Durham Housing Authority
Downtown and Neighborhood Plan
A Strategy to Preserve and Expand Affordability Housing
The Challenge
Affordable Housing Crisis: Durham

• Durham*
  ➢ 275K people
  ➢ Median Income $54K
  ➢ Median Home value $195K
  ➢ 49% have college degrees
  ➢ Home of Duke, NCCU, Durham Tech

• Other side of Durham
  ➢ 17% poverty rate
  ➢ 1/5 of those in poverty live in public housing
  ➢ Rapid gentrification

* Source: US Census Quick Facts 2018/2019
Affordable Housing Crisis: DHA

• Public Housing Chronically Underfunded
  ➢ $54 Billion Capital Backlog
  ➢ Operations Funding

• DHA Residents
  ➢ Average Income of $13K
  ➢ Average rent paid is $238/month
  ➢ 60% Unemployment Rate
## HUD Funding v. Need

<table>
<thead>
<tr>
<th></th>
<th>Previous FY</th>
<th>Fiscal Year 2019</th>
<th>FY20</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FY16</td>
<td>FY17</td>
<td>FY18</td>
</tr>
<tr>
<td>Operating Sub.</td>
<td>$4.5</td>
<td>$4.4</td>
<td>$4.55</td>
</tr>
<tr>
<td>Capital Fund</td>
<td>$1.9</td>
<td>$1.9</td>
<td>$2.75</td>
</tr>
<tr>
<td>HCVP</td>
<td>$17.7</td>
<td>$18.4</td>
<td>$19.6</td>
</tr>
<tr>
<td>HCVP Admin</td>
<td>$1.65</td>
<td>$1.65</td>
<td>$1.76</td>
</tr>
<tr>
<td>TOTALS</td>
<td>$25.8</td>
<td>$26.4</td>
<td>$28.7</td>
</tr>
</tbody>
</table>

### House
- FY20: $33.5
  - $4.8
  - $2.9
  - $23.8
  - $1.9
The Approach
DEVELOPMENT OPPORTUNITIES

A. DURHAM L.D.
B. SOLIS BRIGHTLEAF APARTMENTS
C. OLD POLICE HEADQUARTERS
D. JACKSON/PETTIGREW STREET DEVELOPMENT
E. BROADSTONE DURHAM
F. UNIVERSITY FORD / FORD DEALERSHIP
G. ONE CITY CENTER
H. 555 MANGUM
I. HOTEL DEVELOPMENT
J. BEAMON STREET DEVELOPMENT
K. THE MARK AT DURHAM ONE
L. NEW POLICE HEADQUARTERS
M. COUNTY PARKING SITE 1
N. COUNTY PARKING SITE 2
O. GOLDEN BELT RENOVATION
DHA Downtown Communities

- 447 Public Housing Units
- 50+ Acres of Land
- Six DHA sites
- Two City of Durham Sites
- All Existing Units are within a 15 minute walk of One City Center
The Approach

• Assess Existing Conditions
  • Public Housing Residents
  • Downtown Residents
  • Area businesses
  • Educational Institutions, etc

• Vision and Goals

• Market Study

• Developed and Prioritized Strategies
The Strategy
The Strategy

• Utilize Rental Assistance Demonstration Program
• Mixed Use and Mixed Income
• Higher Density along major corridors
• Utilize Low Income Housing Tax Credits
• Maximize Market Potential
• Maximize MBE and Local Hiring
JJ Henderson
JJ Henderson- Preliminary to Actual
Oldham Towers/Liberty St. Apartments
DHA Office and Criminal Justice Center

**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
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)

Internal Green Open Space

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

6-Story Residential

Existing County Building Renovated into Non-Residential and Residential

5-Story Mixed-Use

3-Story Mixed-Use Building
Forest Hill Heights
PROPOSED SITE PLAN

FOREST HILL HEIGHTS

5 Story Residential

5-Story Mixed-Use

3-Story Residential

3-Story Residential

2-3 Story Split Residential

Total number of units: 575
Non-Residential=14,000 SF
Fayette Place
Total number of units: 533
Non-Residential = 21,600 SF
Rigsbee Police Station

**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
PREFERRED SITE PLAN

RIGSBEE AVENUE SUBSTATION

Total number of units: 136
Non-Residential: 7,644 SF
Southside III

**SOUTHSIDE PHASE III**

**SITE CONDITIONS**

- **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.
Total number of units: 144
# Program Summary

## Non Residencial Uses

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>INCOME RANGE</th>
<th># of Units</th>
</tr>
</thead>
<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>
</tr>
</tbody>
</table>

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

## Non Residential Uses

<table>
<thead>
<tr>
<th>Non Residential Uses</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green/Open Space</td>
<td>270,000 +/-</td>
</tr>
<tr>
<td>Retail/Institutional/Office</td>
<td>100,000 +/-</td>
</tr>
<tr>
<td>Total</td>
<td>370,000 +/-</td>
</tr>
</tbody>
</table>

New Streets + Infrastructure + Parking Structure Upgrade  New Parks/Open Spaces
## Affordability and Bedroom Mix

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

<table>
<thead>
<tr>
<th>SITES AND PHASES</th>
<th>INCOME RANGE</th>
<th># OF UNITS</th>
</tr>
</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>
</tr>
<tr>
<td>Phase 3: DHA Office/Criminal Justice</td>
<td>Mixed Income/Mixed Use</td>
<td>290</td>
</tr>
<tr>
<td>Phase 4: Forest Hill Heights</td>
<td>Mixed Income/Mixed Use</td>
<td>575</td>
</tr>
<tr>
<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>
</tr>
</tbody>
</table>

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
# Development Timeline and Budget

<table>
<thead>
<tr>
<th>Site</th>
<th>Begins</th>
<th>*Completion</th>
<th>Phases</th>
<th>9%</th>
<th>Budget</th>
<th>Units</th>
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</thead>
<tbody>
<tr>
<td>JJ Henderson</td>
<td>2019</td>
<td>2021</td>
<td>2</td>
<td>1</td>
<td>$33</td>
<td>258</td>
</tr>
<tr>
<td>Oldham Liberty</td>
<td>2020</td>
<td>2023</td>
<td>3</td>
<td>2</td>
<td>$121</td>
<td>530</td>
</tr>
<tr>
<td>DHA Office</td>
<td>2021</td>
<td>2024</td>
<td>2</td>
<td>1</td>
<td>$66</td>
<td>290</td>
</tr>
<tr>
<td>Forest Hill Hghts</td>
<td>2023</td>
<td>2026</td>
<td>5</td>
<td>2</td>
<td>$132</td>
<td>575</td>
</tr>
<tr>
<td>Fayette Place</td>
<td>2025</td>
<td>2028</td>
<td>3</td>
<td>2</td>
<td>$129</td>
<td>560</td>
</tr>
<tr>
<td>Rigsbee</td>
<td>2027</td>
<td>2030</td>
<td>1</td>
<td>1</td>
<td>$29</td>
<td>136</td>
</tr>
<tr>
<td>Southside III</td>
<td>2028</td>
<td>2031</td>
<td>1</td>
<td>1</td>
<td>$22</td>
<td>102</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td></td>
<td><strong>17</strong></td>
<td><strong>10</strong></td>
<td><strong>$532M</strong></td>
<td><strong>2,451 Units</strong></td>
</tr>
</tbody>
</table>

* First phase completion if more than one

Housing Bond Sites
Resident Rights

• Rents will be based on Income (same as now)
• Right of Return
• Compatible Housing Unit
• Relocation Expenses covered under Uniform Relocation Act
  ➢ Moving
  ➢ Utility hook up
  ➢ Security deposits, if required
Shared Prosperity

• MBE Participation
  ➢ 30% MWBE Goal for GC
  ➢ Work with local MBE organizations
  ➢ Waive or reduce bonding requirements
  ➢ Reduce General Liability Insurance requirements
  ➢ Facilitate Financial Payment Support
  ➢ Monthly Reporting
Shared Prosperity

• Local Hiring (Section 3)
  ➢ Target DHA residents
  ➢ Pay Living Wage
  ➢ Create a local database
  ➢ Construction management internships for local college students
  ➢ Partner with City’s OEWD and CDD
  ➢ Pathway to certification and training
Questions

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www.DurhamHousingAuthority.org

Thank You!