT's Mission – to provide housing that is **PERMANENTLY** affordable to low and moderate moderate income people to promote **revitalization** of the neighborhoods in which we operate.

DCLT Facts

- One of the first 10 CLTs in the country
- 1st CLT in North Carolina (Inc. 1987)
- Operates in Durham, NC (West End)
- Staff of 6.5 FTE's
- Board of Directors (16) – (residents, community, and general).
- 220+ households served.



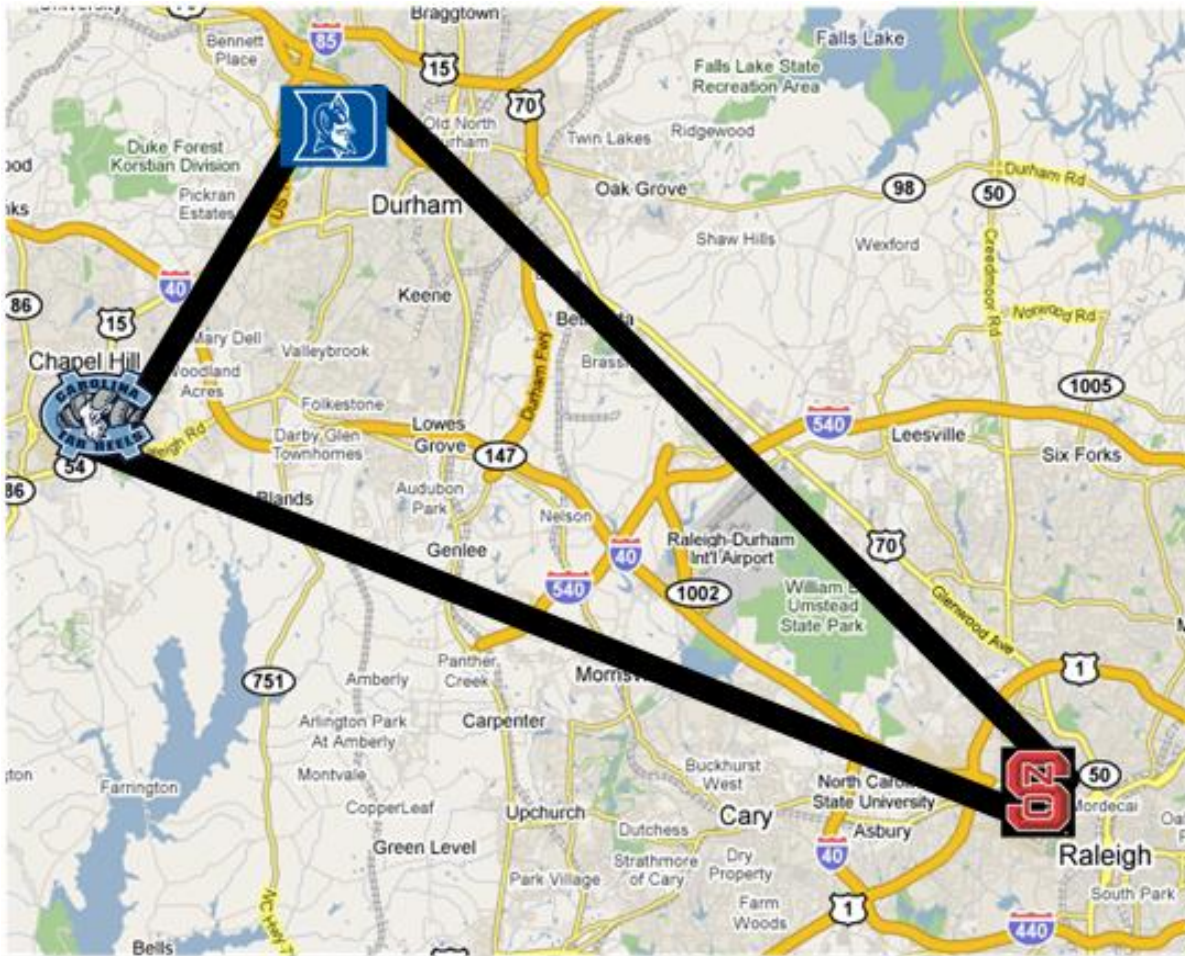
RENTAL HOUSING
\$11,500 – \$27,600
SINGLE INDIVIDUAL

- Seniors
- Veterans
- Disabled
- Very L-I



HOMEOWNERS
\$23,000 – \$36,800
SINGLE INDIVIDUAL

Quick Facts about Durham, NC



Population – 288,000

2010–2013 Growth = 8%

Demographics:

- 42% White
- 41% African American
- 14% Hispanic
- 3% Asian

Home of 3 ACC teams

3 Largest Employers:

- Duke University
- IBM
- Durham Public Schools

Avg. house sale price =
\$201,255

One of the wealthiest counties in the state, but one of the highest poverty rates.

Durham Economic Growth – Drivers

- ▶ 1. Population growth
 - 22% (2000 – 2010)
- ▶ 2. Downtown Revitalization
 - Increased Residential
 - Business/Restaurant Incentives
 - Compact District Overlays
- ▶ 3. Future Light Rail Transit
 - Ease traffic congestion
 - Enhance accessibility
 - Environment



Durham-Orange

Light Rail Transit Project

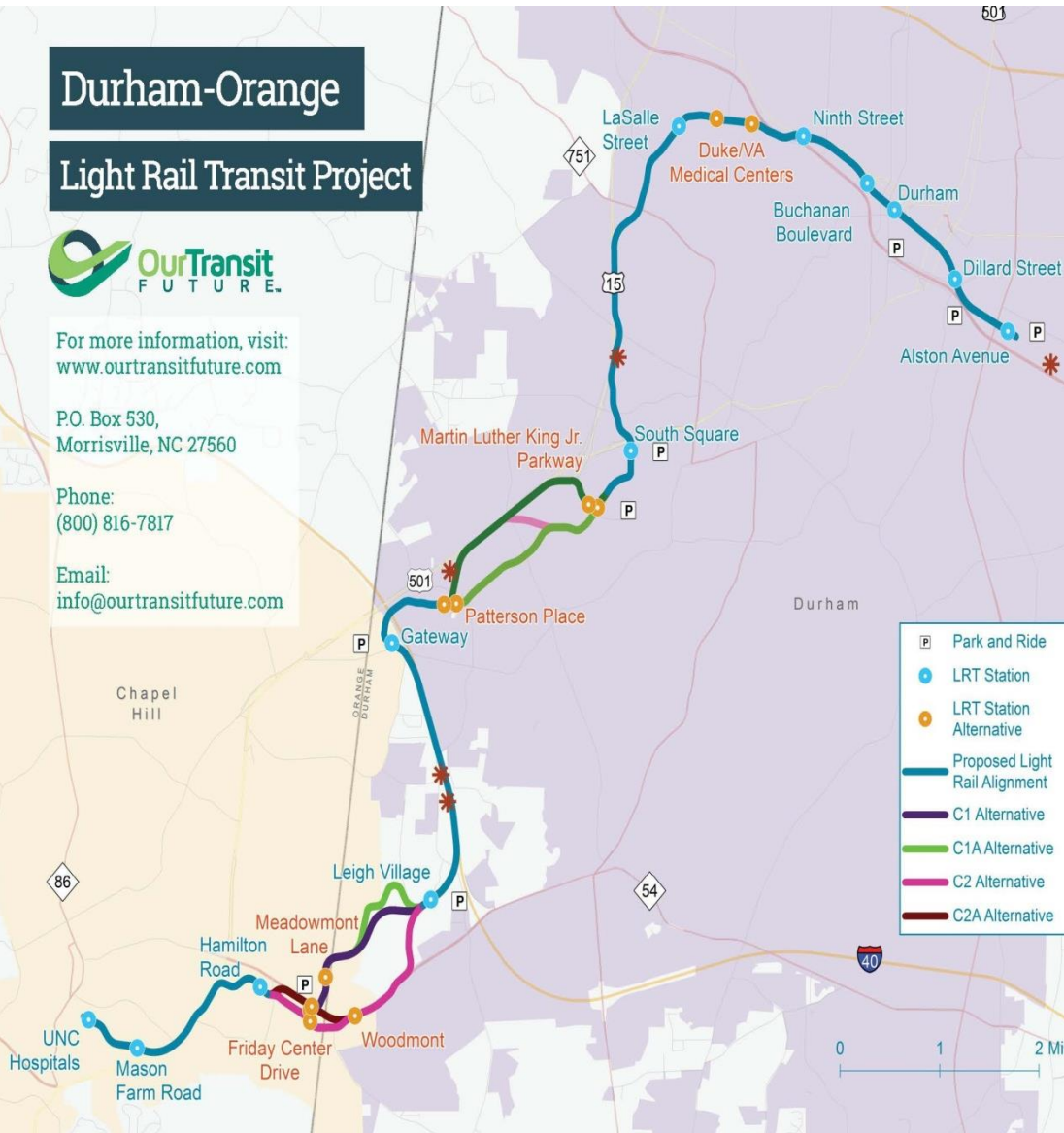


For more information, visit:
www.ourtransitfuture.com

P.O. Box 530,
Morrisville, NC 27560

Phone:
(800) 816-7817

Email:
info@ourtransitfuture.com



- 17 miles –Durham & Chapel Hill. – 17 Stations
- Projected opening = 2025.
- Durham voters approved a ½ cent sales tax increase in 2011, Chapel Hill voters in 2012 – fund light rail and enhanced bus service.
- Connects educational, medical, employment, and other important activity centers, park-and-ride lots, transfer centers, the Durham Amtrak Station, and the Durham Station.

RESPONSE

- ▶ Increase property values in neighborhoods near proposed transit stops.
- ▶ Increase in the number of high density residential units built or renovated.
 - Over 4,000 units added downtown since 2006
- ▶ Higher rents,
No affordability
Only 80 assisted units for
60% AMI and below.



Why AH is important

Low income families often get displaced as property increase.

Low income families need benefit of increased access to employment/health centers, retail, and recreation.

Low income families less likely to drive or own a car.

Commitment made as part of the local sales tax referendum

Prioritizing AH will make the project more competitive for state & federal funds.



Coalition for Affordable Housing & Transit (CAHT)

Grassroots effort to advocate for inclusion and preservation of affordable housing near proposed transit stations.

Initial Goals of CAHT:

- Increase awareness of the exclusion of affordable housing, need for permanently affordability.
- Commitment of gov. officials – Inclusion of AH requirements in area plans and permitting requirements BEFORE rezoning additional station areas.
- Target publically held land near stations for AH.

CAHT – 2014 Successes

- ▶ City & County elected officials adopt a joint resolution –15% affordable housing EACH transit station.
- ▶ City & County launched a joint planning and budgeting initiative –map station area AH opportunity sites.
- ▶ FTA planning grant to include plans and technical studies for affordable housing.
- ▶ CAHT hosted a “Transit in the Neighborhood” information session for community residents, encouraging involvement in long-term process.

CAHT has Successfully **SHIFTED** the course of Durham’s development plans

CAHT 2015 and Beyond – Goals

- ▶ Continue to monitor/influence City/County zoning processes, studies, plans.
- ▶ ID resources for Housing Trust Fund for acquisition and subsidies.
- ▶ ID AH opportunity sites.
- ▶ Gain site control of additional properties near transit to create/preserve affordability.
- ▶ Pay special attention to AH for 30% and below.

Smart Growth is Equitable

Definition:

Equitable development is an approach to creating healthy, vibrant, communities of opportunity. Equitable outcomes come about when smart, intentional strategies are put in place to ensure that low-income communities and communities of color participate in and benefit from decisions that shape their neighborhoods and regions.

Lessions Learned/Recommendations

- ▶ Incorporate AH goals into initial planning goals.
- ▶ Recognize the need for PERMANENTLY AFFORDABLE HOUSING in planning goals.
- ▶ Partner/Involve community advocates.

“No point asking for milk from the cow after you give away the farm.”

Durham City Council
Member

