New Partners for Smart Growth Conference
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CLT’s Create Equitable Development

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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 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

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

Seniors
Veterans
Disabled
Very L-I
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

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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

- 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.
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.
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.
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.
Lessons 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