

Durham Housing Authority

County Commissioner Update

March 1, 2021

Agenda

- McDougald Terrace
- DDNP
 - JJH
 - Liberty/E. Main
- Shared Prosperity

McDougald CO Crisis

Repairs

Appliances
 Electrical
 Mechanical
 Plumbing
 Environmental
 Exterior Gas Leak Repair
 NIS Code Violations
 Sewer Collapse
 Repairs

Total Repair Costs **3,707,196.32**

Relocation and Administrative	
Accomodation	2,173,701.45
Stipends	2,348,826.37
Protective Services	383,502.50
Transportation	215,875.00
Moving	37,750.01
Administration	25,916.13
Personnel	38,806.14
Legal	135,075.00
Relocation and Administrative	5,359,452.60

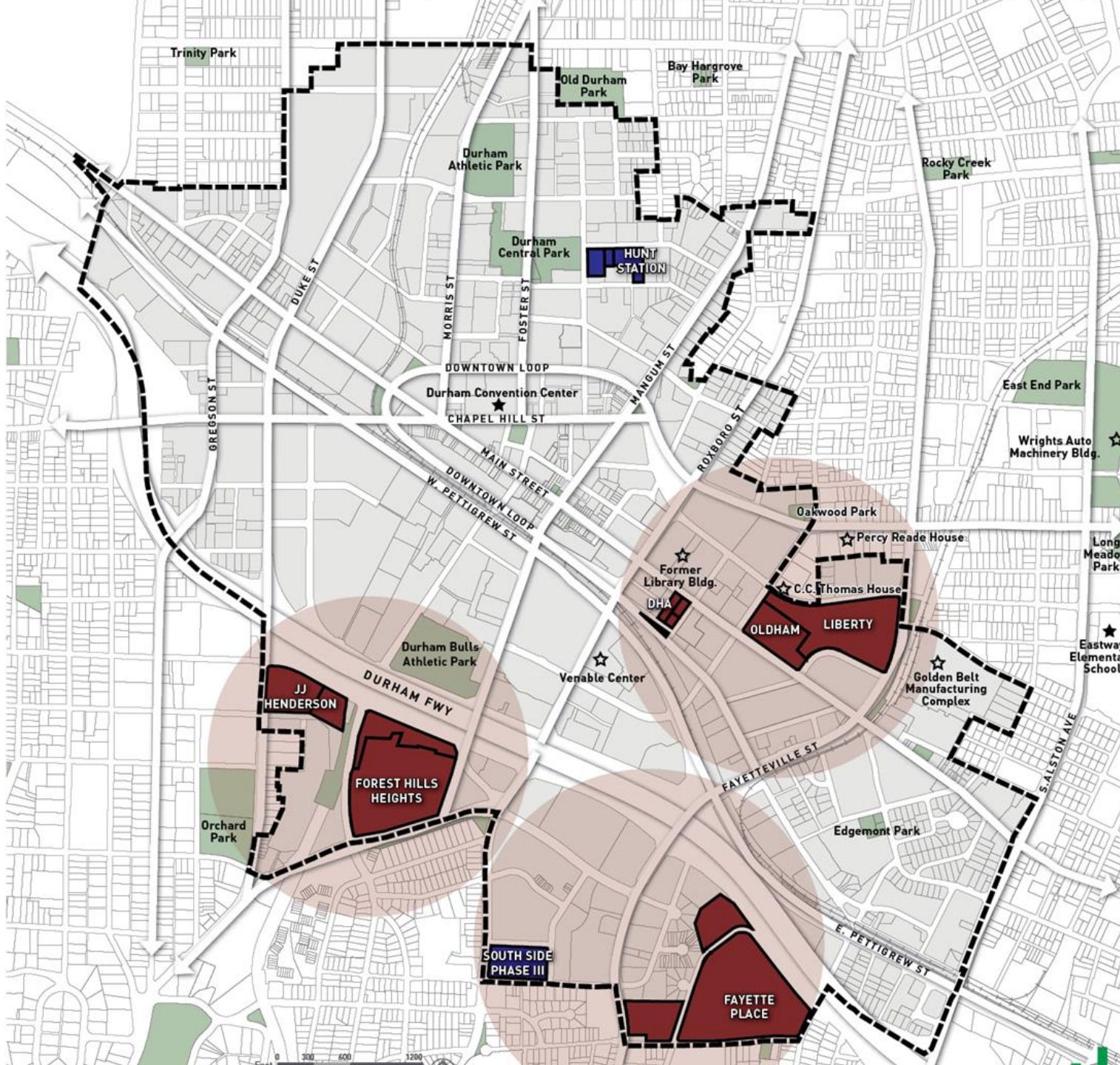
Total Costs Expended To Date: \$9,066,649

Repairs Progress

- Impact of COVID-19
 - March-August work alternatives
 - PPE
- “Hoover Road Model”
 - Inspection of all units
 - Hired temps
 - Bringing in additional Contractors

DDNP: DHA Downtown & Neighborhood Plan

- 50+ acres
- 447 units
- 3 public entities



RAD: Rental Assistance Demonstration

- RAD – switches the public assistance from the Public Housing Program to the Housing Choice Voucher (HCV) Program
- HCV – more stable funding program over the years, verses the public housing program
 - Capital Funding is underfunded at an estimated \$54 Billion nationally
 - HCV is typically funded at 99% or higher
- RAD allows the use of financing tools that are not available otherwise
 - Bank financing, Low Income Housing Tax Credits are two critical tools
 - Has protections for existing residents that mirror the Public Housing Program

DDNP Development Plan

- Launch Jan 2019 after over a year of planning/community engagement
- New Construction and Rehabilitation about **2,500 units**
- Estimated years to completion: **10+ years**
- Estimated budget: **over \$500 Million**
- **7** total properties, five of which are DHA controlled

- JJ Henderson
- Oldham Liberty*
- DHA Office/CJRC Site*
- Forest Hill Heights*

- Fayette Place
- Rigsbee Street Station (City)
- Southside III (City)

**Bond Funded Developments*

DDNP



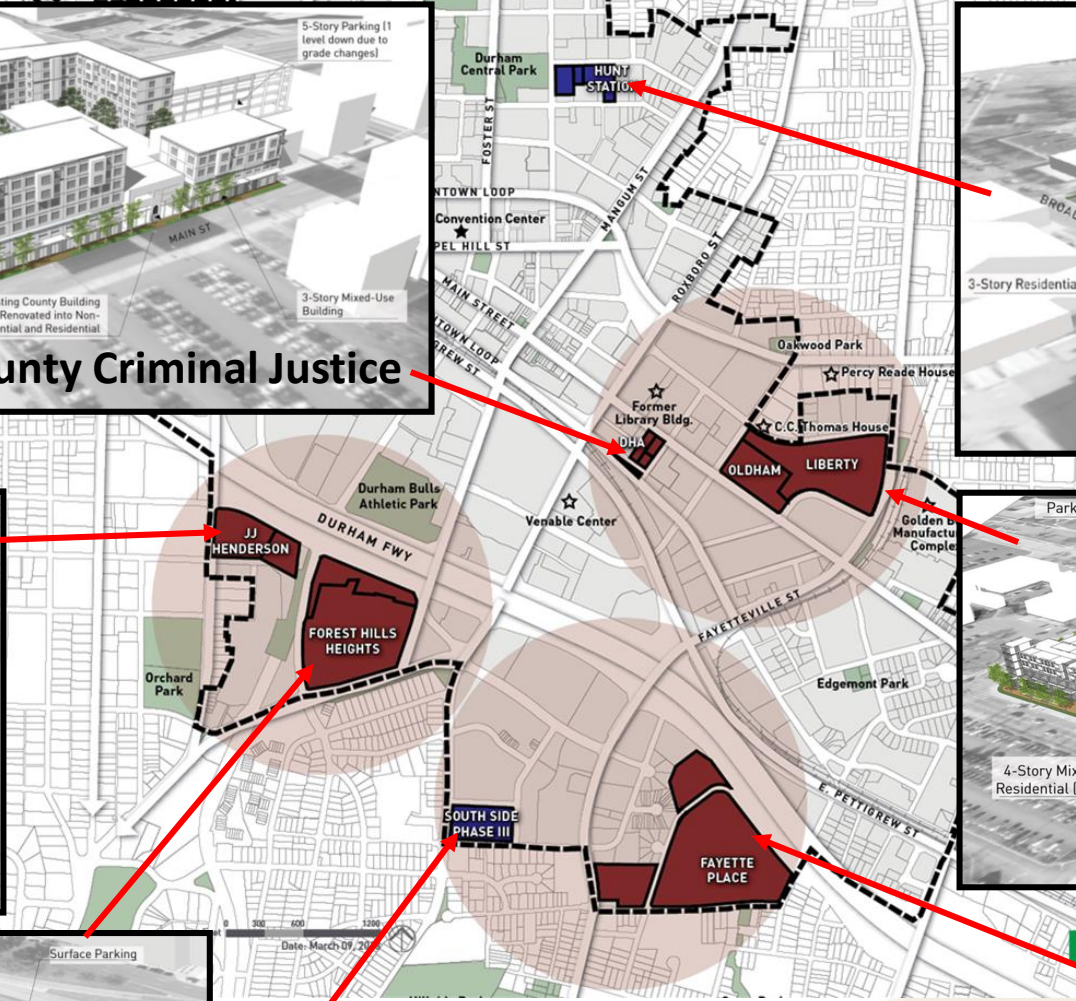
DHA Office/County Criminal Justice



Hunt Street Station



JJ Henderson Site



Oldham Towers/Liberty Street



Forest Hill Heights



Southside III



Fayette Place

Development Timeline and Budget

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

* First phase completion if more than one

A photograph of a city skyline at dusk or dawn. In the foreground, a multi-lane highway with a red-paved shoulder runs horizontally. A green highway sign with white text 'EXIT 2-B' and a right-turn arrow is visible on the right side of the road. Behind the highway is a grassy area with some trees and a parking lot filled with cars. In the background, a dense urban skyline is visible, with several tall buildings, some of which are illuminated with warm lights. The sky is a pale blue.

DDNP: JJ Henderson Rehab and New Construction Sites

**JJ Henderson
Existing**

**JJ Henderson
New Construction**



Rehab: \$31 MM/\$19.5MM
177 Units Senior Site
City Support: \$2.9 MM

New Construct.: \$MM
80 Unit Senior Site
City Support: \$3 MM

\$22,957/unit 11

JJ Henderson New Construction



80 Units

- 70 1 BRs
- 10 2 BRs

Closing

- 4th Quarter 2020

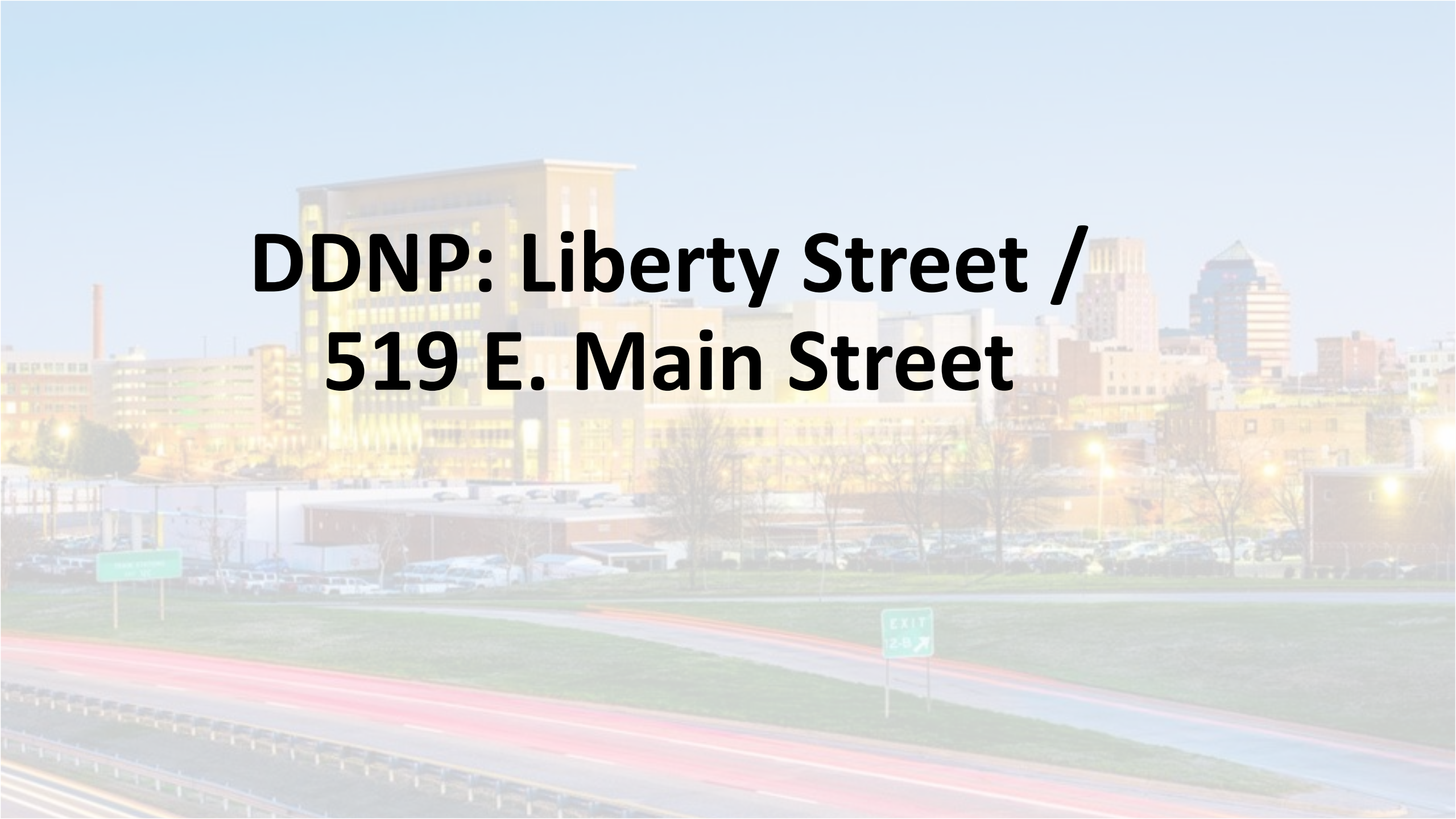
Construction Start

- 1st Quarter 2021

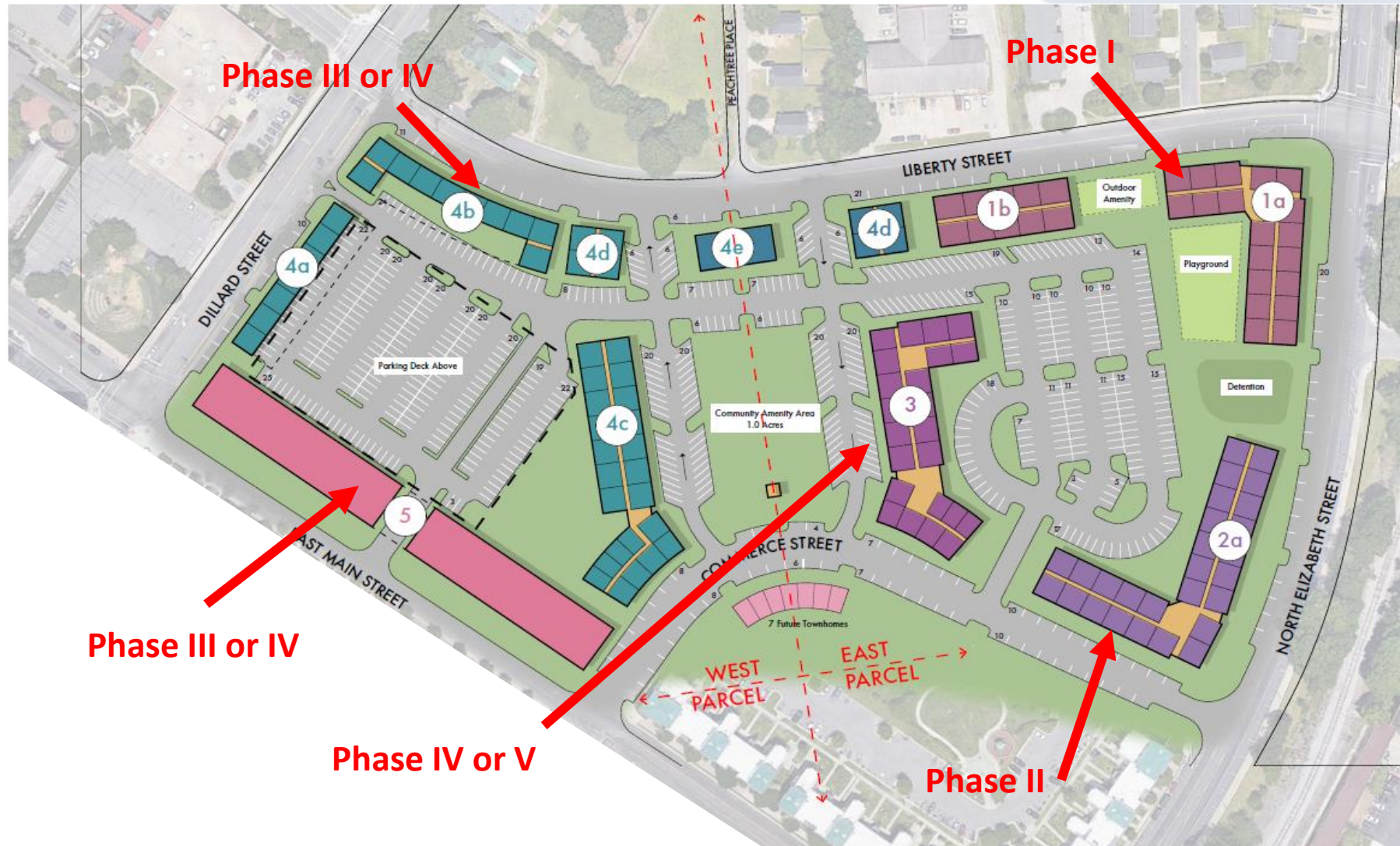
Construction Completion

- 2nd Quarter 2022

DDNP: Liberty Street / 519 E. Main Street



Liberty/519 E. Main St. Preliminary Site Plan



\$ 130MM Mixed Income/Use

- 577 Units
- 40,000 s.f. office/retail
- Five Phases

Phase I: Elizabeth Street Apts

\$16.4 MM

City Support: \$1.1 MM

\$13,750/unit





DHA Office and Criminal Justice Center

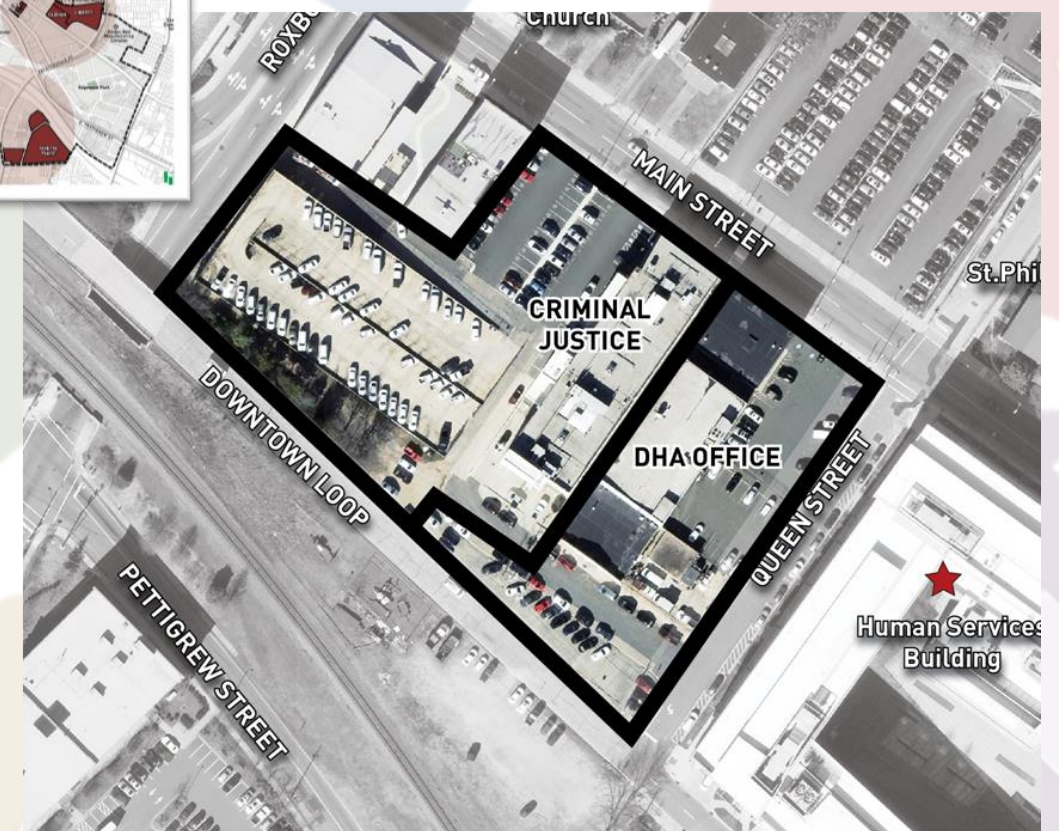
DHA OFFICE AND CRIMINAL JUSTICE SITE CONDITIONS

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

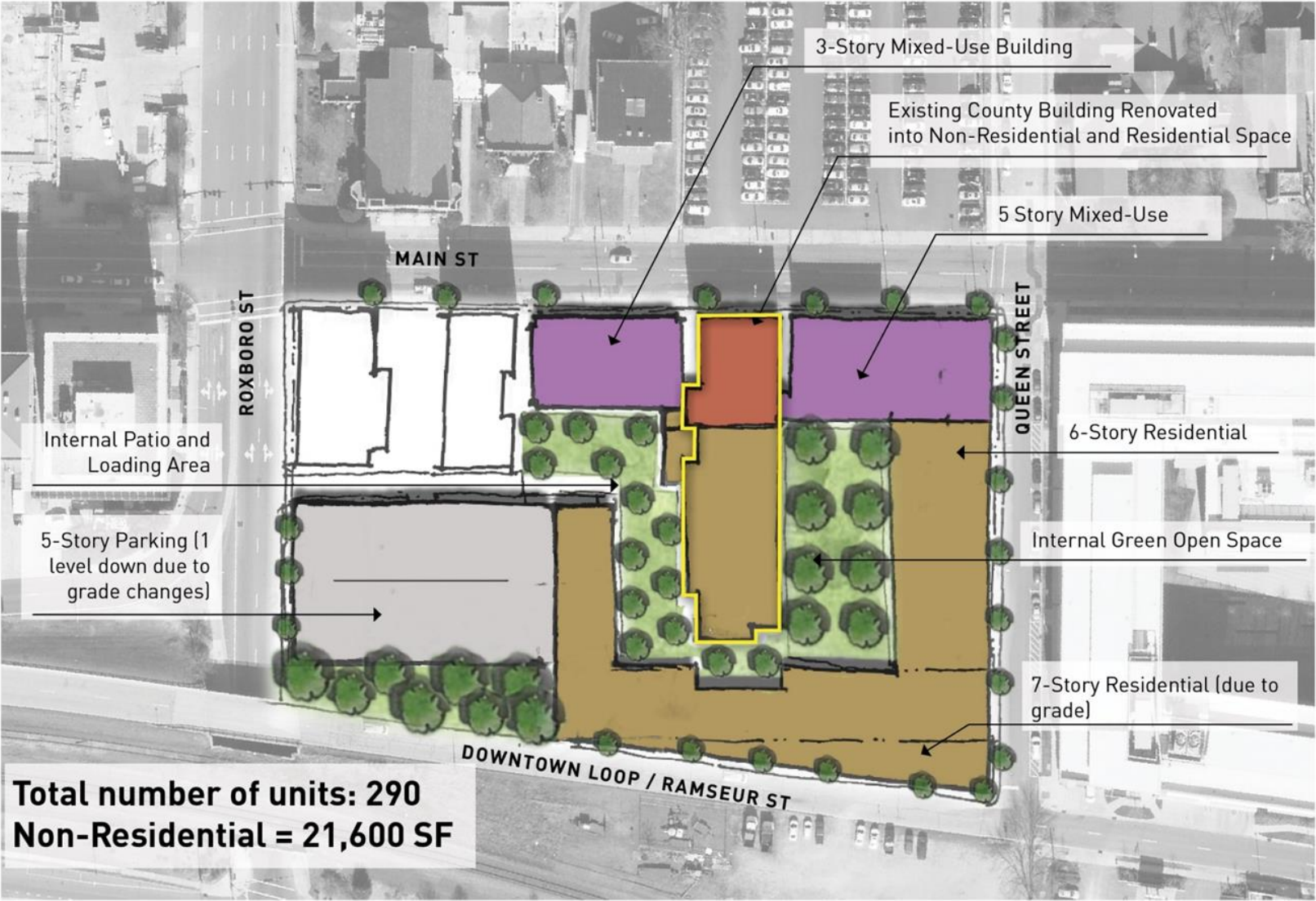
CRIMINAL JUSTICE

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



PREFERRED SITE PLAN

DHA AND CRIMINAL JUSTICE



PREFERRED CONCEPT

DHA AND CRIMINAL JUSTICE



Shared Prosperity

- Finalizing its MWBE Policy; Projecting Board approval in February, 2021
- Participation goals are in line with the City
- Development partners have committed to ensuring goals are met
- Our HUD required Section 3 engagement of qualified businesses and individuals will aid in meeting our objectives

Shared Prosperity

- Our Developer/Construction Partner is working through the bid evaluation process to determine the optimal engagement for MWBE and Section 3 participants
- DHA Resident Services will be taking the lead to recruit current residents for the job opportunities
- Subcontractors will be required to first access the pool of Section 3 participants for any labor requirements on the site
- CDD/OEWD are partners with DHA's Resident Services Department in the recruitment and placement of DHA/low income residents
- Pilot Program has begun with two DHA residents

DDNP Timeline

Funded

- JJH Henderson Renovation: May 2021
- JJ Henderson New Construction: June 2021
- Liberty Street/E. Main Street
 - Phase I: Elizabeth Street: June 2021

Proposed

- Liberty Street/E. Main Street
 - Phase II: Commerce Street: Application for LIHTC submitted Jan '21
 - Phase III-V: Proposed 2022-2025
- Single RFP: ASAP
 - DHA/CJRC
 - Forest Hill Heights
 - Fayette Place

Questions ?

Anthony Scott: Ascott@dha-nc.org

Tawan Fields: Tfields@dha-nc.org