



*Community Development  
Department*

101 CITY HALL PLAZA  
DURHAM, NC 27701  
P 919.560.4570  
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# Southside West Update



# Southside Neighborhood Association Membership

- **Marie Hunter, President**
- **Jessica Blackwell, Recording Secretary**
- **Camillia Foust**
- **George Roberson**
- **Azzie Conley**
- **Rebecca Winders**
- **Evan Covington-Chavez**
- **Juanita Massenburg, Staff Liaison**

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# Development Plan

## Initial Homeownership Construction

- Provides for 35 lots
- Site Preparation – includes cut and fill
- Streetscape/infrastructure improvements

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# Development Plan Cost Estimates/Funding Plan

- Approximately \$1.44 million total cost
- CDBG Entitlement and Section 108 proposed funding sources
- Dedicated funding for housing is an alternative source

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# Development Plan Next Steps

- Amendment to Self-Help contract for Architect and Engineering services
- Preparation of construction/bid documents



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# House Plans

- Family of 8 house plans created by O'Brien Architecture
- Homebuilders must choose from among the house plans



# Home Pricing/Construction Timing

- Request For Qualifications for real estate advisory services
- Finalists interviews held March 19, 2012
- Selected team will advise on pricing and construction timeframe

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## Incentives

- Strategically beneficial to provide incentives to the homebuyer vs. subsidizing the homebuilder
- Would not be income restricted

## Assistance

- Low interest amortizing second mortgage loans and related forms of assistance would be restricted to low to moderate-income homebuyers (80% AMI or below)



# Residential Building Program Remains Unchanged

- Mixed-income rental by McCormack Baron Salazar
- Construction of homeownership units on sites owned by Self-Help
- No other rental development is proposed at this time

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# Rehabilitation of Owner-Occupied Homes

24 Homeowners in Southside  
Neighborhood

## To date:

- One home complete
- Two under construction
- Two contracts pending

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# Services

## Southside Neighborhood Association Priorities Are Education, Job Training Health, Recreation, Youth and Senior Programs and Public Safety

- Culinary Arts Program
- Education Classes to include health, construction and GED certifications
- Financial Counseling
- Public Safety

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# Community Outreach Coordinator

- Over 100 applications received
- 15 candidates interviewed
- Start date being determined

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# Initial Homeownership Funding Plan

- Dedicated funding an alternative source for site preparation/infrastructure
- Housing bond program income and HOME primary funding sources for incentives



# Southside Homeownership Initial Funding Plan

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Activity	FY 12 CDBG	FY 12 HOME	FY 13 CDBG	FY 13 HOME	FY 14 HOME	108	Bond PI	Total
Site preparation, infrastructure improvements and gateway (entry) treatments for the initial 35+ homeownership units.	\$ 313,099		\$ 600,000			\$ 532,136	\$ -	\$ 1,445,235
Acquisition of 35+ homeownership sites @ \$35,000 each (on average)	\$ -		\$ -			\$ 1,225,000	\$ -	\$ 1,225,000
Subsidy or incentives for 35 homeownership units @ \$30,000 each (on average)	\$ -	\$ 587,025	\$ -	\$ 197,975		\$ -	\$ 265,000	\$ 1,050,000
Amortizing second mortgage loans @ \$20,000 each for 35 homeownership units	\$ -	\$ 100,000	\$ 100,000	\$ 200,000	\$ 300,000	\$ -	\$ -	\$ 700,000
<b>Total</b>	<b>\$ 313,099</b>	<b>\$ 687,025</b>	<b>\$ 700,000</b>	<b>\$ 397,975</b>	<b>\$ 300,000</b>	<b>\$ 1,757,244</b>	<b>\$ 265,000</b>	<b>\$ 4,420,235</b>