DHA Downtown & Neighborhood Plan

Durham City Council

February, 2019
Planning Team

Durham Housing Authority

CITY OF DURHAM

EJP CONSULTING GROUP, LLC
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
Key Components of DDNP

- Utilizes the Rental Assistance Demonstration Program (RAD)
  - Allows PHA to switch from the traditional public housing program to Housing Choice Voucher Program
  - Allows PHAs to borrow against public housing property
  - PHA must own or control the converted property
  - One-for-One replacement

- Redeveloped sites will contain mixed-income developments and where possible mixed-use
  - Creates stronger socio-economic communities
  - Integrates into existing community
  - Mixed income will include market rate units
  - Creates financially stable properties over the long term

- Residents Input
- Allows the "transfer" of units to other sites
- Resident right to return
RESIDENT RIGHT TO RETURN AND RELOCATION
Resident Right of Return

Residents living at the site 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 will not be subject to any additional screening criteria in order to return to a newly redeveloped unit; LIHTC income eligibility rules will apply.

Original Residents must remain lease compliant.
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
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

**DELIVERABLES:**
- Meeting Recap Summaries
- Existing Conditions Report

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

**DELIVERABLES:**
- Meeting Recap Summaries
- Preliminary Framework Plan

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**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/Hunt Street Police Station)
- Conduct Southside East Workshop (Fayette Place/Southside Phase III/Beamon Street Site)
- Conduct Southside West Workshop (I/J/Forest Hills)
- Synthesis Input and Develop Preferred Concepts
- Develop Phasing Plan

**DELIVERABLES:**
- Conceptual Site Alternatives
- Meeting Recap Summaries
- Framework Plan
- Preferred Site Concepts

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**PHASE 4**
Finalize and Implement Plan
3 months
- Conduct SAG Meeting #3
- Finalize Development Plan
- Finalize Financing Plan
- Develop Implementation Strategies
- Identify 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

**DELIVERABLES:**
- Meeting Recap Summaries
- Final Downtown Development Plan
DEVELOPMENT OPPORTUNITIES

A. DURHAM I.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
Preferred Architectural Character

Key Community and Market Study Findings

- Mix of housing types
- Open Space
- Higher density along major corridors
- Break up super blocks
- Community compatibility
- Connection to DOLR
Program
Summary
Plan Achieves Key Goals

- Mix of housing choices for many income levels in the Downtown Core
- All Existing Units Replaced + Add New Affordable Units
- Integrates Supportive Services for Families
- Phased to Minimize Resident Disruption and Financing Constraints
- Mixed Use to Address Retail, Office + Open Space
- Maximizes Market Potential
- Connects with and Leverages Partnership Opportunities
## Program Summary

<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>
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</tbody>
</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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<tbody>
<tr>
<td>Green/Open Space</td>
<td>103,044 +/-</td>
</tr>
<tr>
<td>Retail/Institutional/Office</td>
<td>266,840 +/-</td>
</tr>
<tr>
<td>Total</td>
<td>369,884 +/-</td>
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</table>

New Streets + Infrastructure + Parking Structure Upgrade
New Parks/Open Spaces
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>
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<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
Preferred Plans
Number of Units: 106

Number of units: 108
Total number of units: 532
Non-Residential = 47,200 SF
Total number of units: 575
Non-Residential=14,000 SF
PREFERRED CONCEPT

FOREST HILL HEIGHTS

5-Story Mixed-Use
Parking Deck
5-Story Residential
Forest Area
Surface Parking
3-Story Residential

2-3 Story Split Residential

AMERICAN TOBACCO TRAIL
BLACKWELL ST
DURHAM FWY
MANGUM ST
LAKEWOOD AVE

DHA DOWNTOWN & NEIGHBORHOOD PLANNING

January 17, 2019
FAYETTE PLACE AND SOUTHSIDE PHASE III
SITE CONTEXT
Total number of units: 533
Non-Residential = 21,600 SF
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
PREFERRED SITE PLAN

RIGSBEE AVENUE SUBSTATION

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

Green Roof/Amenity Space

Total number of units: 136
Non-Residential: 7,644 SF
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.
PREFERRED SITE PLAN

SOUTHSIDE PHASE III

Total number of units: 144
PREFERRED CONCEPT

SOUTHSIDE PHASE III

4-Story Residential

2-Story Parking Tray

BEAMON ST

ROXBORO ST

PIEDMONT ST

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
COMMUNITY INPUT

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

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

DHA AND CRIMINAL JUSTICE
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 +/-
PROPOSED SITE PLAN

*Source: Laurel Street
JJ Henderson New Construction
# Development Timeline and Budget

<table>
<thead>
<tr>
<th>Site</th>
<th>Begins</th>
<th>Phases</th>
<th>9% Budget</th>
<th>Units</th>
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<tbody>
<tr>
<td>JJ Henderson</td>
<td>2019</td>
<td>2</td>
<td>$ 33</td>
<td>258</td>
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<tr>
<td>Oldham Liberty</td>
<td>2020</td>
<td>3</td>
<td>$134</td>
<td>532</td>
</tr>
<tr>
<td>DHA Office</td>
<td>2022</td>
<td>2</td>
<td>$ 72</td>
<td>290</td>
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<tr>
<td>Forest Hill Hghts</td>
<td>2023</td>
<td>5</td>
<td>$136</td>
<td>575</td>
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<tr>
<td>Fayette Place</td>
<td>2025</td>
<td>3</td>
<td>$137</td>
<td>560</td>
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<tr>
<td>Rigsbee</td>
<td>2026</td>
<td>1</td>
<td>$ 31</td>
<td>136</td>
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<tr>
<td>Southside III</td>
<td>2027</td>
<td>1</td>
<td>$ 23</td>
<td>102</td>
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<tr>
<td>Transfer Units</td>
<td>2019</td>
<td>1</td>
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<td>60</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td>17</td>
<td>10</td>
<td><strong>$566M</strong></td>
<td>2,513</td>
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</tbody>
</table>

**Unit Mix:**
- 18% DHA
- 56% Workforce
- 26% Market Rate
Thank You

Anthony Scott, CEO
Ascott@dha-nc.org