OPPORTUNITY FOR HOMEOWNERSHIP
PATHWAY TO ECONOMIC STABILITY
PERMANENT AFFORDABILITY
HANNIBAL SQUARE
COMMUNITY LAND TRUST

Presents...

JUNETEENTH
CELEBRATION EVENT

BLACK PROPERTY
AND CITIZENSHIP:
Central Florida as Case Study

KEYNOTE SPEAKER
JULIAN CHAMBLISS, PH.D.

Julian C. Chambliss, Ph.D. is a Professor of English with a Joint Appointment in History at Michigan State University. He previously served as Professor of History at Rollins College from 2004 to 2018. As a teacher-scholar concerned with community, identity, and power, he designs generative digital projects that use the classroom as a platform for students to act as co-researchers to trace community development, document diverse experience and explore culture. He has been recognized for his community engagement work with a Rollins College Cornell Distinguished Service Award (2014-2015) and Florida Campus Compact Service Learning Faculty Award (2011). Chambliss is one of the producers of “Every Tongue Got To Confess,” a podcast exploring the experiences and stories of communities of color. In addition, he is a core participant in the MSU College of Arts & Letters’ Consortium for Critical Diversity in a Digital Age Research (CEDAR). His research interests focus on the race, identity, and power in real and imagined urban spaces.
Canton Park

In 2004, we at HSCLT built our first project involved ten homes on Canton Avenue and Israel Simpson Court.
In 2007, we built four homes on Comstock Avenue (see left), and in 2013 we built five homes on West New England Avenue (see above).
In 2015 we partnered with the V.A. to build a home for a combat-disabled veteran
Benefits of the Land Trust Model

Affordable homes provide economic stability for working families.

Homeowners have an opportunity to build wealth through equity.

Ground lease agreement keeps the home affordable upon resale.
Current Projects: West Lakes Partnership and Rapid Rehousing

HSCLT and the West Lakes Partnership are purchasing and rehabilitating vacant homes in the West Lakes area of Orlando.

In 2018, HSCLT was granted funds to build two affordable homes in Winter Park as part of the Rapid Re-housing Program.
Upcoming Project: East 6th Street, Apopka

24 single-family homes
Upcoming Project: Orange Center Boulevard, Orlando

By Camping World Stadium

- 30 Townhomes
- 25 apartments
- 20,000 square feet of retail space
The Florida Housing Coalition partnered with Fannie Mae to complete program reviews of community land trusts (CLTs) in Florida in partial satisfaction of Fannie Mae’s eligibility requirements for community land trust loans. Lenders and CLTs can find these requirements in Section B5-5.1-04 of the Selling Guide. As part of this review, the Florida Community Land Trust Institute also determines if CLTs meet the requirements of Fannie Mae’s Duty to Serve Plan.

Fannie Mae Certified CLT

**Name of Organization and Review Pass Date**

- Bright Community Trust          October 1, 2018
- CLT of Palm Beach County         January 31, 2019
- Delray Beach Community Land Trust February 14, 2019
- Hannibal Square Community Land Trust March 13, 2019
For nearly a decade the Affordable Housing Design Leadership Institute has brought together the nation’s leading designers and affordable housing developers to collaborate on buildings that improve health outcomes and community representation, reduce environmental impact and strengthen connections to opportunity in some of America’s most vulnerable communities.

This year’s class of developers, selected for their commitment to innovation and design as a tool to positively impact residents and communities, will include Hannibal Square Community Land Trust.
This event was made possible by the following:

Thank you Sponsors!
And Now.....
BLACK PROPERTY & CITIZENSHIP

A Case Study of Black Imaginaries and Geographies in Central Florida

JULIAN C. CHAMBLISS
MICHIGAN STATE UNIVERSITY

HANNIBAL SQUARE COMMUNITY LAND TRUST
JUNE 14, 2019
WINTER PARK COMMUNITY CENTER
WINTER PARK, FLORIDA
The Odyssey Ahead

Abram Grant was born into slavery on August 25, 1848. He ran away and joined the Union army. After the war, he returned to Lake City and later moved to Jacksonville and entered the ministry. He was elected the 19th Bishop of the African Methodist Episcopal Church on May 19, 1888, and ordained on May 24.

- Slavery and Freedom
- Reconstruction?
- Pathways to Freedom?
- Central Florida and the problem of black + space
FREEDOM AND JUNETEENTH
“The people of Texas are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free. This involves an absolute equality of personal rights and rights of property between former masters and slaves, and the connection heretofore existing between them becomes that between employer and hired labor. The freedmen are advised to remain quietly at their present homes and work for wages. They are informed that they will not be allowed to collect at military posts and that they will not be supported in idleness either there or elsewhere.” —General Orders, Number 3; Headquarters District of Texas, Galveston, June 19, 1865.
https://dsl.richmond.edu/emancipation/
WHITE FLIGHT

- 150,000 slaves

• “It looked like everybody in the world was going to Texas.”
White Resistance to Black Freedom

“You could see lots of niggers hangin’ to trees in Sabine bottom right after freedom…”

General Orders, No. 3.

The people are informed that, in accordance with a proclamation from the Executive of the United States, all slaves are free. This involves an absolute equality of personal rights and rights of property, between former masters and slaves, and the connection heretofore existing between them, becomes that between employer and hired labor.

The Freedmen are advised to remain at their present homes, and work for wages. They are informed that they will not be allowed to collect at military posts; and that they will not be supported in idleness either there or elsewhere.

By order of

Major-General Granger.

(Signed,) F. W. Emery, Maj. & A. A. G.
Texas Juneteenth Day Celebration, 1900 (Austin History Center, Austin Public Library)
A Re-Constructed Society

What does that mean?

A NEW WORLD

RECONSTRUCTION
• The Question of Status....
  • Although no longer slaves...Not Equal to Whites.....

• African Americans were citizens of the United States and deserved the Rights and Privileges....
Reconstruction in Florida
Saint Augustine, Fla. Artillery inside Fort Marion; tents on rampart, taken between 1861 and 1865 – From Florida Memory
“We demand that our lives, our liberties, and our property shall be protected by the strong arm of our government, that it gives us the same citizenship that it gives to those who it seems would ... sink our every hope for peace, prosperity, and happiness into the great sea of oblivion.”
PATHWAYS TO FREEDOM
No for Kansas!

Brethren, Friends, & Fellow Citizens:
I feel thankful to inform you that the REAL ESTATE AND Homestead Association will leave here the 15th of April, 1878.
A Land of Opportunity?
The anchors for this commercial vision required a hotel and between 1884 and 1886 they built the Seminole Hotel.
“Negro Lots”
HANNIBAL SQUARE, 
designed for a church for colored people, 
and surrounding it are lots which will be 
sold to negro families of good character, 
who can be depended upon for work in 
the family and in the grove.
Scot French, a Maitland resident and an associate professor of history at the University of Central Florida, has been writing a book on Eatonville's history. He describes Lawrence as an “exemplar of what early 19th-century American historians have called ‘moral capitalism.’”
“This disinclination to sell land was due partly to the feeling that the colored man would become too independent if he had property of his own...”

Source: “A City Governed by Negroes,” Springfield (Mass.) Republican, July 27, 1902
In 1883, white workers in Sanford killed a black worker who accepted lower wages.
Emancipation Day, 1883

Emancipation Day was celebrated by the colored people along the line of the railroad by a picnic at Winter Park.
Visionaries and Pioneers
Founding Fathers

LORING A. CHASE
(1839-1906)

OLIVER CHAPMAN
(1851-1936)

GUS C. HENDERSON
(1865-1917)
On introducing the Winter Park Advocate we feel it our duty to take a stand that we may never be afraid or ashamed to advocate. We know that we are now entering a life that but few succeed in; but after telling to the readers of this issue of our intention we hope that none who are able to contribute the widow's mite will withhold it from our paper.
Winter Park's Schoolhouses.

TWO OF THE BEST IN THE COUNTY.

At two o'clock on the afternoon of February 11, the bell in the tower of Knowles Public School at Winter Park called a crowd of people together to witness the dedication of that fine building to the cause of public education.

The exercises opened by prayer by Rev. Dr. Hooker, president of Rollins College, which was followed by good music well rendered by the school children, under the leadership of Miss Dart, a much loved teacher.

County Superintendent Beeks followed with a very interesting talk on the subject of education, which was listened to with close attention.

THE CHASE-MOORE LITERARY MEETING.

The literary club, recently organized among the Hannibal Square people, was again in session last Monday night and the meeting was quite an interesting one. A good crowd was out to witness the meeting and, seemingly, they all were highly pleased with it.

8-29-91
ECONOMY FOR THE CHURCH

NECESSARY MONEY SPENT IN NEWSPAPER ENTERPRISE.

Management and Editorship should be Consolidated—Laymen should be Considered—Experienced Newspaper Men Wanted.
CHAPTER III

A BATTLE AGAINST PREJUDICE

WHEN the first few students began to come to Tuskegee I faced these questions which were inspired by my personal knowledge of their lives and surroundings:

What can these young men and women find to do when they return to their homes?

What are the industries in which they and their parents have been supporting themselves?

The answers were not always to my liking, but this was not the point at issue. I had to meet a condition, not a theory. What I might have wanted them to be doing was one thing; what they were actually doing was the bed-rock upon which I hoped to lay the foundation of the work at Tuskegee.

It was known that a large majority of the students came from agricultural districts and from homes in which agriculture in some form
attempt in downright earnest to see what the Tuskegee Institute could do for the people of my race by teaching the intelligent use of hands and brains on the farm, not by theorising, but by practical effort. The methods in vogue for getting enough out of the soil to keep body and soul together were crude in the extreme. The people themselves referred to this heart-breaking effort as “making a living.” I wanted to teach them how to make more than a living.

I have little respect for the farmer who is satisfied with merely “making a living.” It is hardly possible that agricultural life will become attractive and satisfactory to ambitious young men or women in the South until farming can be made as lucrative there as in other parts of the country where the farmer can be reasonably sure of being able to place something in the bank at the end of the year. For the young farmer to be contented he
View of the Robert Hungerford Normal and Industrial School campus, 19??
Sawmill of the Robert Hungerford Normal and Industrial School, Date Unknown
THE NEGRO IN BUSINESS

BY BOOKER T. WASHINGTON


PUBLISHED BY
HERTEL, JENKINS & CO.
BOSTON   CHICAGO

Residence of J.E. Clark, Eatonville, FL (1907)
Booker Washington in Florida

Pensacola, Fla., March 2. Pensacola Negroes, to the tune of some 2,000 or more, welcomed Dr. Booker T. Washington to Florida last night for the beginning of an educational tour through this State. Incidentally, about 800 white people, occupying the balcony of the Opera House, were just as profuse in the applause given the distinguished educator.
A Project of Preserve Eatonville Community's YARDS & GARDENS CLUB

A Farmers' Market Co-Op Pilot

Goal: To Provide Organically Grown Vegetables To the People of Eatonville at the Lowest Cost Possible

Projected Date: Spring 2017

Funding Provided By: FLORIDA DEPARTMENT OF AGRICULTURE
President Removes Last Negro Holding Office in Georgia

“LILY WHITE” POLICY

Negroes Not to Succeed Negroes in Important Offices in Many States in the South
Race and Space
Even though during my youth (1925-1942) the majority of the streets on the West Side were unpaved, and the residents lived in mostly small frame houses without running water and inside plumbing, there was a great deal of “community pride” among the people and crime was at a minimum. The crime that did exist happened in the West New England Corridor between Virginia Avenue and Pennsylvania Avenue, in an area called “The Square”. There was a tremendous amount of neighborly love among the residents. The community supported the theory “It takes a village to rear a child,” because as a child many adults watched by behavior and reported to my parents any undesirable actions that they saw me doing.
COLORED VETERANS AND NON-VETERANS

Here is Real News For You! The Opportunity Is Yours To Buy and Own Your Own Home In Beautiful MAGNOLIA GARDENS

Office Located on Webster Ave., Winter Park

It Is The Talk of the Town, Don't Fail To Come Out and See Our MODEL HOME Now Under Construction

The Demand Is Great! First Come First Served

DON'T DELAY! YOU MAY BE TOO LATE!

2 BEDROOM HOME
APPROXIMATELY $1000
Down Payment $35
A MONTH

3 BEDROOM HOME
APPROXIMATELY $3900
Small Down Payment for Non-Veterans
A MONTH

Your Monthly Payment Is Less Than Paying Rent

CLARK CONSTRUCTION CO.
CARVER TOWN
WINTER PARK, ORANGE COUNTY, FLORIDA

DESCRIPTION
Filed in the office of the Clerk of Courts of the Circuit Court of Orange County, Florida, on the 7th day of July, 1919.

OWNERS CERTIFICATE

SUBJECTS CERTIFICATE

CERTIFICATE OF CLERK OF CIRCUIT COURT

SIGNED:

CERTIFICATE OF CITY COMMISSION

SIGNED:

SIGNED:

OPEN HOUSE TODAY
2 to 6:00 P.M.
DAILY 8 TO 5:30 P.M.
DIRECTIONS
Come to corner of Swoope and Ponce de Leon Avenues in Winter Park, Florida. Information will be available from 7 to 10 P.M. daily.
Officials Go To Capital For Expressway Talks

Eight Circles Set Meetings For Tuesday

Planner Rotival Heads Road Parley Delegation

Phone Building Work Set

Maurice Rotival
Rotival Turns Over Master Plan For City Of Winter Park

Maurice Rotival, city planner, presented his completed master plan for Winter Park at 10 a.m. Monday morning, at a joint meeting of the Planning and Zoning Board, Long Range Planning Committee, city officials and interested citizens who jammed the council room at city hall.

There was little new in the plan that was not revealed last summer when Mr. Rotival gave the initial section of his plan for Winter Park to the city commission.

He still recommends routing the expressway across Lake Killarney, with interchanges at Lee Road Fairbanks Avenue and at a point further south to connect Lake Sue Avenue to the main arterial route.

Feeder road changes include extension of Palmer Avenue from Stovin across to the Webster Avenue railroad crossing, passing just north of the cemetery.

He forsees a wide boulevard on West Morse, from 120 to 150 feet wide, with promenades and shopping centers, extension of West Morse across the park, with removal of the present railroad station to the spot now occupied by the Minute Maid packing house.

He pointed out the importance of the new state building to be built on West Morse, and...
The decision is now theirs

Highlights of the Rotary Report

It should be emphasized that many of the Report's recommendations are not suggested or expected to be materialized for several years. The highlights of the Rotary Report are given here. For all details read the special story in today's Herald.

Winter Park's population will be 10,000 in 1960 and 25,000 in 1990. No further increase possible without degrading the standards of the city.

Orlando's population to grow to 100,000, reach 32,000 in 1990.

The expressway to be built across Lake Killarney. A saving of $200,000 and $2,000,000 compared to the State Road Department's project.

Widening of I-75 to 6 lanes.

Route 405 to be relocated south of Lake Virginia.

Wideflar of Orange Ave. between Hazel Ave. in Orlando and I-75.

A complete 4-way interchange at Lee Road to provide main access to the expressway from the Winter Park business district via Webster Ave.

Improvement of Morse Boulevard as a landscaped central axis for the business district.

Improvement of Pennsylvania Ave. at the major internal right-of-way, the business district with direct connection to an extension of Palmer Ave. north of the Golf Course, connection southward via Hawkins Drive to Bumby Street and connection with the relocated RT. 405 south of Lake Virginia.

Moving the Atlantic Coast Line depot to the north to unblock Morse Boulevard.

Relocation of the Atlantic Coast Line and Seaboard Air-Line to the west of the city.

Relocation of the Gentle Packing Plant and the Holloway Concrete plant. No industries within the city.

Annexation of areas south of the city line where the latter bisects neighborhoods.

A boat terminal at Lake Killarney and a water way system between lakes and rivers connecting the city with St. Johns River and the Ocean.

An Entertainment Center offering sports and cultural entertainment.

Two civic centers for swimmers, boaters and water-keepers at lakes Osceola and Killarney.

The Civic "Commissioners" are now studying the Rotary plan and it is now up to them to decide what it will be materialized. From top: Dr. Newton; Robert A. Malibek; Edward R. Currey; William R. Jenkins and Nat M. Turnbull.
Winter Park may get some county money

By Will Wellons and Karen Pankowski

OF THE SENTINEL STAFF
property values will drop.

The "blighted" standard applies to the city's west side because of substandard homes, crime and a declining population. The study reports that in no other part of the city have demolitions outpaced new homes or apartments.

Park Avenue and downtown are considered blighted for far different reasons — namely traffic and parking problems.

The tax district would work this way: Property taxes collected by Orange County and Winter Park would be frozen at current levels. Any tax money collected from increased property values would be used strictly for improvements in the district instead of going into the city's general fund or to Orange County. Those improvements could include affordable housing or a parking garage downtown.

In addition to the county's dollars, Winter Park also would contribute new tax money. In the first year, Winter Park estimates it would set aside nearly $18,000. In 30 years, the city's share could reach $780,000 annually.

At last week's meeting, Johnston told commissioners an overwhelming majority of city commissioners support creating the district.

Not everyone is happy, though.

City Commissioner Rachel Murrah said the city is rushing needlessly to create a district before it has a clear idea of how it wants to spend the money.

"I think this was done in haste," Murrah said, adding that the city should do a study of the west side and get more feedback from residents before asking for the district. "When I read [the report] today, it really did upset me."
THANK YOU

JULIAN CHAMBLISS
DEPARTMENT OF ENGLISH
MICHIGAN STATE UNIVERSITY
TWITTER: @JULIANCHAMBLISS
WWW.JULIANCHAMBLISS.COM