



City of Durham

Southside Revitalization Project

Area Profile

Approximately 125 Acres

Residential vacancy rate of 28%

Only 24 owner-occupied properties

Poverty Rate approximately 29%



Condition of Housing Stock (322 Structures)

Dilapidated: 113 (35%)

Major Deficiencies: 148 (46%)

Minor Deficiencies: 54 (17%)

Standard: 7 (2%)

Vacant Lots (27% of total parcels)

DURHAM



1869
CITY OF MEDICINE



DURHAM



1869
CITY OF MEDICINE



DURHAM



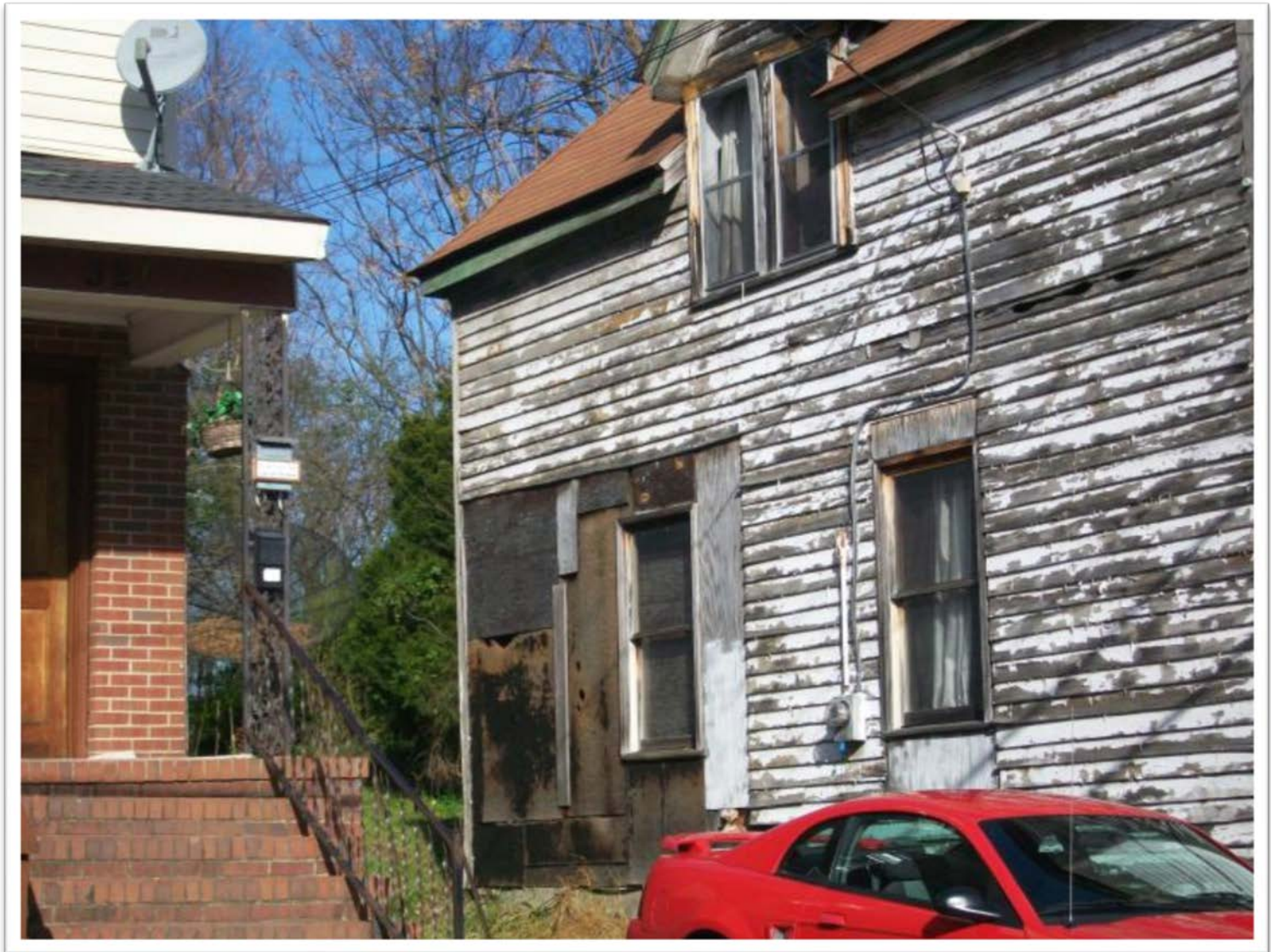
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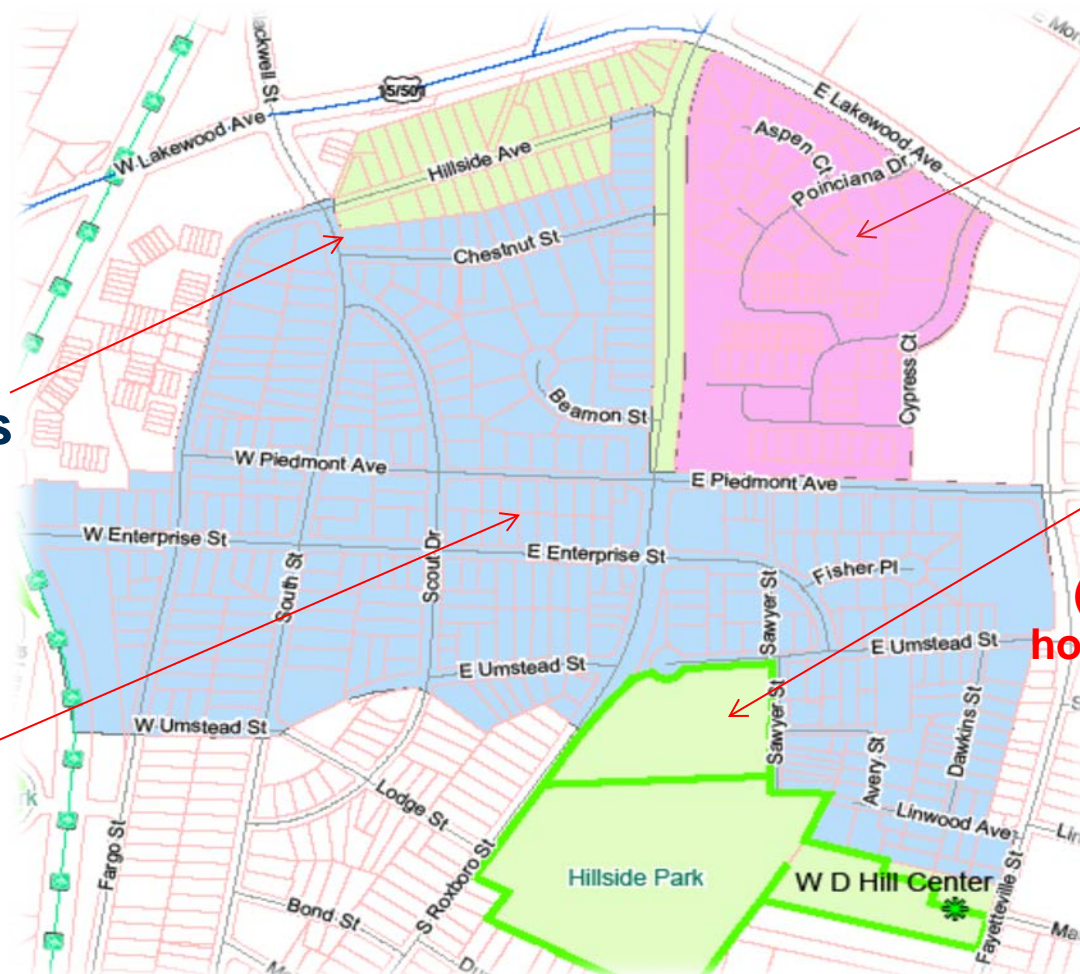
Key Elements

Southside Revitalization Project



**New Single
Family Homes**
(48 in Phase I)

**Piedmont
Affordable
Rentals**
(9 total units)



Lofts at Southside
(132 unit mixed
income units of which
80 are affordable)

**Whitted
School**
(79 affordable senior
housing units and Pre-K)

125-acre site between downtown Durham and
North Carolina Central University



Collaboration

Mayor William V. 'Bill' Bell and
City Council, Durham NC

Southside Neighborhood Association of Durham, Inc.

Center for Community Self Help

Duke University Office of Durham & Regional Affairs

North Carolina Housing Finance Agency

Developer- McCormack Baron Salazar

Durham Community Land Trust, Inc.

Durham Public Schools



Site Assembly

City of Durham – 51 properties on Rolling Hills Site
(Acquisition and Relocation)

Center for Community Self Help- 100+ properties west
of Roxboro Street (primarily vacant and dilapidated)



Neighborhood Revitalization Strategy Area (NRSA) Plan

- Critical for mixed-income
- Allows for the aggregation of homeownership units
- NRSA designation can only be applied to neighborhoods with 70% of households at low to moderate income (LMI)

Enhanced Infrastructure Section 108 Loan

- Water
- Sewer
- Curb/Gutter
- Street Pavement
- Grading of lots



The Lofts Project Site



727.520.8181
www.aerophoto.com

Southside East Revitalization Ph 1 LP

Image # 121121 0089
Date 11.21.12

The Lofts at Southside Under Construction



727.520.8181
www.aerophoto.com

Southside East Revitalization Ph 1 LP

Image # 141020 0115
Date 10.20.14



More Than Bricks and Mortar

Programs and Services for Southside Residents

- Southside Neighborhood Association of Durham, Inc.
- Southside Community Outreach Coordinator
- Southside Youth Leadership Program
- HUD Section 3 Employment Opportunities
- Durham Technical Community College Partnership
- Construction Training
- Culinary Training





The Lofts at Southside

McCormack Baron Ragan Management Services, Inc.

- 132 Unit Mixed-Income Community
- 80 Affordable Units
- Apartments
- Townhomes
- 13 Live-Work Units



Southside Rehabilitation Program

- Program was available only to long-time homeowners who occupied their home in the Southside Revitalization area.
- Homeowners had to earn less than 80% of the area median income and participated in monthly volunteer service opportunities.





New Single Family Homes

- Home prices Range from \$162,500 - \$198,000
- Forty seven of the first 48 homes under Phase I are under contract or occupied.
- Phase II is expected to begin in 2016 with 22 additional homes.



New Single Family Homes



Piedmont Rentals

Before



Piedmont Rentals

After





Whitted School Revitalization

Public-Private Partnership

- 134,573 square foot of historic and new space
- 79 Units of affordable housing for seniors
- 30,499 square feet of educational space (Pre-K)



Southside Private Investment

New Construction and Rehabilitation





Leveraging

Low Income Housing Tax (LIHTC) for the Lofts	\$12,000,000
CDBG-Section 108 Loan	\$8,800,000
Home Investment Partnership Fund	\$6,797,806
Neighborhood Stabilization Program-3 Fund	\$500,000
Whitted School	\$19,758,487
Piedmont Rentals: City of Durham and Private Lending	\$678,000
McCormack Barron Salazar equity	\$3,000,000
Private Mortgages for 25 below 80% households at the Bungalows	\$2,500,000
Market rate mortgages for 23 over 80% AMI households	\$4,025,000
City of Durham below 80% AMI secondary & forgivable mortgages	\$1,000,000
Purchasers' down payment from savings/NCHFA grants	\$216,000
Duke University Incentives	\$20,000
Total	\$59,295,293

MCCORMACK
BARON
SALAZAR



Duke
UNIVERSITY





Thank you

For Further Information:

<http://www.durhamnc.gov/445/Community-Development>

