



### The Beginnings of West Rehoboth

Charles Mills, a Quaker, came to Rehoboth after World War II to manage a cannery. He bought land in the area, and eventually became a successful farmer. Mr. Mills subdivided one of his two farms and created the Shockley development that today is West Rehoboth.

The first residents of Mr. Mills' 50-foot by 175-foot parcels were the families of the cannery workers, and men and women who worked in the restaurants and hotels in the growing resort town of Rehoboth Beach.

### The Vision for West Rehoboth's Future

West Rehoboth residents and WRCLT Board members envision a thriving community where people can live in a pleasant neighborhood, raise their children and retire ... a neighborhood with streetlights, sidewalks, playground, and children playing in front of well maintained homes. In other words, a vibrant American community.

### West Rehoboth Community Land Trust, Inc.

#### Board of Directors FY 2018

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*Heidi Gilmore, Esq.*  
*Attorney for WRCLT - Off Board*

*Cathy McCallister*  
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"A land trust will be able to create homes that low-income people can afford from generation to generation, improving the quality of life for the children and the families ... further increasing neighborhood stability and securing economic and cultural diversity in the community."

Sarah Coffin, assistant professor in the Department of Public Policy Studies at Saint Louis University

For more information on the West Rehoboth Community Land Trust, please contact:

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 PRESIDENT  
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# WEST REHOBOTH

## COMMUNITY LAND TRUST

REVITALIZING  
 AN HISTORIC COMMUNITY  
 ONE AFFORDABLE HOME AT A TIME



### THE MISSION

- To create permanent affordable housing
- To preserve the West Rehoboth community
- To work with the community to revitalize this historic neighborhood
- To foster the principles of fair housing and a diverse community



In February 2013 two homes were completed for occupancy by the Land Trust. Two West Rehoboth families are now residing in these two homes paying rents well below market rate at \$400 and \$500 per month. Formerly, the families were living in substandard housing. Milford Housing Development Corporation, a low -to-moderate income housing hon-profit, was the builder and NCALL provided financing. Due to community financial support for this project we were able to raise 80% of the needed funding.



## Where We Are...

### OUR FINANCIAL GOAL FOR FY 2018

Purchase another West Rehoboth lot and partner with Sussex Habitat for Humanity offering additional opportunities to residents for home ownership.

#### **Project Cost Estimate:**

Land Acquisition	\$110,000
Legal Expenses	\$3,500
Lot Maintenance Prior to Build	\$1,500
Insurance	\$650
<b>Total Expense</b>	<b>\$115,150</b>

#### **Projected Revenue:**

<b>Funds Anticipated</b>	
Speer Trust	\$20,000
Federal Home Loan Bank	45,000
<b>Funds Needed &amp; Target Sources</b>	
Sussex County	\$3,500
Banks	\$15,000
Individual Contributions	\$9,000
Organizations	\$1,000
Churches	\$3,000
Carryover from 2017	\$37,150
<b>Total Income</b>	<b>\$115,150</b>

## Our Accomplishments... since 2012

- \* **2013** Completed of two new rental homes housing two resident families with affordable rents. Purchased another lot in November 2013.
- \* **2014** Established a partnership with Sussex Habitat to build new house on WRCLT lot. Habitat selected a resident family and worked with them to achieve homeownership with no interest mortgage. A manual was developed for current and future partner families.
- \* **2015** Completed Habitat house in July. Began negotiations with the Coalition for West Rehoboth to purchase a lot with two rehabilitated homes on it housing two resident families in need.
- \* **2016** Purchased a third lot in January from the Coalition for West Rehoboth. Two tenant families in need stayed in the homes with affordable rents and received a new lease. Pursued contract for additional lot.
- \* **2017** Purchased a fourth lot and entered into an agreement with Sussex Habitat to select another resident family.