



**City of Durham, N.C.  
Application to the U.S. Department of Housing and  
Urban Development for Section 108 Loan**

**August 2, 2011**

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Urban Development for Section 108 Loan**

**I. Project Description**

The Southside Revitalization project encompasses approximately 125 acres geographically located south of the Durham Freeway and downtown Durham and just north of North Carolina Central University. Southside exhibits the highest concentration of vacant housing (upwards of 28%) of any Durham neighborhood and the lowest rate of homeownership. This Section 108 application is for \$8,800,000 to fund acquisition, site preparation and infrastructure improvements associated with approximately 211 mixed-income rental units and approximately 45 homeownership units to achieve a catalytic investment in this distressed neighborhood. Homeownership development resulting in a total of 90+ units will continue after the initial Section 108-funded components have been completed.

Originally known as Hayti, Southside was once a stable and thriving African-American community with flourishing black-owned businesses and institutions. Built in 1922, what is now known as the Whitted School was the City's only African-American High School and though now vacant and boarded, remains the oldest surviving facility for the education of black youth in the City of Durham.

Two primary factors led to Southside's decline. First, after decades of providing employment to the residents of Southside, the City's tobacco and textile mills, many of which were located within walking distance, began closing their doors and by the mid-1970's, all of those jobs had disappeared. Second, the construction of the Durham Freeway in the late 1970's, and the associated urban renewal that came with it, unraveled the fabric that held the Hayti community together and created a physical barrier separating Southside from downtown Durham and the surrounding neighborhoods.

In an effort to help mitigate the effects of urban renewal, a non-profit entity was created in the mid-1980's to redevelop a vacant 19.23-acre tract into a community of 250 townhouses and patio homes to be marketed to workers in nearby Research Triangle Park and other professionals. Named "Rolling Hills", only 12 patio homes and 30 townhouses were completed in the community before the development entity became insolvent and the City foreclosed on the property. In the late 1990's, another development entity attempted to complete the project by building single family detached homes. Only 9 units were completed and sold before the City foreclosed in 2003, taking ownership of two partially completed homes and 33 vacant lots.

In December 2005, the City of Durham issued a Request for Qualifications (RFQ) to select a development firm with a proven and successful track record in the redevelopment of challenged central city neighborhoods to undertake the redevelopment of Rolling Hills and other portions of the Southside neighborhood. Through the RFQ process, the City selected the firm of McCormack Baron Salazar (MBS) based in St. Louis, MO.

In December 2007, the Durham City Council authorized the expenditure of local housing bond funds for the acquisition of the remaining 51 privately-owned properties within Rolling Hills and the relocation of affected homeowners and tenants. Both relocation and demolition on the Rolling Hills site are largely complete. The one remaining homeowner has accepted the City's offer to purchase with the closing to be held upon the identification of suitable replacement housing.

Concurrent with the City's efforts on the Rolling Hills site, its non-profit partner, the Center for Community Self-Help (Self-Help), began acquiring and land-banking primarily vacant and dilapidated properties in the adjacent St. Theresa portion of Southside. Acquisition undertaken by Self-Help was intended to achieve two objectives. The first objective was to ensure that sufficient critical mass was assembled to be able to undertake a revitalization project that would be transformational in nature. The second objective was to control or eliminate those properties which harbored the bulk of the area's gang and drug activity. To date, Self-Help has acquired approximately 100 properties.

In the fall of 2009, a community-based planning effort for the Southside neighborhood was launched focusing on the Rolling Hills site and properties assembled by Self Help. The resulting plan, developed by Torti Gallas and Partners, provides for three phases of rental development (up to 310 units) and three phases of homeownership development (up to 128 units). The proposed Section-108 funded activities support the first two phases of rental and homeownership development. (See attached Consensus Plan.)

The first two phases of mixed-income rental will be developed by McCormack Baron Salazar. The first phase, which has been awarded Low Income Housing Tax Credits (LIHTC) by the North Carolina Housing Finance Agency (NCHFA), will consist of 119 rental units and 13 "live work" units. Of the 119 units, 80 will be LIHTC units at varying levels of affordability and 39 will be market rate units.

Phase 2 will consist of 79 units with not less than two-thirds of them being affordable LIHTC units. As noted on the phasing plan, Phase 2 was initially to have a total of 115 units with 79 units located on the Rolling Hills site and 36 units located on the west side of Roxboro Street on what is referred to as the

Beamon/Piedmont assemblage. The scaled back Phase 2 reflects the reduction by NCHFA in the amount of Rental Production Program funds it will award to any one single project. The current plan is to develop the Beamon/Piedmont assemblage for multi-family use with ownership vs. rental to be determined.

The initial homeownership units will be developed on sites held in Self-Help's land bank. Interested non-profit or for profit builders will be allowed to submit proposals to a neighborhood-based allocations committee and then request funding from the City to acquire specific properties from the land bank. As with the rental development, it is the City's intent to provide for an income mix among the new homebuyers with up to one-third of the units being made available to households with incomes above 80% AMI.

Section 108 funds will be used for the activities outlined below. Cost estimates for site preparation and infrastructure were developed by U.S. Cost Incorporated.

Rolling Hills Site Preparation and Infrastructure: As a prerequisite to the construction of public infrastructure to serve the first phase of rental development on Rolling Hills, the entire site must be rough graded. From the site's northern boundary to its southern, there is a 60 foot elevation difference and from west to east, there is a 40 foot difference. A majority of the elevation change occurs along the edges of existing streets with slopes ranging from 33% to 50%. To allow for street connectivity to the surrounding neighborhood, considerable cut and fill will be required. The estimated cost of rough grading the site is \$1,941,653.

The estimated cost of the infrastructure to serve the first phase of rental development is \$1,372,900. Infrastructure for the second phase of mixed-income rental development is estimated to cost \$974,852.

Costs associated with the remaining infrastructure improvements on the Rolling Hills site are also estimated at \$974,852. The overall Section 108 loan amount includes \$31,203 as a small infrastructure or acquisition contingency.

Acquisition: While the City of Durham has provided Self-Help with some funding to acquire Southside properties now held in its Southside land bank, Self-Help has used its own funds to acquire the majority of those properties. As individual properties are acquired from the land bank for development by non-profit or for profit builders, Self-Help will be reimbursed for its direct acquisition and holding costs. Section 108 funds will be granted to the builders to acquire the land banked properties. The initial 45 properties are estimated to cost \$1,400,000.

Additionally, the City will acquire or fund the acquisition of the entire Beamon/Piedmont Assemblage from Self-Help at an estimated cost of \$1,000,000.

Beamon/Piedmont Assemblage Site Preparation and Infrastructure: Just as the existing Rolling Hills site does not lend itself to development without significant grading, this assemblage also has site issues that must be dealt with. Part of the current assemblage is developed as a cul de sac street that must be closed. More importantly, the development that is served by the cul de sac is situated in a “bowl” that is several feet below Roxboro Street and Piedmont Avenue. To make the redeveloped site desirable and suitable for development, excess material from the adjacent Rolling Hills site may be used for fill. The estimated cost for filling and grading the site is \$572,857. New infrastructure for the site is estimated at \$531,683.

## **II. Public Benefit**

The activities to be funded in part by Section 108 loan proceeds are anticipated to have a significant catalytic effect within and adjacent to the Southside project area. McCormack Baron Salazar was selected in large part because of the firm’s commitment to superior design and construction quality and long term property management. While more than two-thirds of the rental units in Phase I will be LIHTC units, the development itself will have a “market rate” appearance in every sense of the word. Two of the thirteen structures buildings will be elevator buildings anchoring the highly trafficked and visible intersection of Roxboro Street and Lakewood Avenues. A pedestrian promenade along Lakewood Avenue will link the larger buildings and the 13 live work units housed in those buildings. Combined with a second rental phase of 79 units, the mixed-income rental development is expected to accelerate the timing of three other significant real estate projects – Heritage Square, Fayette Place and the Whitted School.

Heritage Square is a commercial strip center located on a 10-acre site on the north side of Lakewood Avenue from the Rolling Hills site. Prior to the economic recession, a rezoning had been approved to redevelop Heritage Square into a 780,000 square foot mixed use development incorporating office, retail and residential uses. Currently, development plans are on hold. Fayette Place is a vacant 20-acre site on the east side of Fayetteville Street where a public housing project was previously located. The site is privately-owned and there are no known current development plans for the site. The Whitted School is located just south of the Rolling Hills site. While rehabilitating the school as housing for seniors as a future Southside revitalization phase is only one use that has been discussed, the successful redevelopment of the Rolling Hills site is seen as a

critical step towards making the preservation and adaptive re-use of the Whitted School a reality.

The proposed homeownership development in Southside will more than quadruple the neighborhood's homeownership rate and bring stability to what has been a very transient community. The approximately 90 homeownership units and 211 rental units will provide a broad range of affordability ranging from units targeting households with special needs at 30% AMI to market rate.

### **III. Activity Eligibility**

All activities – site preparation, infrastructure improvements and acquisition – are eligible pursuant to Section 507.703 of the United States Code of Federal Regulations.

### **IV. National Objectives**

The national objective of benefitting low and moderate income persons will be met in accordance with Section 507.208(a) (1) and/or (2). At least 51% of the housing created as a result of the activities will benefit households earning 80 % or less of the Durham Area Median Income.

### **V. Sources and Uses of Funds/Drawdown Schedule**

A complete sources and uses summary is shown on the following page. As the table indicates, the \$8.8 million in Section 108 loan proceeds will leverage another \$40 million in public and private investment. The projected drawdown schedule for Section 108-funded activities is also shown.

### **VI. Completion Schedule**

It is anticipated that development and occupancy of the initial 45 homeownership units will be completed by the fall of 2015. The projected completion date for the first phase of mixed-income rental development (119 units) is December 2013. The earliest possible date for the completion of the second phase of mixed-income rental development (79 units) is October 2015, with an outside date of October 2017.

<b>Source &amp; Use Summary</b>										
Activity by Source	Section 108	HOME	Bond PI	NSP3	LIHTC Equity	Perm. Financing	NCHFA Financing	Total		
Site Preparation Rolling Hills	\$ 1,941,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,941,653		
Site Preparation Beamon/Piedmont	\$ 572,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 572,857		
Phase I Rental (119 units + 13 L/W)	\$ -	\$ 2,536,468	\$ 2,000,000	\$ 950,000	\$ 9,880,000	\$ 2,767,760	\$ 1,509,479	\$ 19,643,707		
Phase I Infrastructure	\$ 1,372,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,372,900		
Acquisition of Homeownership Sites	\$ 1,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000		
Permanent Homeownership Financing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,725,000	\$ -	\$ 4,725,000		
Homeownership Cost Write-downs	\$ -	\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000		
Phase II Rental (79 units)	\$ -	\$ 2,348,166	\$ 1,000,000	\$ -	\$ 7,424,000	\$ 1,478,320	\$ 1,921,509	\$ 14,171,995		
Phase II Infrastructure	\$ 974,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974,852		
Beamon/Piedmont Acquisition	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000		
Beamon/Piedmont Infrastructure	\$ 531,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,683		
Balance of Rolling Hills Infrastructure	\$ 974,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 974,852		
Other Infrastructure/Acquisition	\$ 31,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,203		
	\$ 8,800,000	\$ 6,234,634	\$ 3,000,000	\$ 950,000	\$ 17,304,000	\$ 8,971,080	\$ 3,430,988	\$ 48,690,702		
<b>Section 108 Drawdown Schedule</b>										
	<b>Draw</b>	<b>Amount</b>	<b>Schedule</b>							
Site Preparation Rolling Hills	\$ 1,941,653	February - May 2012								
Site Preparation Beamon/Piedmont	\$ 572,857	February - May 2012								
Phase I Rental Infrastructure	\$ 1,372,900	June 2012 - March 2013								
Acquisition of Homeownership Sites	\$ 1,400,000	February 2012 - March 2014								
Phase II Rental Infrastructure	\$ 974,852	March - September 2014								
Beamon/Piedmont Acquisition	\$ 1,000,000	February - April 2012								
Beamon/Piedmont Infrastructure	\$ 531,683	February - May 2013								
Balance of Rolling Hills Infrastructure	\$ 974,852	March - September 2014								
Other Infrastructure/Acquisition	\$ 31,203	April - November 2014								
	\$ 8,800,000									

**VII. Repayment Schedule (Provided on page 14.)**

**VIII. Collateral**

The Section 108 loan is guaranteed by the City of Durham Community Development Block Grant (CDBG) allocation. The City current receives \$1,764,024 annually, which will permit a loan amount of up to \$8,820,120.

**Section 108 Additional Collateral:** The City takes its financial obligations extremely seriously and enters into all financing arrangements with an eye towards maintaining its high credit ratings. Currently, the City's general obligation bonds are rated Aaa by Fitch, Aaa by Moody's and AAA by Standard and Poor's. Due to this focus on its credit, the City does not enter into financial obligations without thorough investigation and a commitment to the project.

With this backdrop and in addition to the pledge of the City's CDBG annual allocation, the City shall pledge to (1) cause its City Manager to include the Section 108 Loan Payments coming due in each Fiscal Year in the corresponding annual budget request and shall require the City Manager to use his or her best efforts to obtain an appropriation therefor and (2) require that the deletion of such funds from the City's final budget be made only pursuant to an express resolution of the City Council which explains the reason for such action.

This covenant on the part of the City described in this section shall be deemed to be and shall be construed to impose by law ministerial duties and it shall be the duty of each and every public official of the City to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the City to carry out and perform the covenant in this subparagraph; provided, however, that nothing contained in the covenant shall obligate the City to appropriate funds. Funds appropriated by the City to make Section 108 Loan Payments due in any Fiscal Year shall be used for no other purpose.

No provision of this pledge shall be construed or interpreted as creating a pledge of the faith and credit of the City within the meaning of any State constitutional debt limitation. No provision of this pledge shall be construed or interpreted as creating a delegation of governmental powers nor as a donation by or a lending of the credit of the City within the meaning of the constitution of the State. This pledge shall not directly or indirectly or contingently obligate the City to make any payments beyond any payments appropriated in the sole discretion of the City for any Fiscal Year in which this financing is in effect; provided, however, that any failure or refusal by the City to appropriate funds which results in its failure to make any payment coming due with respect to the Section 108 Loan Payments

will in no way obviate the occurrence of the event of default resulting from such nonpayment. No deficiency judgment may be rendered against the City in any action for breach of a contractual obligation with respect to the Section 108 Loan Payments, and the taxing power of the City is not and may not be pledged directly or indirectly or contingently to secure any amounts due with respect to the Section 108 Loan Payments. No provision of this section shall be construed to pledge or to create a lien on any class or source of the City's funds, nor shall any provision of the Section 108 Loan restrict the future issuance of any of the City's bonds or obligations payable from any class or source of the City's funds.

**IX. Project Implementation**

The Section 108 loan funds will need to be in place by December 1, 2011 in order to enter into the initial contracts for site preparation and infrastructure.

**X. Citizen Participation**

Citizens were afforded opportunities to participate in the application process by means of a public review period and public hearing to receive questions and comments to amend the 2010-2015 Consolidated Plan and 2011-2012 Annual Action Plan to include the proposed Section 108 application. The proposed Section 108 application was made available for public review for citizens to provide written comments from August 5, 2011 through September 6, 2011. Copies of the proposed Section 108 application were made available at the Department of Community Development located at the 807 E. Main Street, Bldg. 2, Suite 200, the Durham County Public (Main) Library, the City Clerk Office, the front desk of City Hall and on-line at [www.durhamnc.gov/departments/com/dev/](http://www.durhamnc.gov/departments/com/dev/). A public hearing to receive citizen comments on the substantial amendment to the subject Plans to include the Section 108 application was held on September 6, 2011. Notice of this public hearing was published in the Durham Herald Sun and Carolina Times Newspapers.

**XI. Contacts**

Chief Executive Official

Thomas J. Bonfield, City Manager  
City of Durham  
101 City Hall Plaza  
Durham, NC 27701  
Phone: (919) 560-4222  
Email: [Tom.Bonfield@durhamnc.gov](mailto:Tom.Bonfield@durhamnc.gov)

Signature

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Staff Contact

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Signature

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## Developer Background

McCormack Baron Salazar (MBS) is the nation's leading for-profit developer of economically integrated urban neighborhoods. Since 1973, it has developed over 138 projects with development costs in excess of \$2.1 billion. MBS has built more than 15,500 units of attractive, high-quality housing in 33 cities for families, seniors, singles and young couples in addition to one million square feet of commercial and retail space. The company has been extensively involved with HUD's "mixed-finance" program dating back to early 1994 when its principals proposed the idea to then HUD Secretary Henry Cisneros. Since 1996, MBS has closed fifty-two phases of HOPE VI developments in 15 cities involving over 6,600 units and \$1 billion in total development costs. MBS holds and manages its properties over the long term with McCormack Baron Ragan Management Services, Inc. (MBR) being its rental property management company.

The non-profit Center for Community Self-Help and its financing affiliates, Self-Help Credit Union and Self-Help Ventures Fund, comprise one of the nation's leading community development financial institutions. The Center was established in 1980 to help start and support worker-owned businesses in North Carolina. Recognizing that many clients could not succeed because they could not obtain conventional financing, the Center established the Credit Union and Ventures Fund in 1984 to meet this need and those entities have been making home and commercial loans ever since.

Self-Help Community Development Corporation and its parent non-profit, the Center for Community Self-Help, have significant experience in building and selling homes to low-wealth, first time buyers, and have completed over 110 homes in total since it began in 1995.

## **CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations and requirement for Section 108 Loan Guarantees, the jurisdiction certifies that:

### **Authorization to Act-**

1. It possesses the legal authority to submit the application for assistance under this subpart and to use the guaranteed loan funds in accordance with the requirements of this subpart.
2. Its governing body has duly adopted or passed as an official act a resolution, motion or similar official action:
  - a. Authorizing the person identified as the official representative of the public entity to submit the application and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the public entity to act in connection with the application to provide such additional information as may be required; and
  - b. Authorizing such official representative to execute such documents as may be required in order to implement the application and issue debt obligations pursuant thereto (provided that the authorization required by this paragraph (a) may be given by the local governing body after submission of the application but prior to execution of the contract required by Sec. 570.705(b);

**Pledge of CDBG Funds Certification** – Possess the authority to make a pledge of grant required under Section 570.705(b)(2).

**Other Financing Certification** – It has explored alternative ways to finance the acquisition, site preparation and infrastructure improvements in concert with the development entities and found other financing avenues unavailable due to prior commitments to other public projects or too costly to support the project's pro-forma; will maintain documentation of such efforts to secure financing for the life of the loan guarantee; and cannot complete such financing consistent with the timely execution of the program plans without such guarantee.

**Affirmatively Further Fair Housing** – The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** – It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
  - a. Abide by the terms of the statement; and

- b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking on of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted;
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** – To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer of employee of Congress, or an employee of a Member of Congress in connection with this Federal contract,

grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Consistency with plan** – The housing activities to be undertaken with CDBG funds are consistent with the strategic plan.

**Section 3** – It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

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*Signature/Authorized Official*

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*Date*

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*Title: City Manager*

## Debt Service Schedule

Issuer:	City of Durham
Purpose:	Southside Section 108 Financing
Par:	8,800,000.00
Rate:	5.00%
Dated:	4/1/2014
Delivery:	4/1/2014
Final Mat:	4/1/2034
Term:	20

	Principal:	Interest:	Debt Service:	Fiscal Year DS:	Assumed Rate:
4/1/2014					
10/1/2014		220,000.00	220,000.00		5.00%
4/1/2015	265,000.00	220,000.00	485,000.00	705,000.00	5.00%
10/1/2015		213,375.00	213,375.00		5.00%
4/1/2016	280,000.00	213,375.00	493,375.00	706,750.00	5.00%
10/1/2016		206,375.00	206,375.00		5.00%
4/1/2017	295,000.00	206,375.00	501,375.00	707,750.00	5.00%
10/1/2017		199,000.00	199,000.00		5.00%
4/1/2018	310,000.00	199,000.00	509,000.00	708,000.00	5.00%
10/1/2018		191,250.00	191,250.00		5.00%
4/1/2019	325,000.00	191,250.00	516,250.00	707,500.00	5.00%
10/1/2019		183,125.00	183,125.00		5.00%
4/1/2020	340,000.00	183,125.00	523,125.00	706,250.00	5.00%
10/1/2020		174,625.00	174,625.00		5.00%
4/1/2021	355,000.00	174,625.00	529,625.00	704,250.00	5.00%
10/1/2021		165,750.00	165,750.00		5.00%
4/1/2022	375,000.00	165,750.00	540,750.00	706,500.00	5.00%
10/1/2022		156,375.00	156,375.00		5.00%
4/1/2023	395,000.00	156,375.00	551,375.00	707,750.00	5.00%
10/1/2023		146,500.00	146,500.00		5.00%
4/1/2024	415,000.00	146,500.00	561,500.00	708,000.00	5.00%
10/1/2024		136,125.00	136,125.00		5.00%
4/1/2025	435,000.00	136,125.00	571,125.00	707,250.00	5.00%
10/1/2025		125,250.00	125,250.00		5.00%
4/1/2026	455,000.00	125,250.00	580,250.00	705,500.00	5.00%
10/1/2026		113,875.00	113,875.00		5.00%
4/1/2027	480,000.00	113,875.00	593,875.00	707,750.00	5.00%
10/1/2027		101,875.00	101,875.00		5.00%
4/1/2028	500,000.00	101,875.00	601,875.00	703,750.00	5.00%
10/1/2028		89,375.00	89,375.00		5.00%
4/1/2029	525,000.00	89,375.00	614,375.00	703,750.00	5.00%
10/1/2029		76,250.00	76,250.00		5.00%
4/1/2030	550,000.00	76,250.00	626,250.00	702,500.00	5.00%
10/1/2030		62,500.00	62,500.00		5.00%
4/1/2031	580,000.00	62,500.00	642,500.00	705,000.00	5.00%
10/1/2031		48,000.00	48,000.00		5.00%
4/1/2032	610,000.00	48,000.00	658,000.00	706,000.00	5.00%
10/1/2032		32,750.00	32,750.00		5.00%
4/1/2033	640,000.00	32,750.00	672,750.00	705,500.00	5.00%
10/1/2033		16,750.00	16,750.00		5.00%
4/1/2034	670,000.00	16,750.00	686,750.00	703,500.00	5.00%
					5.00%
<b>Total:</b>	<b>8,800,000.00</b>	<b>5,318,250.00</b>	<b>14,118,250.00</b>	<b>14,118,250.00</b>	

## **Southside Revitalization Consensus and Phasing Plan**

### Notes

1. The first phase of rental development consists of 119 units plus 13 live-work units. The map indicates 118 units plus 13 live-work units.
2. Because of changes in the QAP limiting the amount of RPP funding that can be awarded to a single project, the current plans are to limit the second phase of rental development to 79 units, all of which would be located on the Rolling Hills site on the east side of Roxboro Street.
3. The phasing plan for the first 45 homeownership units on the west side of Roxboro Street is being refined.



## Consensus Plan

MCCORMACK BARON SALAZAR  
TORTI GALLAS AND PARTNERS

CITY OF DURHAM



**Phase 1, Rental - 118 Units + 13 Live/Work Units**

MCCORMACK BARON SALAZAR  
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## Phase 2 Rental - 115 Units

MCCORMACK BARON SALAZAR  
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**Phase 1, For Sale - 30 Units**

**MCCORMACK BARON SALAZAR  
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**CITY OF DURHAM**



**Phase 2, For Sale -15 Units**

**MCCORMACK BARON SALAZAR  
TORTI GALLAS AND PARTNERS**

**CITY OF DURHAM**