



**COMMUNITY DEVELOPMENT**

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CITY OF DURHAM

**Affordable Housing Implementation Committee (AHIC)**

**Forever Home Durham**

**November 4, 2021**

# Forever Home, Durham

## Overall Performance Measures

	GOAL	July 1, 2019 to Present				Balance Remaining
		<i>Pipeline</i>	<i>Contract</i>	<i>Completed</i>	<i>Total</i>	
Rental units created, total	1,600	482	82	82	646	954
Rental units preserved, total	800	266	225	34	525	275
Homeownership opportunities created	400	5	1	-	6	394
Homeless persons in permanent housing	1,700	-	-	837	837	863
Low income households stabilized	3,000	-	-	1,090	1,090	1,910



# Forever Home, Durham

## Affordable Rental Housing Projects

		Bond Funding	Total City Funding	Affordable Units	Unit Type	Project Status
Bryan Place - 2702 N. Duke St.	CASA	\$2,198,821	\$2,198,821	16	New Construction	Pipeline
702 & 704 Grant Street	DCLT	-	\$0	2	New Construction	Under Contract
J.J. Henderson New Construction	DHA/LSR	\$1,033,520	\$3,000,000	80	New Construction	Under Contract
Elizabeth Street (Liberty Street P1)	DHA/LSR	\$2,500,000	\$2,500,000	72	New Construction	Pipeline
Commerce Street - Family	DHA/LSR	tbd	\$3,775,000	63	New Construction	Pipeline
Commerce Street - Seniors	DHA/LSR	tbd	\$4,225,000	66	New Construction	Pipeline
Willard Street Phase 1	DHIC/Self Help	-	\$3,600,000	82	New Construction	Completed
Ashton Place	DHIC/Self Help	tbd	\$2,000,000	51	New Construction	Pipeline
Hardee Street	DHIC/Self Help	tbd	\$4,950,000	132	New Construction	Pipeline
Crescent Street-Farrington Road	Laurel Street	\$3,690,000	\$3,690,000	82	New Construction	Pipeline
Fitts-Powell	ACRA	\$356,142	\$356,142	14	Preservation	Pipeline
J.J. Henderson Tower Rehab	CCI/DVI	-	\$2,900,000	177	Preservation	Under Contract
SWCD10 Rehab Phase 1	DCLT	-	\$213,673	4	Preservation	Completed
SWCD10 Rehab Phase 2	DCLT	-	\$274,327	6	Preservation	Under Contract
East Durham Rental Rehab Phase 2	DCLT	tbd	\$1,000,000	12	Preservation	Pipeline
Laurel Oaks	DHA	-	\$800,000	30	Preservation	Completed
Morreene Road	DHA	-	\$2,300,000	224	Preservation	Pipeline
Ross Road	Reinvestment Partners	-	\$6,019,073	42	Preservation	Under Contract
Harriet's Place	Reinvestment Partners	tbd	\$1,600,000	16	Preservation	Pipeline
<b>Total</b>		<b>\$9,778,483</b>	<b>\$45,402,036</b>	<b>1,171</b>		



# Activities not Included as Part of Forever Home Durham

- COVID-19 response, including:
  - Homelessness response programs funded with federal emergency funds (\$6.9M)
  - Emergency rental assistance funded with federal emergency funds (\$16.2M)
  - Other COVID-19 response programs with OEWD and DPS (\$1.5M)
  - Emergency operating assistance for affordable housing developers (\$360k)
- Affordable housing investments outside scope of Forever Home, Durham, including:
  - Funding for emergency electrical repairs at DHA's McDougald Terrace Apartment (\$1.4M)
  - 'Option' agreement with Scrap Exchange for future affordable housing development in the Reuse Arts District (\$660k)





**Questions**