

Agenda

- DHA Overview
- Recovery Agreement
- DDNP
- Home Ownership

Durham Housing Authority

January 19, 2023

What is DHA?

- State Chartered
 - We operate on a state guidelines
 - Vests certain authority- such as conduit bonds
- Locally Formed
 - Mayor and City Council appoints the seven-member Board of Commissioners
 - One commissioner must be a public housing resident or HCV recipient
 - Three of our members have lived in public housing or received a HCV
- Federally Funded
 - Congress appropriates funding to HUD and HUD administers the funds to PHAs
 - DHA operates under a series of Federal Regulations and Policies, plus its own policies controlled by the Board of Commissioners

DHA at a Glance

- Budget is approximately \$50 million
- Budgeted staff of 117 employees
- Highlights
 - 80% of budget goes into the local economy
 - HCVP is the largest program at \$27 million
 - Revenue: 13% Tenant Rents, 86% Federal Grants

What Type of Housing Do We Provide?

- Public Housing- property that we own and manage under the
 - Rents are based on 30% of income
 - This is a failed model that does not receive proper funding to maintain and operate from Congress
- Affordable Housing
 - Subsidized housing that may or may not include public housing/RAD units- usually involves Low Income Housing Tax Credits
 - Income is up to 60% AMI

What Type of Housing Do We Provide?

- Housing Choice Voucher- DHA administers a subsidy to private landlords
 - Based on 30% of income
 - DHA pays the difference in rent directly to the landlord
 - DHA conducts regular inspections to ensure that the units are at a HUD standard
 - There are several specialty Voucher Programs such as homeless, veteran, family unification
 - There are allocations of vouchers, however the voucher program is budget based

Public & Affordable Housing Program

- DHA currently has 17 sites and 1,703 units
- Occupancy rate is 99%
- Waiting list for all sites is 5,084
 - 45% Studio/1 BR
 - 47% 2 BR
 - 7% 3 BR
 - 1% 4 BR
 - <1% 5 BR

Housing Choice Voucher Program

- There are 3,099 Housing Choice Vouchers
 - Tenant Based: 2,214
 - Project Based: 403
 - Specialty Vouchers: 482
- 166 families are currently looking for housing (landlords)
- Tenant-Based Waiting List is currently at 338 families and will be re-opened this year
- Project Based Waiting List is currently has 10,297 families
- Budget of \$27.5 million
 - 100% utilized annually
 - Average subsidy is approximately \$800

RAD Conversion

- This program allows the influx of funding tools to repair or replace existing public housing
- Gives tools not allowed under the current Public Housing Program
 - Low Income Housing Tax Credits
 - Bank Financing
 - Project Based Housing Choice Voucher
- Has Protections for existing families, including:
 - Rents are still based on 30% of income
 - No re-screening
 - Right to return
- DHA intends to fully convert all its units under the RAD program

DHA Families

Public Housing		HCV		Affordable Housing		DHA Total	
Families	Residents	Families	Residents	Families	Residents	Families	Residents
969	2,619	2,673	5,719	340	592	3,982	8,930

Income Information	Public Housing	HCV	Affordable Housing	DHA Average
Average Income	\$9,697	\$15,235	\$9,158	\$11,363
% w/Earned Income	26%	30%	23%	26%
Average TTP	\$242	\$368	\$243	\$284

Who Lives In Our Assisted Housing Communities?

	Public Housing		HCV		Affordable Housing		DHA Total	
	Families	Individuals	Families	Individuals	Families	Individuals	Families	Individuals
	969	2,619	2,673	5,719	340	592	3,982	8,930
Residents by Age Groups	Public Housing Residents	% Public Housing Residents	HCV Residents	% HCV Individuals	AH Residents	% AH Residents	DHA Total Residents	DHA % Individuals
0-5	345	13%	497	9%	62	10%	904	10%
6-17	968	37%	1,779	31%	127	21%	2,874	32%
18-50	920	35%	1,952	34%	228	39%	3,100	35%
51-61	183	7%	602	11%	69	12%	854	10%
62-82	195	7%	843	15%	104	18%	1,142	13%
83+	8	0%	46	1%	2	0%	56	1%
Total	2,619	100%	5,719	100%	592	100%	8,930	100%

DHA Disabled Residents

Disabled	PH HOHs Disabled	% PH HOHs Disabled	HCV HOHs Disabled	% HCV HOHs Disabled	AH HOHs Disabled	% AH HOHs Disabled	Total Disabled HOHs	% Disabled HOHs
HOHs Age 18-54	98	10%	331	12%	52	15%	481	12%
HOHs Age 55-61	69	7%	255	10%	31	9%	355	9%
HOHs Age 62+	140	14%	568	21%	79	23%	787	20%
Total	307	32%	1,154	43%	162	48%	1623	41%

**Percentage totals are impacted by rounding*

Recovery Agreement



Recovery Agreement

- DHA was deemed Troubled based on the 2018 Public Housing Assessment System (PHAS)
 - This is the HUD measuring system for Public Housing Authorities (PHAs)
 - Four categories

1. Financial	25 point
2. Management	25 points
3. Physical Inspection	40 points
4. Capital Funds	10 points
- PHAS scores have not been given since 2018 because of the COVID-19 pandemic

Recovery Agreement

- As a result of this designation, DHA was required to execute a Recovery Agreement February 15, 2022
- DHA has three primary benchmarks
 1. Increase Occupancy to 95%- Currently at 98%
 2. Improve unit conditions to passing or, a 60 minimum score
 3. Remove McDougald Terrace from the public housing inventory
- Must be accomplished within two years

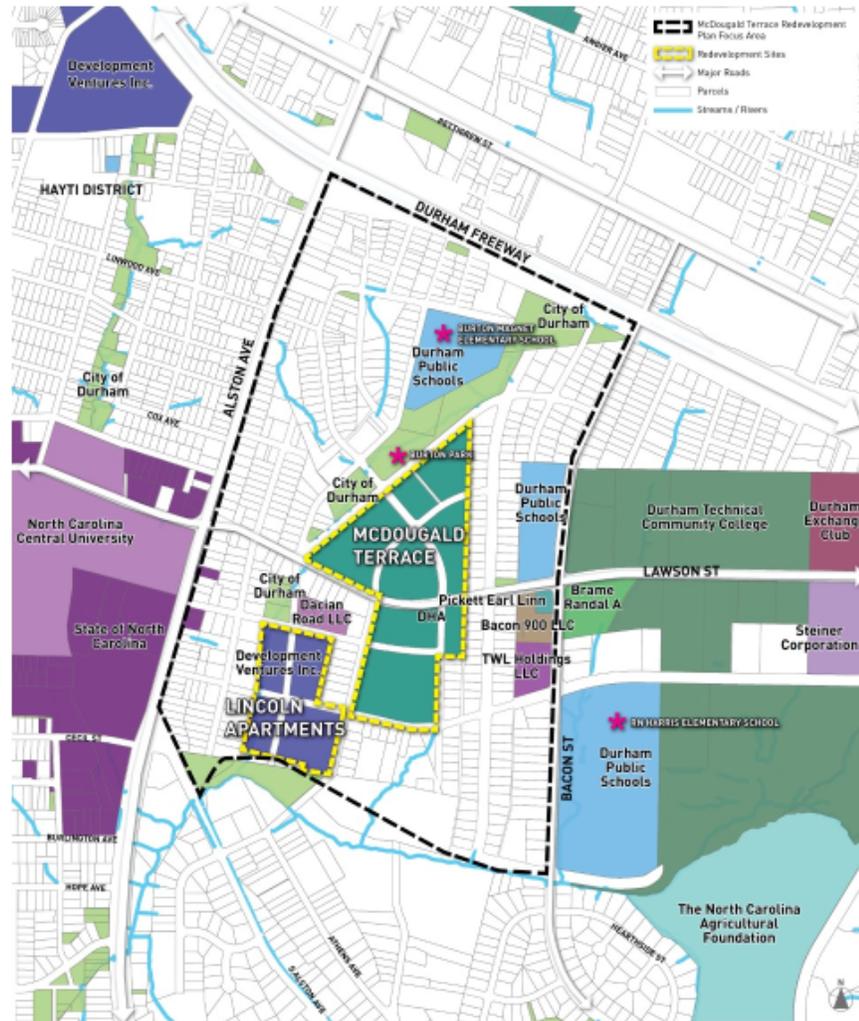
Recovery Agreement: Improve Unit Conditions

REAC Scores	Units	2018	2022
MCDUGALD TER	360	31	70
CORNWALLIS RD	200	31	30
OXFORD MANOR	172	36	35
LIBERTY ST	108	64	47
519 E. MAIN	106	49	47
CLUB BOULEVARD	77	56	46
FOREST HILL HEIGHTS	55	74	75
HOOVER RD	54	30	61
SCATTERED SITES	50	84	79
WORTH STREET	1	92	97

Recovery Agreement: Improve Unit Conditions

- Physical Needs Assessments are complete
 - Inspection that provides 20-year capital needs study
 - Gives immediate and 5-year increments of need
 - Will allow us to program the Capital Fund dollars
- Capital Fund grant over the next five years will be approximately \$15 million
 - Repairs will be prioritized based on the available funds
 - DHA will bid work in next few months

Recovery Agreement: Reposition McDougald Terrace



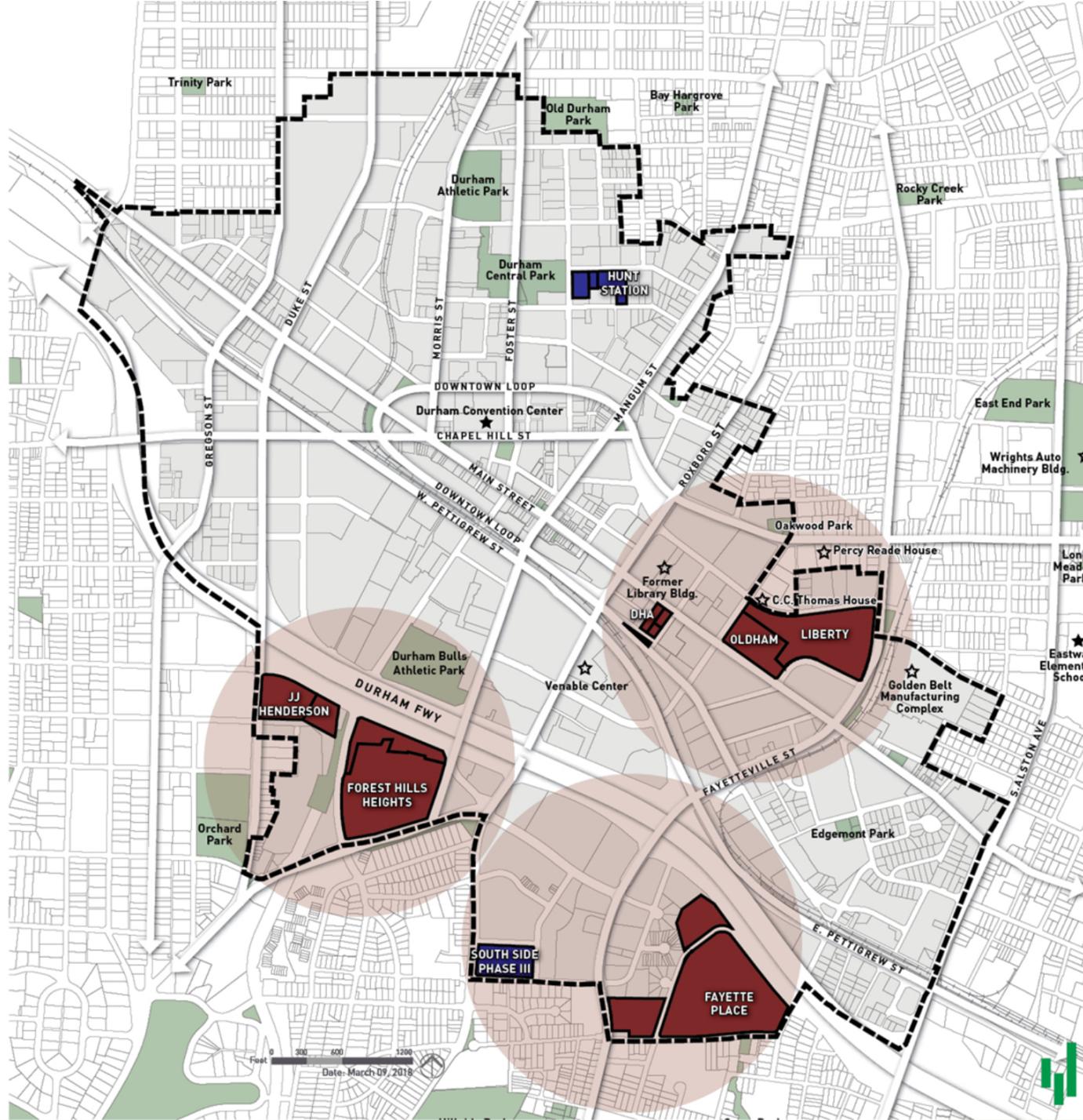
PROPERTY OWNERSHIP
 MCDOUGALD TERRACE REDEVELOPMENT PLAN
 Durham Housing Authority, Durham NC

DHA sites:

- McDougald Terrace
- Lincoln Apartments

Key Stakeholders

- McDougald Residents
- Surrounding Residents/businesses
- Durham Public Schools
 - Burton Elementary
 - RN Harris
 - Other property
- Parks and Recreation
- NCCU
- Durham Tech
- NCSU Agricultural Foundation



DDNP DHA Downtown & Neighborhood Plan

447 Total Units

- 3 Senior Sites
- 1 Family Site
- 1 vacant Site
- DHA Office and County Site
- 2 City sites

DDNP Development Plan

- New Construction and Rehabilitation of over **2,450 units**
- Estimated years to completion: **10+ years**
- Estimated budget: **over \$500 Million**
- **8** total properties, five of which are DHA controlled

- JJ Henderson
- Oldham Liberty*
- DHA Office/CJRC land (County)*
- Forest Hill Heights*
- Fayette Place
- Rigsbee Street (City)
- Southside III (City)

**Bond Funded Developments*

DDNP



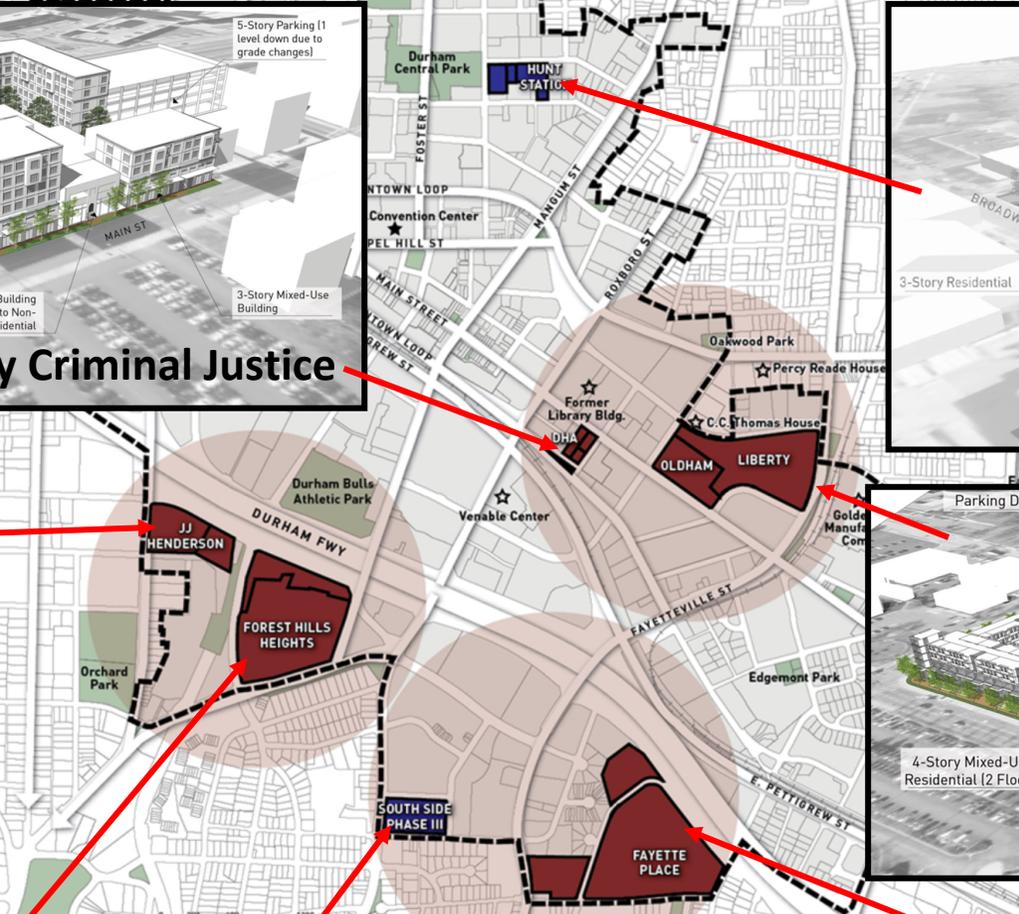
DHA Office/County Criminal Justice



Hunt Street Station



JJ Henderson Site



Oldham Towers/Liberty Street



Forest Hill Heights



Southside III



Fayette Place

Updated Timeline and Budget

Site	Begins	Completion*	Phases	9%	Budget	Units
JJ Henderson/Joyce	2019	2022	2	0	\$ 33	257
E. Main/Liberty	2022	2024	5	1	\$162	555
DHA Office/CJRC	2023	2025	2	1	\$ 66	258
Forest Hill Hghts	2023	2026	5	2	\$209	700
Fayette Place	2024	2026	3	2	\$189	774
TOTALS			17	6	\$659	2,544 Units

Original Housing Bond Sites

As of July 2022

*First phase if more than one



**DDNP: JJ Henderson
Rehab and New Construction
Sites**



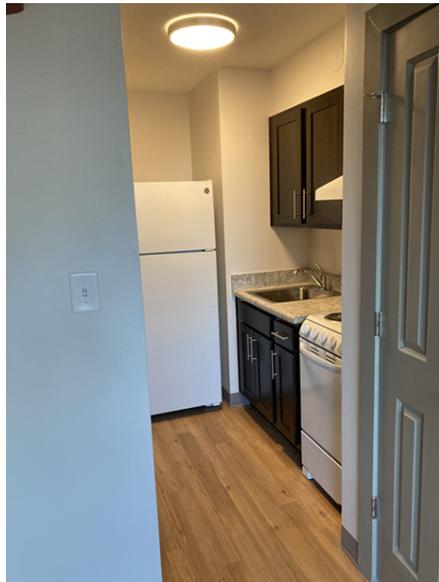
JJ Henderson



The Joyce



JJ Henderson Rehab



Renovation to include New

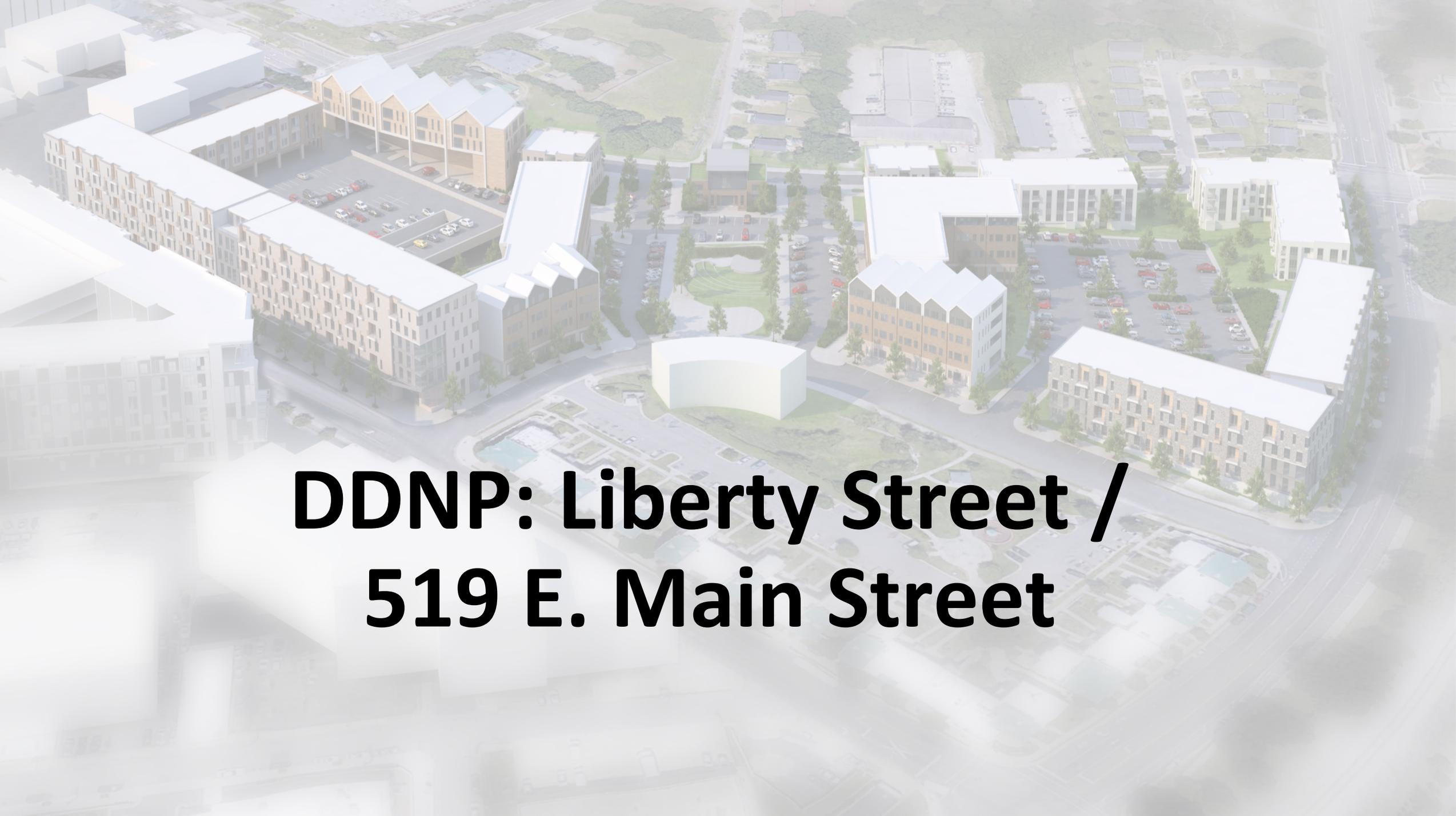
- Kitchens and Baths
- Flooring
- HVAC
- Community Room (shared)
- Entrance
- Building Systems Upgrades

Total Costs: \$32MM

City Contribution: \$3 MM

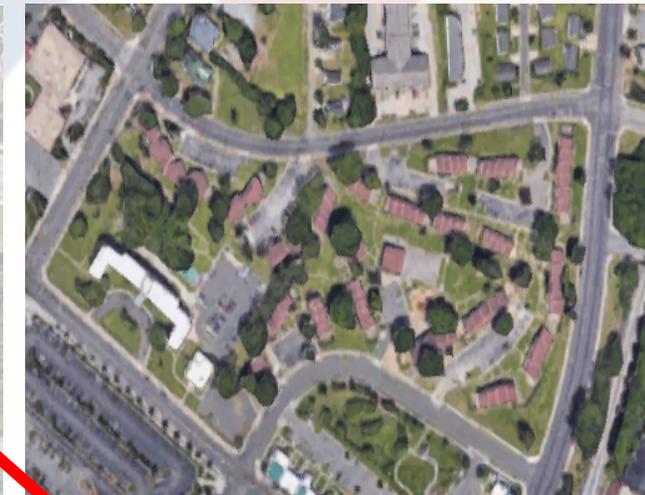
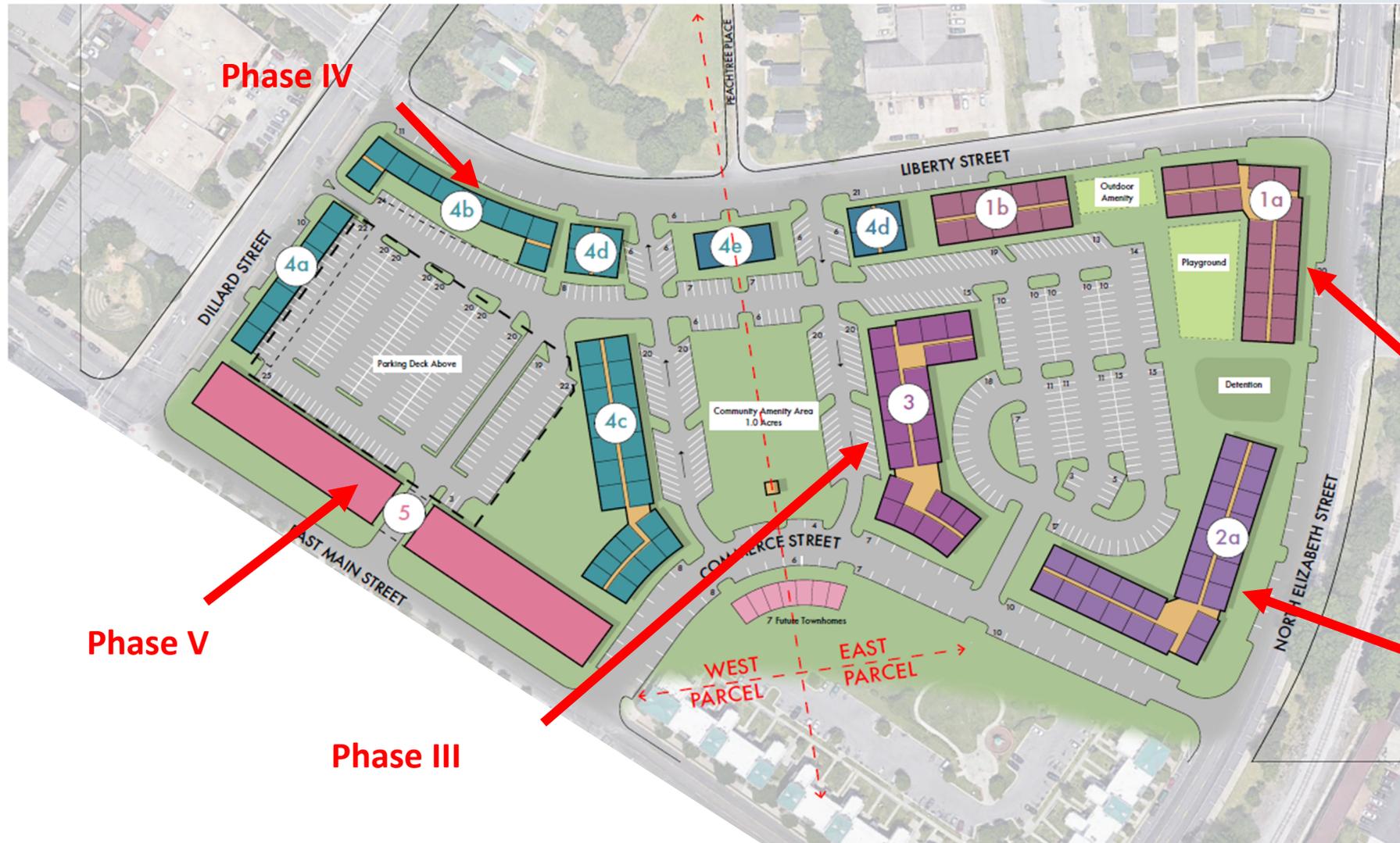
The Joyce





**DDNP: Liberty Street /
519 E. Main Street**

Liberty/519 E. Main St. Preliminary Site Plan



Phase V

Phase III

Phase I

Phase II

Liberty/519 E. Main St. Preliminary Site Plan



**Phase I
Elizabeth Street**



**Phase II & III
Commerce Street**



**DDNP Phase II:
Forest Hill Heights/Fayette
Place/DHA Office**

Forest Hills Heights



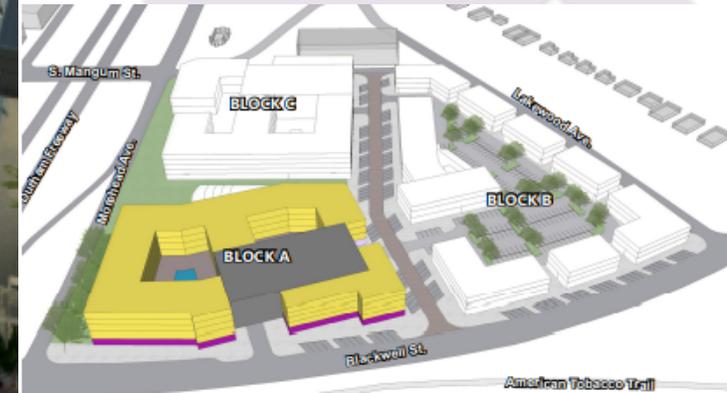
Projected Cost:

\$203,334,440

Programming:

700 Total Units

- 595 units of market rate multifamily housing
- 105 units of affordable and workforce housing (income-restricted)
- 72,000 sf commercial space
- 17,000 sf programmed open space/plaza



Fayette Place



Durham Community Partners

Greystone (Local)

Gilbane

F7 International Development (Local)

DDNP Overall Affordability

DHA DDNP Only					
Original Projections			Current Totals		
Affordability	DDNP				Net
	Units	%	Units	%	Units
0-30% AMI	447	20%	502	20%	55
50% AMI	746	33%	787	31%	41
80% AMI	502	22%	184	7%	-318
Unrestricted	580	23%	1071	42%	491
Totals	2,275		2,544		269

- Overall Spiraling Construction costs cause significant delays and reduction in affordable units
- Project 318 *fewer* units at 80%, mostly in phase II of DDNP, still to be determined
- **Net 96 more units 50% and below**



Homeownership

DURHAM NEIGHBORHOODS



Habitat For Humanity

- 37 Lots in the Franklin Village and Edgemont Elms area



Questions ?

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