



Durham Housing Authority Current Projects

**Presented to Empower Durham
August 8, 2023**

DHA Initiatives – DDNP and Beyond



Criminal Justice Resource Center and DHA Offices

300 E. Main St.

JJ Henderson and The Joyce

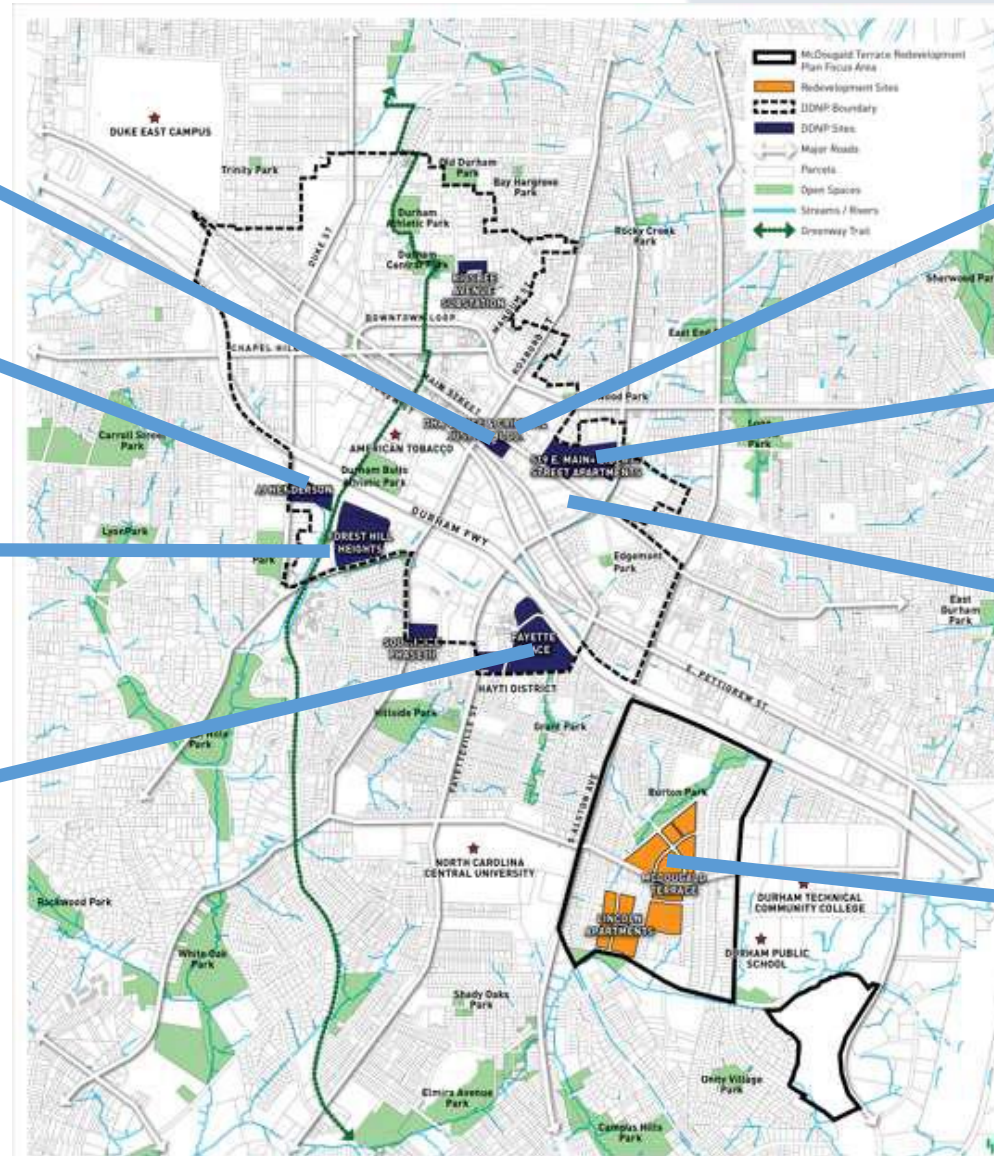
Liberty/519 E. Main St.

Forest Hill Heights

500 E. Main St.

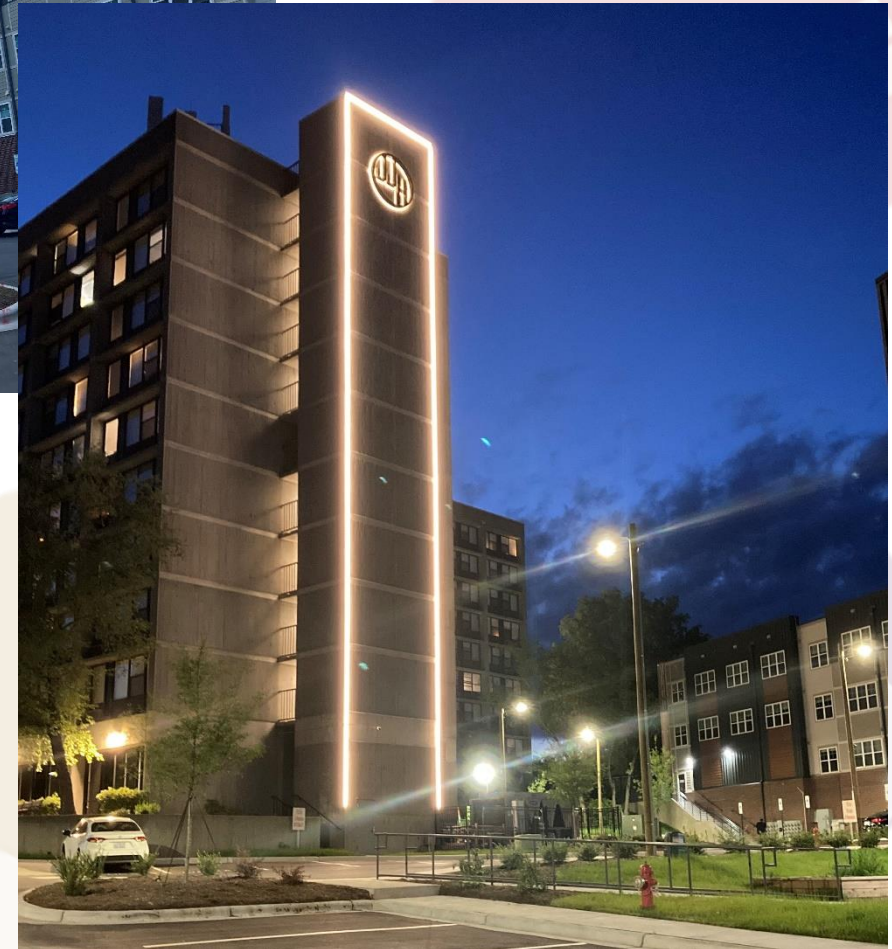
Fayette Place

McDougald Terrace



CONTEXT MAP
CURRENT DHA INITIATIVES
Durham Housing Authority, Durham NC

DDNP - JJ Henderson and The Joyce



The Joyce

80 new units

Project Cost: \$18.5M

JJ Henderson

177 rehabilitated units

Project Cost: \$31M

DDNP + CNI - Liberty St. and 519 E. Main St.



Total Project Cost: \$162M

Site was Awarded \$40M
Choice Neighborhoods Grant

Project	1BR	2BR	3BR	4BR	Total	Est. Completion
Elizabeth Street	35	28	9	0	72	2024
Commerce Street	101	43	24	4	172	2025
Dillard Street	69	60	17	0	146	2025, 2026, 2027
Main Street	72	62	31	0	165	2028
Total	277	193	81	4	555	

300 E. Main St. and 500 E. Main St.



Project	Efficiency	1BR	2BR	3BR	Total	Est. Completion	Est. Cost
300 East Main Street	15	30	50	15	110	2026	\$38M
500 East Main Street	42	93	46	14	195	2027	\$60M
Total	57	123	96	29	305		

DDNP Phase II

- Fayette Place
- Forest Hill Heights
- Criminal Justice Resource Center and DHA Offices



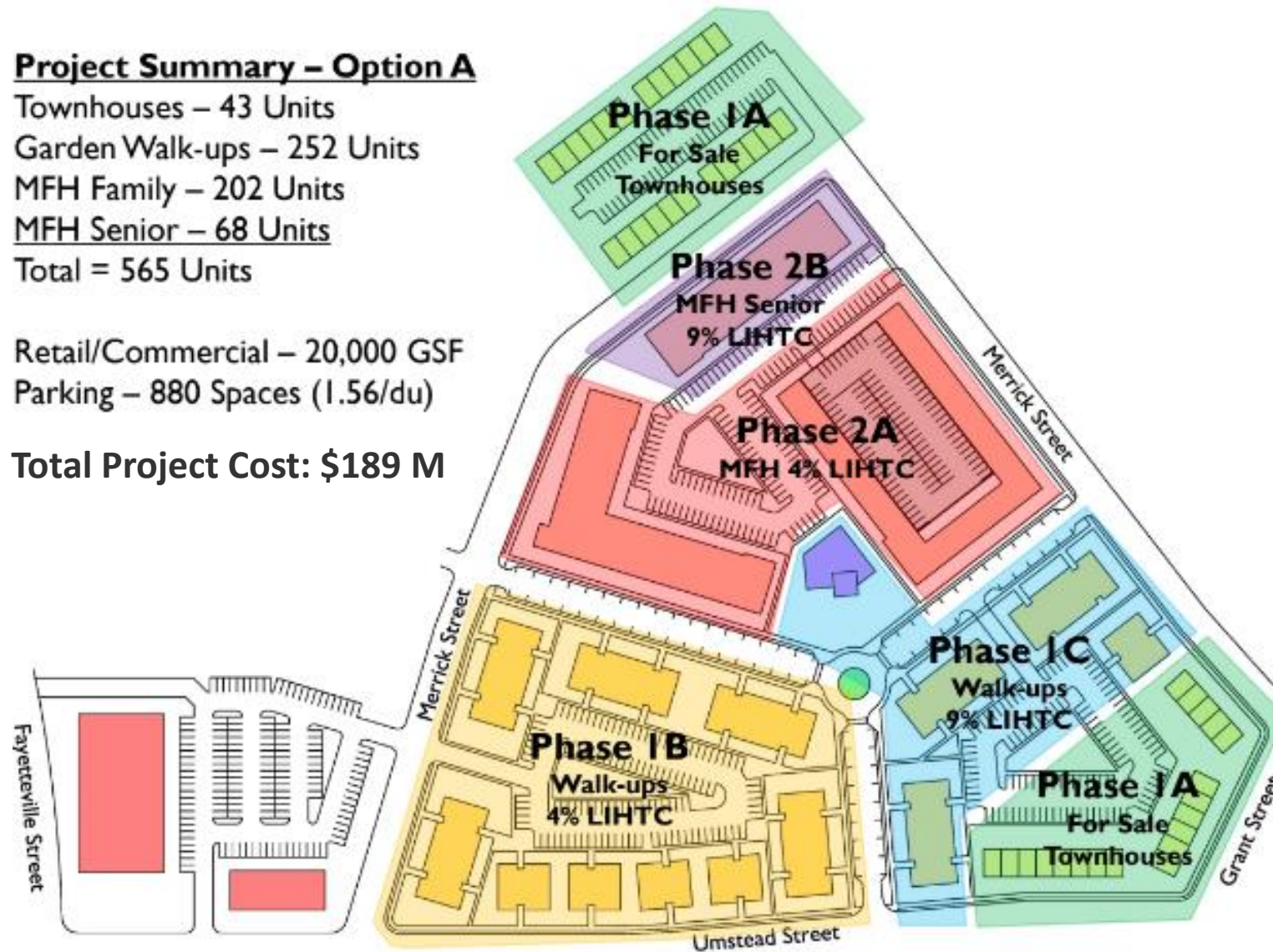
DDNP Phase II - Fayette Place

Project Summary – Option A

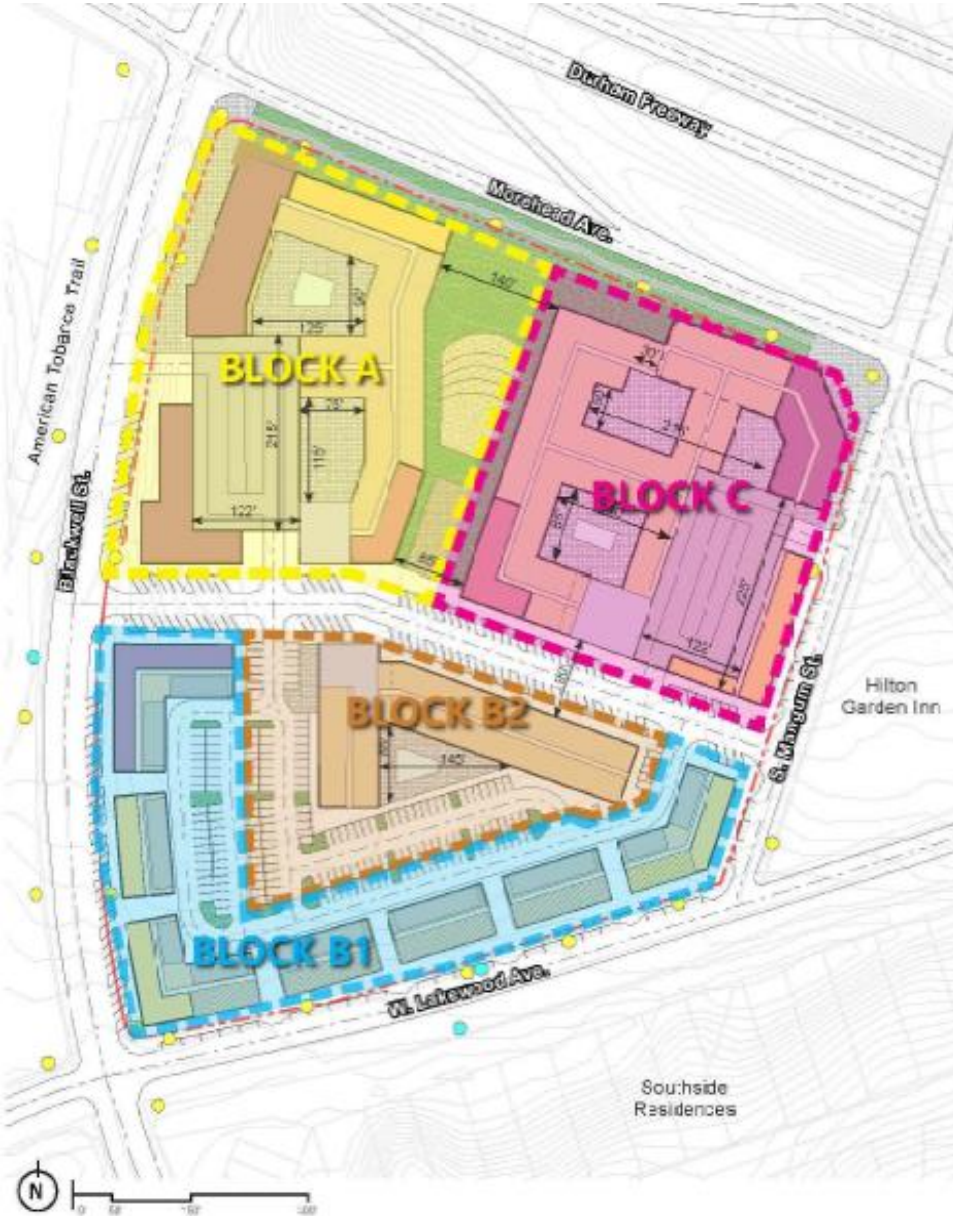
Townhouses – 43 Units
Garden Walk-ups – 252 Units
MFH Family – 202 Units
MFH Senior – 68 Units
Total = 565 Units

Retail/Commercial – 20,000 GSF
Parking – 880 Spaces (1.56/du)

Total Project Cost: \$189 M



DDNP Phase II - Forest Hill Heights



Initial Development Program	Current Estimate
Total Residential Units	770
# of Affordable Units	185
# of Market Rate Units	585
Blended Residential Affordability	24%
Retail SF	21,000 SF
# of LIHTC Phases	1
# of Non-LIHTC Phases	3
Total Development Costs	\$240,000,000

Phase 1

- Location: Block B2
- # of Units: 120
- Tenancy: Senior
- Affordability: 100% of units at or below 60% AMI
- Financing: 4% LIHTC
- Construction Start: Late 2024

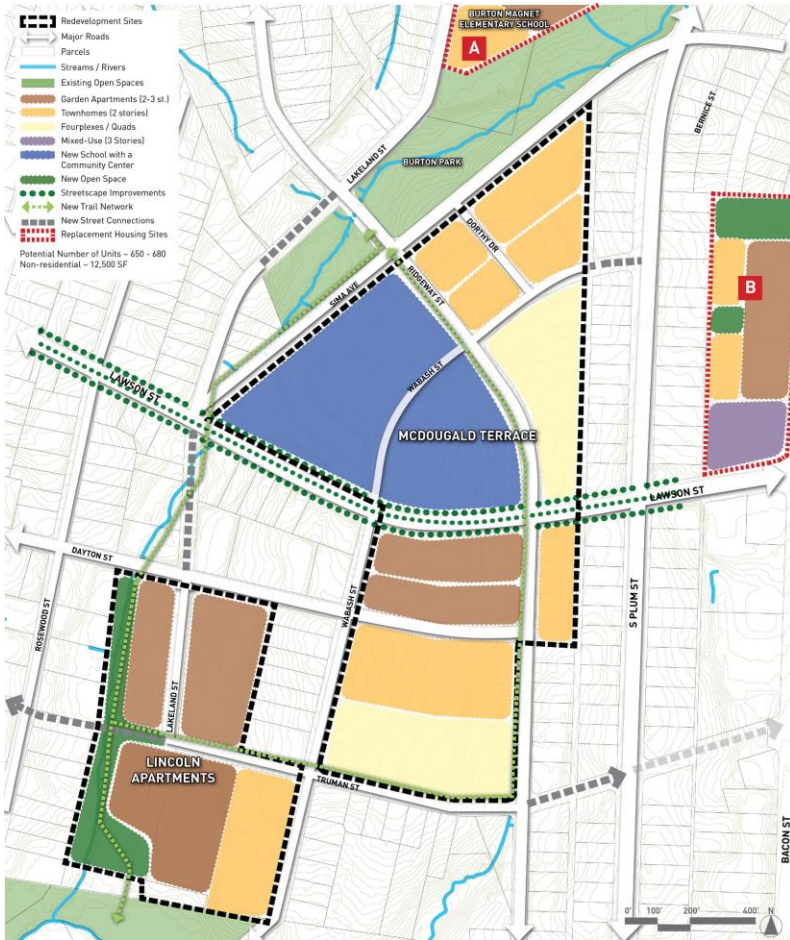


McDougald Terrace Repositioning Plan

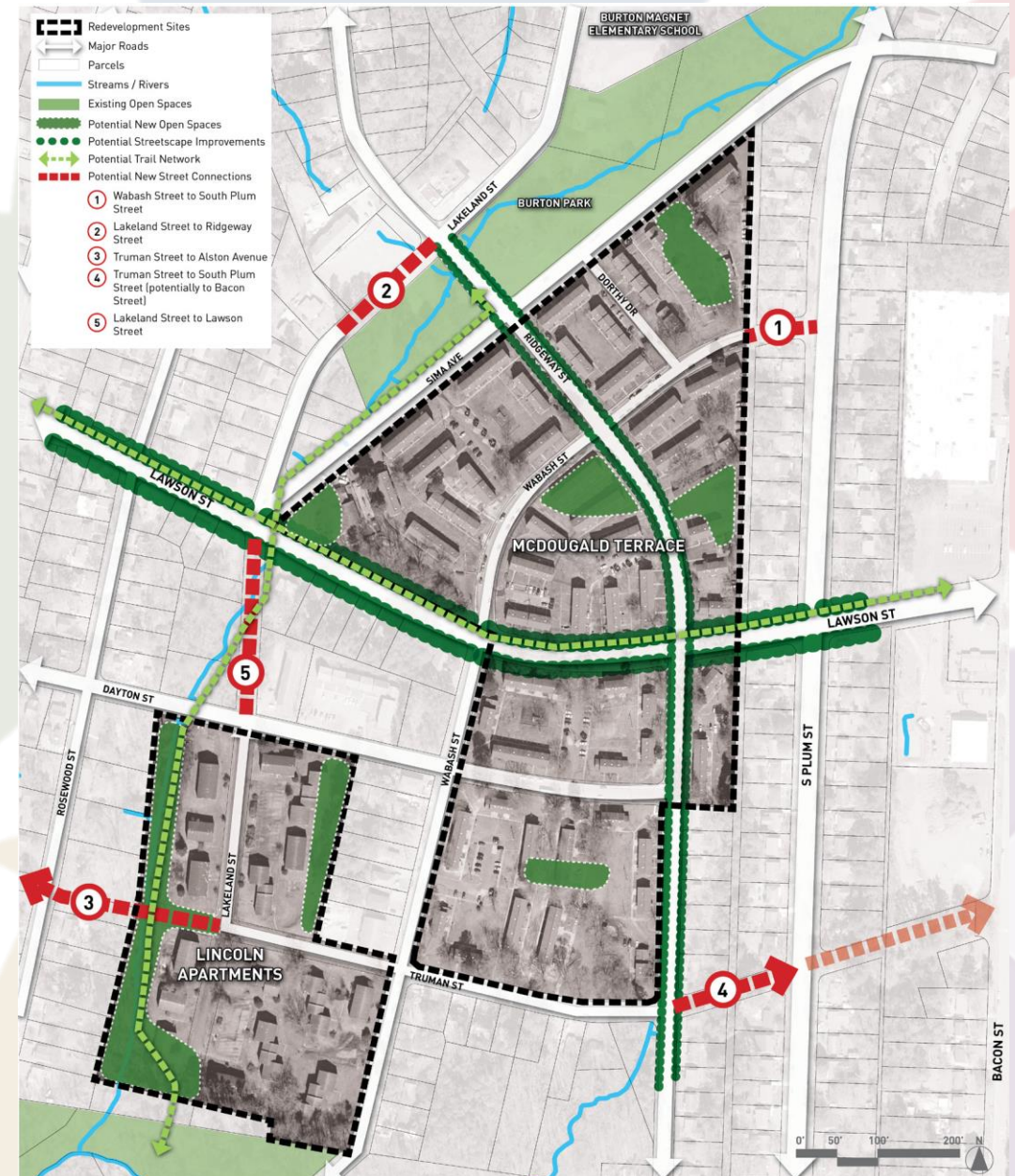
Site	# of Units
McDougald Terrace and Lincoln Apartments	382
DPS Replacement Site A	164
DPS Replacement Site B	98
Total	644

Site Area ~ 9.2 acres

- Owner: DHA
- Lawson Street and Burton Park Frontage
- Impacts residents and redevelopment phasing
- Elevation differences creates construction challenges and calls for costly remediations
- Part of Wabash Street for school use only
- Limited/no space for recreational fields



McDougald Terrace Repositioning Plan





Thank you!!