

Durham Community Land Trustees

Advancing Health Through Design

November 29, 2023



About Durham Community Land Trustees



DCLT is a nonprofit developer providing **PERMANENTLY AFFORDABLE** rentals and homeownership opportunities. Since 1987, DCLT has utilized the shared-equity model to make homeownership accessible, while providing a foundation for economic security to low-moderate income residents.

80

Homeowners
Created.

198

Self-managed Rental
units. 105 Scattered
Site Properties.

400+

Rental Residents.
42% are Children
under 18.

3

Community
Gardens.



Rental Preservation: Piedmont Avenue

Inspirational Impact



Journey to Green Building



**Environmentally
Sustainable:**

**Cameron Place
6 Land Trust Homes**

**Steel frame construction
w/ passive solar heating &
Solar HW heaters**



Durable – Long Lasting – Moisture Resistant – Fire Resistant – Recyclable (steel is 100% reusable)

Guiding Themes: Sustainable & Accessible



Focus on People & Planet

Sustainable Roof Garden





Before



After



Credit: Universal Design Institute

Guiding Themes: Maximize Properties for Community Benefit



- Green infrastructure improvements
- Bioswales & Rain gardens
- Native pollinators
- Community Gardens & Rain Cisterns
- Solar & Community Solar



Designing for Health

- ADA Accessible homes with easily adaptable interiors
- Non-toxic building materials (no forever chemicals)
- Enhance outdoor air & daylight to all units
- Incorporate Biophilia inside and out
- Enhanced ventilation & air filtration (MERV 13 filters)
- Sustainable sourced wood and other materials
- Avoid materials and components on the Red List
- Energy Saving appliances, HVAC, thermostats, & water fixtures



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RD'S-EYE VIEW

Concept Plan #1

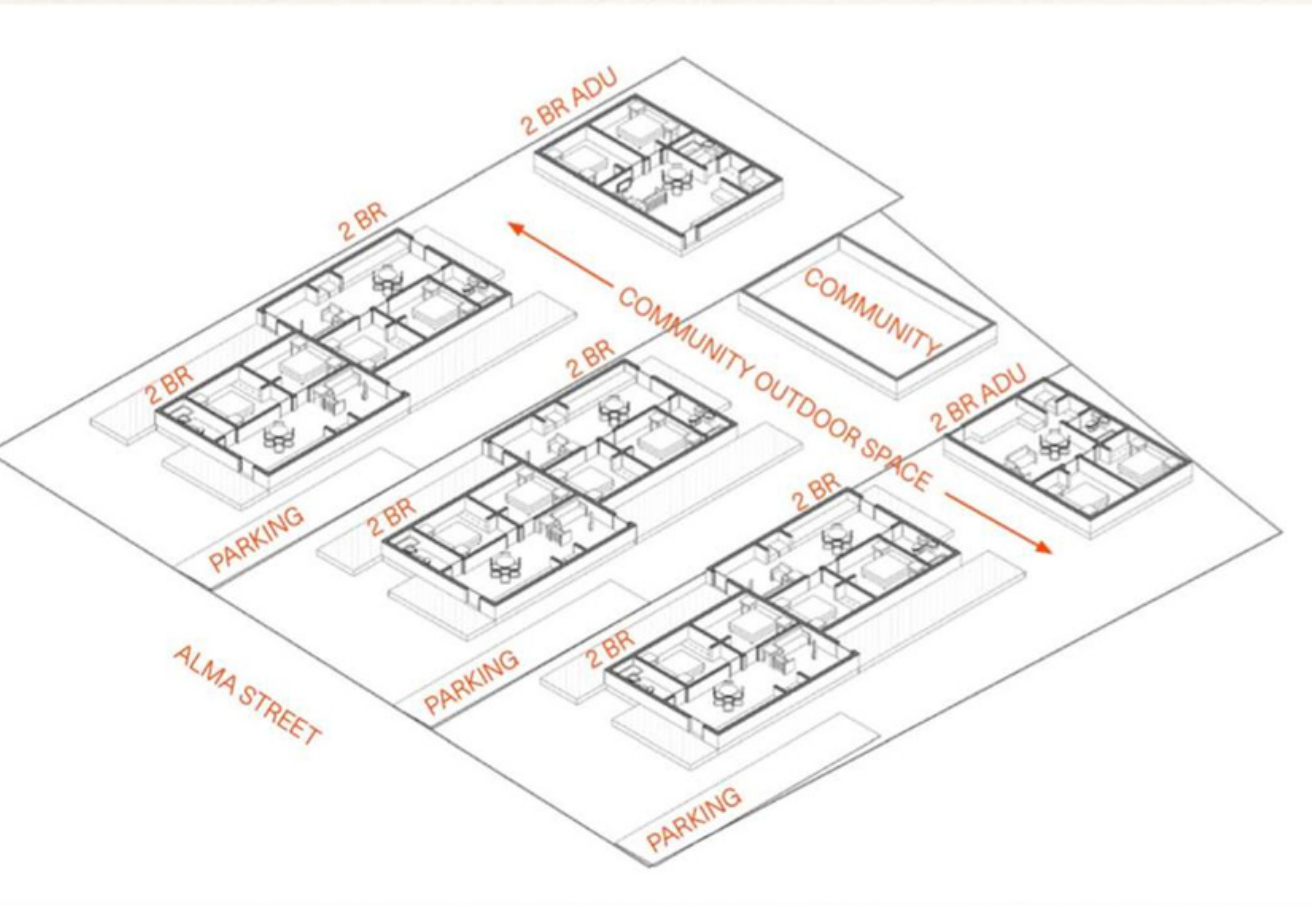
DCLT embarks on its first net zero and 100% sustainable construction project.

- 2.2 miles from Downtown Durham
- Public transit bus stop .2 miles away
- Neighborhood retail .6 miles away
- Majority-minority neighborhood
- 42.6% individuals below poverty line



LIVING
BUILDING
CHALLENGE™

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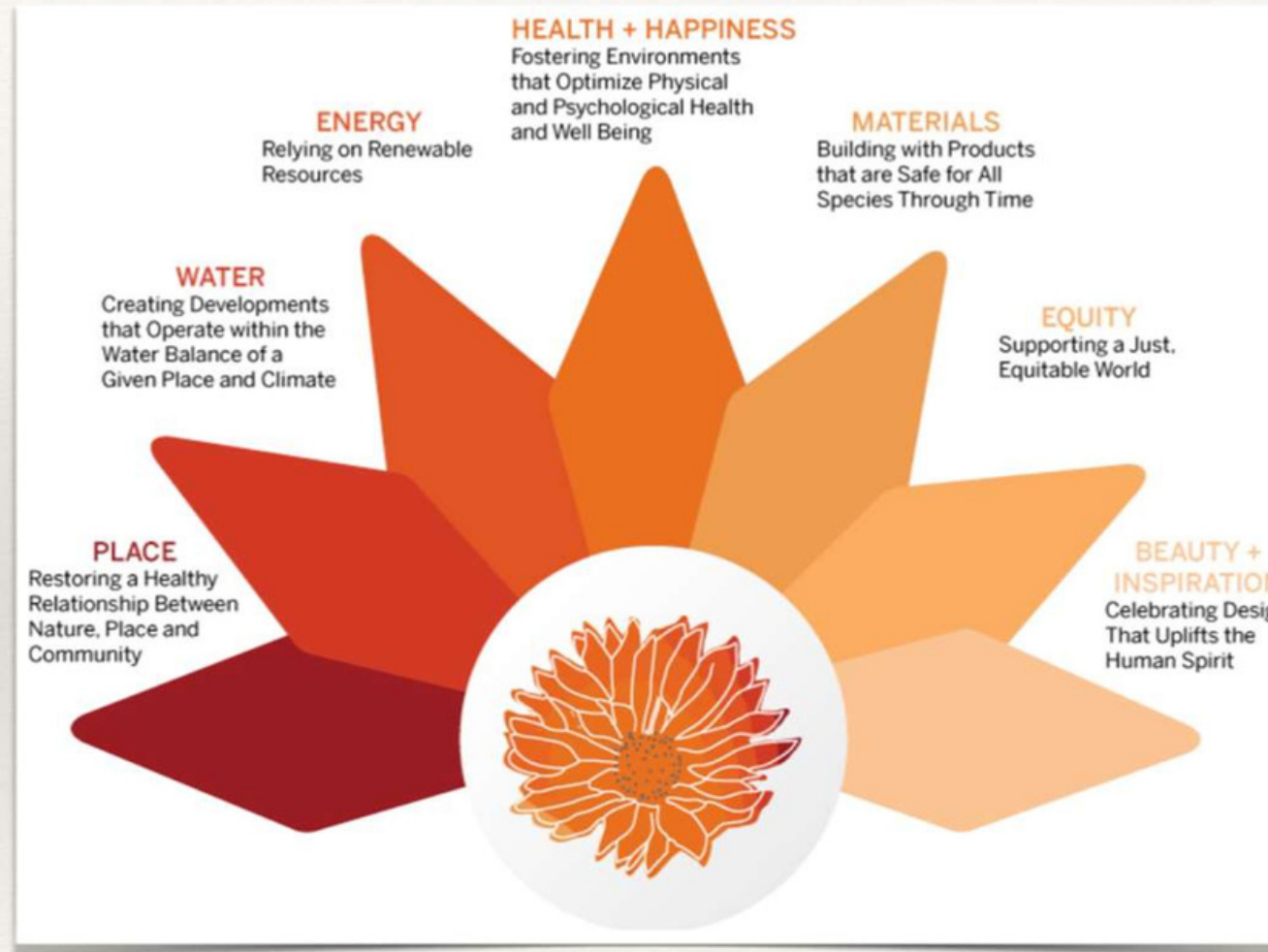


- Duplexes + ADUs
- 8-12 Units possible
- Affordable to: 60-80% of AMI
- Permanently Affordable
- Creates urban micro-village
- LBC Certification Target: Core

Living Building Challenge

Maximizing Social & environmental potential

- Net-zero or net-positive energy
- Reclaims water on site
- Non-toxic finishes & materials
- Sustainably sourced wood
- Community Engagement
- Focus on green building & green construction (high performance)





For More Information Contact Us!

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Find Us: www.DCLT.org
