DHA Downtown & Neighborhood Planning

STAKEHOLDER ADVISORY GROUP MEETING

January 17, 2019
Planning Team
AGENDA

- Welcome and Introductions
- Preferred Concept Plan
- Questions and Answers
- Next Steps
Opportunity Sites

Group 1 – Oldham, Liberty, DHA Office, Rigsbee Avenue Substation

Group 2 - Fayette Place, Southside Phase III

Group 3: Forest Hill Heights, J.J. Henderson
PLANNING PROCESS

PHASE 1
Assess Existing Conditions
2.5 months
- Project Kick-off Meeting
- Inventory Existing Services and Amenities
- Analyze Existing Conditions
- Conduct Resident Surveys
- Document Assets and Opportunities
- Conduct Strategic Advisory Group Meeting [SAG] #1
- Conduct Stakeholder Interviews
- Conduct SAG Meeting #2

DELRIVERABLES:
Meeting Recap Summaries
Existing Conditions Report

PHASE 2
Establish Vision & Goals
1 month
- Develop a Preliminary Vision, Goals, and Objectives
- Conduct Visioning Workshop
- Develop Preliminary Framework Plan

DELRIVERABLES:
Meeting Recap Summaries
Preliminary Framework Plan

PHASE 3
Develop & Prioritize Strategies
4 months
- Develop supportive services and relocation plan for DHA residents
- Develop Site Concepts and Alternatives
- Conduct Downtown Sites Workshop
  (Oldham/Liberty/DHA Office/Goose Street Police Station)
- Conduct Southside East Workshop
  (Fayette Place/Southside Phase III/Booamn Street Site)
- Conduct Southside West Workshop
  (J./Forest Hills)
- Synthesis Input and Develop Preferred Concepts
- Develop Phasing Plan

DELRIVERABLES:
Conceptual Site Alternatives
Meeting Recap Summaries
Framework Plan
Preferred Site Concepts

PHASE 4
Finalize and Implement Plan
3 months
- Conduct SAG Meeting #3
- Finalize Development Plan
- Finalize Financing Plan
- Develop Implementation Strategies
- Identity Partners/Team
- Finalize Implementation Structure and Timeline
- Finalize Plan for Continued Community Engagement
- Conduct SAG Meeting #4
- Conduct Public Workshop
- Incorporate Input and Finalize Plan
- IMPLEMENT THE PLAN

DELRIVERABLES:
Meeting Recap Summaries
Final Downtown Development Plan
Preferred Plans
Preferred Architectural Character
OLDHAM - LIBERTY - DHA OFFICE - RIGSBEE AVENUE SUBSTATION

SITE CONTEXT
OLDHAM - LIBERTY
SITE PHOTOS

OLDHAM TOWERS  Number of Units : 106

Number of units : 108  LIBERTY APARTMENTS
OLDHAM AND LIBERTY COMMUNITY INPUT

- Breaking the superblock with roads
- Mix of housing type
- Balance of density and open space
- Density closer to Main Street than neighborhood

MARKET STUDY FINDINGS

- Non-residential (Retail/Commercial/Office) uses along Main Street frontage
- Centralized Open Space as a neighborhood amenity
PREFERRED SITE PLAN

OLDHAM AND LIBERTY

Total number of units: 532
Non-Residential = 47,200 SF
PREFERRED CONCEPT

OLDHAM AND LIBERTY

Parking Deck
Internal Green Courtyard
DILLARD ST
4-Story Residential Apartments
New Roads
Surface Parking

4-Story Mixed-Use / Residential (2 Floors)
Central Open Space
3-Story Residential

DHA DOWNTOWN & NEIGHBORHOOD PLANNING

January 17, 2019
DHA OFFICE AND
CRIMINAL JUSTICE
SITE CONDITIONS

DHA OFFICE
Total Site Area: 1.0 acres
Year Built: 1920
Building Area: 16,128 SF (heated area)
Historic Designation: National and Local
Historic District
Existing Use: Office
Zoning: Downtown Design Core

CRIMINAL JUSTICE
Total Site Area: 0.47 acres
Year Built: 1926
Building Area: 14,670 SF
Historic Designation: National and Local
Historic District
Existing Use: Office
Zoning: Downtown Design Core
DHA Office & Criminal Justice

COMMUNITY INPUT

- Preserve the Criminal Justice building
- Preserve the DHA office façade if feasible
PREFERRED SITE PLAN

DHA AND CRIMINAL JUSTICE

Total number of units: 290
Non-Residential = 21,600 SF
PREFERRED CONCEPT

DHA AND CRIMINAL JUSTICE

7-Story Residential (due to grade)

6-Story Residential

Internal Green Open Space

5-Story Parking (1 level down due to grade changes)

5-Story Mixed-Use

Existing County Building Renovated into Non-Residential and Residential

3-Story Mixed-Use Building
RIGSBEE AVENUE POLICE SUBSTATION
SITE CONDITIONS

**Total Site Area:** 2.0 acres
**Building 1**
**Year Built:** 1959
**Area:** 15,047 SF (heated area)
**Existing Use:** Office

**Building 2**
**Year Built:** 1965
**Area:** 14,400 SF (heated area)

**Zoning:** Downtown Design Core

**Context:** Across the Durham Central Park

**Short-term plans:**
DCD relocating Spring 2019
Rigsbee Avenue Substation
PREFERRED SITE PLAN

RIGSBEE AVENUE SUBSTATION

6-Story Mixed-Use - Retail/Commercial/Residential (Podium Wrap Structure)

Green Roof/Amenity Space

3-Story Residential

Surface Parking

Total number of units: 136
Non-Residential: 7,644 SF
FAYETTE PLACE AND SOUTHSIDE PHASE III

SITE CONTEXT
FAYETTE PLACE COMMUNITY INPUT

- Lower density towards single-family housing
- More green space preferred over surface parking
- Need for retail/commercial
- Connection to LRT Station

MARKET STUDY FINDINGS

- Fayetteville Street needs a comprehensive corridor study/plan
- Proximity to NCCU and future transit stop creates significant opportunities for market
PREFERRED SITE PLAN

FAYETTE PLACE

Total number of units: 533
Non-Residential = 21,600 SF
Total Site Area: 2.9 acres
Zoning: Residential Urban Multi Family

Context: Southside is surrounded by a mix of Residential Single Family and Multi-Family Neighborhoods.

Identified as phase III of SouthSide Revitalization Plan.
SOUTHSIDE PHASE III COMMUNITY INPUT

- Compatible to the community
- Integrated open space

MARKET STUDY FINDINGS

- Residential footprint
PREFERRED SITE PLAN

Total number of units: 144

SOUTHSIDE PHASE III
PREFERRED CONCEPT

SOUTHSIDE PHASE III

4-Story Residential

2-Story Parking Tray

BEAMON ST

ROXBORO ST

PIEDMONT ST
J.J. HENDERSON - FOREST HILL HEIGHTS

SITE CONTEXT
Number of units: 178

J.J. HENDERSON HOUSING

Number of Units: 55

FOREST HILL HEIGHTS
FOREST HILL HEIGHTS
COMMUNITY INPUT

- Compatible to the community
- Integrated open space

MARKET STUDY FINDINGS

- Modest retail potential in the short-term
- Proximity to American Tobacco Trail = positive
Total number of units: 575
Non-Residential=14,000 SF
PROPOSED SITE PLAN
*Source: Laurel Street
Program Summary
Plan Achieves Key Goals

All Existing Units
Replaced + Add Net
New Affordable Units

Mix of housing choices for many income levels in the Downtown Core

Phased to Minimize Resident Disruption and Financing Constraints

Maximizes Market Potential

Integrates Supportive Services for Families

Mixed Use to Address Retail, Office + Open Space

Connects with and Leverages Partnership Opportunities
# Program Summary

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>INCOME RANGE</th>
<th># of Units</th>
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<tbody>
<tr>
<td>Replacement Units</td>
<td>0-30% AMI</td>
<td>447</td>
</tr>
<tr>
<td>Affordable</td>
<td>30-60% AMI</td>
<td>843 +/-</td>
</tr>
<tr>
<td>Affordable</td>
<td>61-80%</td>
<td>560 +/-</td>
</tr>
<tr>
<td>Market Rate</td>
<td>Above 80% AMI</td>
<td>663 +/-</td>
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</table>

2,513 units: 18% replacement units; 74% = Affordable; 26% = Market Rate

<table>
<thead>
<tr>
<th>Non Residential Uses</th>
<th>Square Feet</th>
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<tr>
<td>Green/Open Space</td>
<td>103,044 +/-</td>
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<tr>
<td>Retail/Institutional/Office</td>
<td>266,840 +/-</td>
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<tr>
<td>Total</td>
<td>369,884 +/-</td>
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New Streets + Infrastructure + Parking Structure Upgrade
New Parks/Open Spaces
## Affordability and BR Mix

<table>
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<tr>
<th></th>
<th>30% AMI replacement</th>
<th>30%-60% AMI</th>
<th>60%-80% AMI</th>
<th>Market-Rate</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>171</td>
<td></td>
<td></td>
<td></td>
<td>171</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>197</td>
<td>494</td>
<td>277</td>
<td>374</td>
<td>1,342</td>
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<tr>
<td>2-Bedroom</td>
<td>47</td>
<td>246</td>
<td>234</td>
<td>236</td>
<td>763</td>
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<tr>
<td>3-Bedroom</td>
<td>32</td>
<td>103</td>
<td>49</td>
<td>53</td>
<td>237</td>
</tr>
<tr>
<td>Total</td>
<td>447</td>
<td>843</td>
<td>560</td>
<td>663</td>
<td>2,513</td>
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## Program – All Sites

<table>
<thead>
<tr>
<th>SITES AND PHASES</th>
<th>INCOME RANGE</th>
<th># OF UNITS</th>
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</thead>
<tbody>
<tr>
<td>Phase 1: JJ Henderson</td>
<td>Mixed Income</td>
<td>258</td>
</tr>
<tr>
<td>Phase 2: Oldham/Liberty</td>
<td>Mixed Income/Mixed Use</td>
<td>532</td>
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<tr>
<td>Phase 3: DHA Office/Criminal Justice</td>
<td>Mixed Income/Mixed Use</td>
<td>290</td>
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<td>Phase 4: Forest Hill Heights</td>
<td>Mixed Income/Mixed Use</td>
<td>575</td>
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<td>Phase 5: Fayette Place</td>
<td>Mixed Income/Mixed Use</td>
<td>560</td>
</tr>
<tr>
<td>Phase 6: Rigsbee Station</td>
<td>Mixed Income</td>
<td>136</td>
</tr>
<tr>
<td>Phase 7: Southside III</td>
<td>Mixed Income</td>
<td>102</td>
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60 units transferred to Willard and County Parking Lot Sites

Phases can be interchangeable

Depending on available financing, develop multiple sites simultaneously

Units are approximate

Program subject to change; based on site engineering and additional investigation
Getting Started – JJ Henderson

Phase 1a – New Construction
- 80 Net New Affordable Units
- Seniors; Mixed Income
- 9% Pre Application in January 2019
- Full Application May 2019

Phase 1b - Rehab
- Rehab of Existing Tower
- Preservation of 178 Units
- 4% Application in July 2019

Phase 1c – New Construction
- For-Sale Town Homes (under exploration)
- 12 +/-
Phase 2 – Oldham/Liberty

Phase 2a – 2020
- 9% LIHTC app
- 101 +/- mixed income units
- Office/retail space
- New Park/Open Space

Phase 2b – 2020
- 4% LIHTC app
- 330 +/- mixed income units
- Office/retail space
- New Park/Open Space

Phase 2c – 2021
- 9% LIHTC app
- 101 +/- mixed income units
- Office/retail space
- New Park/Open Space
RELOCATION AND RESIDENT RIGHT TO RETURN
Relocation

➢ Relocation benefits available to all public housing residents as required by the URA, Section 18 and/or RAD rules:

  ▪ Comparable housing unit that meets the family’s need
  ▪ Moving expenses
  ▪ Security and utility deposit, if required by landlord at the time of relocation
  ▪ Replacement Housing Payments, if any

➢ DHA will pay for moving cost

➢ DHA to provide relocation and mobility counseling

➢ DHA to provide supportive services to families
Resident Right of Return

Residents living at the site at the time HUD issues the RAD CHAP will be considered **ORIGINAL RESIDENTS** and have a **FIRST PRIORITY** Right of Return.

First Priority Right of Return means that replacement units will be marketed to Original Families first. If after the initial occupancy period the replacement units are not filled, only then will DHA offer these units to other eligible families.

Original Residents must remain lease compliant.

Original Residents will not be subject to any additional screening criteria in order to return to a newly redeveloped unit; LIHTC income eligibility rules will apply.
Next Steps

- Developer Assigned to Phase 1 (a, b and c) – 3 deals in 2019
- 9 + 4% LIHTC applications in 2019 AND 2020
- RAD CHAP Awarded; submit required HUD documents for HUD closing
- Finalize agreement with City and County re RAD subsidy transfers to Willard Street
- Finalize Agreement for County Parking Lot Sites (assumes 60 units are transferred, subject to HUD approval)
- Continue community engagement during implementation, with assigned developer
- Develop comprehensive financing and implementation plan
Thank You