



Land, Trust, and Resilience:

THE ROAD TO STAYING HOME



FEBRUARY 18, 2025

This film is made possible by:

EXECUTIVE PRODUCER:

Daniele Berman, Director of External Relations and Advocacy,
Community Home Trust

FILMING AND EDITING:

Yuri Vaysgant, Vaysgant Visuals

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a generous grant from the Oak Foundation
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FILM SCREENING SPONSORED BY

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ABOUT COMMUNITY HOME TRUST

For over 30 years, Community Home Trust has delivered housing affordability to diverse populations in partnership with our communities.

Our vision is a world in which barriers are removed for those wanting a home they can afford, where the supply of those homes keeps pace with the demand, and all individuals have long term access to a safe home where they can thrive, work, and grow.

In 1991, the Orange County Affordable Housing Task Force created the Orange Community Housing Corporation (OCHC). Over the next ten years and through several iterations, Community Home Trust was born. By the time we sold our first home in June 2000, we had already helped create nearly 100 affordable housing opportunities in Chapel Hill.

By the time we marked our 30th anniversary in 2021, we had 332 permanently affordable homes in our inventory in Chapel Hill and Carrboro. Our homeowners include nurses, university employees, teachers, and others who serve our community but otherwise could not afford to own a home here. The five homes featured in this film are our first homes located in Durham.

FROM OUR EXECUTIVE DIRECTOR

Welcome to the premiere of Community Home Trust's first impact film, "Land, Trust, and Resilience: The Road to Staying Home."

I'm excited to share this film with you as we celebrate home. Thank you for joining us.

Nearly a year ago, Community Home Trust began work on rebuilding five naturally occurring affordable homes – or "NOAH," as we call them – on the Eno River right here in Durham. Everything about this project was unusual, from the way we acquired the homes to the work that needed to be done to the financing for the project to the circumstances of the residents. And I think you'll agree once you see the final result that the new homes are far from ordinary, too!



So we decided to document the process and share the story of the renovations and the families that call these houses home. The film you'll see tonight and the discussion afterwards will tell those stories. If there's one thing you take away from this evening, I hope it will be a fuller understanding of the meaning of home and a deep appreciation for what it means to have a home that's permanently affordable, protected, and safe.

The five houses whose transformations you'll see tonight are now part of Community Home Trust's permanently affordable land trust, which means they'll never be subject to private market fluctuations, predatory developers, or changing demographics again. They'll always be affordable to the residents who call them home, and they'll always be maintained to be safe and sound. These homes are now in our trust – Community Home Trust's, on behalf of our shared community – and whether their residents rent or own them, they are protected by that trust. I hope you'll be as moved by the significance of that fact as I am daily in my work at Community Home Trust.

I am especially grateful to our Board of Directors for being willing to step outside our comfort zone with me and take on this unique project. Without their support and excitement for this work, none of it would have been possible.

If you're moved by what you see tonight, please connect further with us at Community Home Trust. I look forward to meeting you and sharing more about how we can do this good work together.

With gratitude,

A handwritten signature in black ink, appearing to read 'KS', written over a light blue background.

Kimberly Sanchez, *Executive Director*



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ABOUT THE PROJECT

On March 1, 2024, Community Home Trust purchased five homes on Open Air Camp Road in Durham, North Carolina.

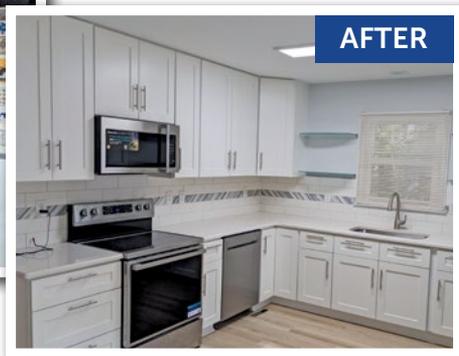
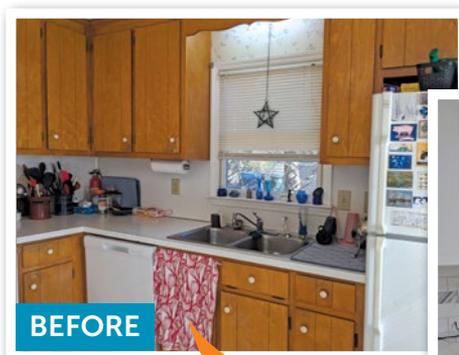
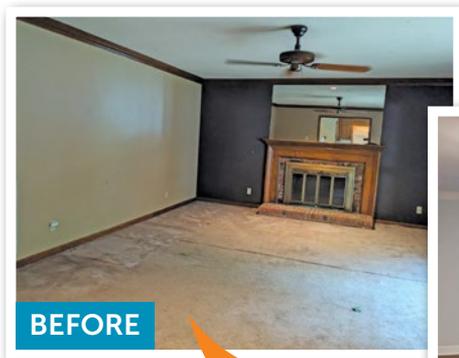
The residents of those homes had been threatened with eviction, and their homes were in significant disrepair. But the tenants, some of whom have lived in their homes for decades, wanted to stay. When they reached out to the Community Enterprise Clinic at Duke University Law School for help, they learned that there might be a way they could stay in their homes and get them refurbished, too: by becoming part of a community land trust (CLT).

A community land trust (CLT) is a nonprofit organization committed to preserving long-term affordability in a community. CLTs provide “shared equity” homeownership opportunities for lower-income (often first-time) homebuyers.

Shared equity homeownership is a model through which a homebuyer purchases a home below market value, often from a CLT. That homebuyer is then contractually obligated to share the value of any price appreciation of their home when they decide to sell it with the CLT. This, in turn, allows that organization to maintain the affordability of the home for future buyers, often for generations.

Because of the shared equity model, a one-time investment in a CLT (either from private donations or public or private philanthropy), which allows the CLT to purchase a home, is actually a permanent investment in housing affordability because it can be “recycled” through future sales of the same home. The financial investment in that initial home purchase stays in the home, allowing subsequent homeowners to move through purchase and resale of the home an unlimited number of times without the home being subject to market fluctuations. Thus CLTs are uniquely positioned to provide permanent affordability helping stabilize communities and keeping housing accessible to low- and moderate-income families indefinitely.

Thanks to a grant from the Oak Foundation and a loan from the Durham Affordable Housing Loan Fund, Community Home Trust, the largest CLT in North Carolina and one of the largest in the country, was able to purchase and rehabilitate the five houses on Open Air Camp Road that you’ll see transformed in this film. The current residents get to stay in their homes – and some may even choose to become homeowners using Community Home Trust’s land trust homeownership model.



The transformations you'll see in this film would not have been possible without the hard work and incredible vision of Daniela de Cabrera and Lazarus Home Repair and Maintenance, and Community Home Trust's Property Manager, Ian Morse. But perhaps most importantly, the advocacy of the tenants and neighbors who make up the Eno River Tenants' Association is the reason these five homes are still standing today. Special thanks to our panelists this evening: Sheba Everett, Open Air Camp Road resident; Andrew Foster, J.D., Community Enterprise Clinic; Sarah Guidi, Triangle Community Foundation; and Daniela De Cabrera, Lazarus Home Repair and Maintenance.



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SUPPORT CHT

Every day, families are being pushed further from their dream of safe, affordable housing. YOU can change that RIGHT NOW! Community Home Trust needs your support to continue to provide affordable housing in our community.

DONATE
\$100

You will help cover Community Home Trust staff time to help a first-time homebuyer become a homeowner.

DONATE
\$250

You will help cover costs for an urgent plumbing repair on a home in our land trust.

DONATE
\$500

You will help cover home inspection fees for a first-time homebuyer.

DONATE
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You will help cover HVAC repair costs for one of our homeowners.

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*Community Home Trust
would like to thank our
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SPECIAL THANKS TO

ANDREW FOSTER, J.D.

*Kathrine Robinson Everett Clinical Professor of Law,
Director of the Community Enterprise Clinic at Duke University,
and member of the Community Home Trust Board of Directors.*

The Community Enterprise Clinic helps nonprofit organizations and social entrepreneurs plan and implement community development projects that improve the quality of life in economically disadvantaged areas. Andrew and the students in the clinic supported the Eno River Tenants' Association and connected them with Community Home Trust, saving their homes and ensuring they will remain permanently affordable.

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