

Carroll Street Community Meeting Minutes

December 17, 2018 – 7:00 PM

Community Comments, Questions & Concerns

- **Community Question:** Has CASA done any soil testing? There was an old incinerator on the property, what impact will this have on CASA's mitigation plan?
 - **CASA's Answer:** CASA has completed preliminary soil borings. There is evidence of an incinerator on the property. CASA is awaiting feedback from NCDEQ about next steps. The results of the soil borings and mitigation plan will be available to the community.
- **Community Question:** Has testing been done for asbestos?
 - **CASA's Answer:** Yes. Testing found isolated evidence of asbestos in the largest building on the property. Prior to demolition all asbestos will be abated
- **Community Question:** Which company did the testing?
 - **CASA's Answer:** Alexander Environmental Services, Inc. (NC Asbestos Inspector No. 11061)
- **Community Question:** If CASA plans to build 2 and 3-story structures, how will this impact the character of the neighborhood?
 - **CASA's Answer:** CASA has agreed to only build 1 or 2-story buildings within 75 feet of the street. Any 3-story buildings will be on the interior of the property, more than 75 feet from the street.
- **Community Question:** Will there be landscaping in the first 75 feet from the street?
 - **CASA's Answer:** Yes there will be trees and shrubs within the first 75 feet of the property.
- **Community Question:** Where will the parking lots be located?
 - **CASA's Answer:** The City of Durham does not allow parking between the street and the buildings. All parking will be either beside or behind the buildings.
- **Community Question:** How many parking spaces will CASA create?
 - **CASA's Answer:** Affordable housing in the Urban Tier has no parking minimum and a parking maximum per unit of 2 spaces. CASA will consult with a traffic engineer to determine the appropriate number of spaces.
- **Community Question:** What type of disabilities will the tenants have?
 - **CASA's Answer:** As a landlord, CASA cannot ask tenants specific questions about what type of disabilities they may have. Per CASA's funders, we are required to have the disability status verified by an outside licensed professional.
- **Community Question:** What is the schedule for development and construction?
 - **CASA's Answer:**
 - Complete rezoning in Spring 2019
 - Undertake demolition no earlier than Spring 2019 (approximately 3 months)
 - Begin Construction of Phase 1 early 2020 (approximately 12 month)
 - Complete construction of Phase 1 and welcome new residents Spring 2021

- **Community Question:** What is being done to mitigate the traffic congestion around the Lakewood driveway?
 - **CASA's Answer:** To address community concerns, CASA has agreed to make the possible Lakewood driveway right in, right out only, to avoid people trying to make left turns in and out of the property onto Lakewood Ave.
- **Community Question:** Where will the driveway on Carroll Street be located?
 - **CASA's Answer:** The development plan shows approximately where the Carroll Street driveway will be located. The plan is just an estimate and shows about 100 feet of driveway. This is to give us flexibility in the development stage because the plan that is approved by City Council cannot be altered. The actual driveway will only be 20-24 feet somewhere in the driveway marker on the development plan.
- **Community question:** Where will CASA start building on the property?
 - **CASA's Answer:** We do not know for certain right now. We anticipate development will start near the Carroll Street driveway but that will not be finalized until next year.
- **Community question:** What will the setback be?
 - **CASA's Answer:** The City of Durham requires a 5 foot set back from the property line. There is a City-owned right-of-way of approximately 20 feet from the property line to the curb. So from the street, the setback will be approximately 25 feet.
- **Community question:** Will there be a sidewalk and where will it be?
 - **CASA's answer:** Yes. On Carroll it will be 15 feet from the curb. The sidewalk on Lakewood is existing.
- **Community Question:** When would CASA have architectural renderings of the development?
 - **CASA's Answer:** CASA will issue a Request for Qualifications for architectural firms. After we select a firm, we anticipate having designs in late summer or early fall of 2019. CASA asks our architects to complete an assessment of the neighborhood so their designs fit within the character of the community.
- **Community Question:** What kind of supportive services will be offered to tenants living at the Carroll Street Development?
 - **CASA's Answer:** CASA partners with service providers to ensure our tenants have wraparound services to help them remain stably housed and achieve personal and professional goals. Our main partner for the Carroll Street development will be Alliance Behavioral Healthcare (ABH). CASA and ABH have a long-term relationship which has proven to be very successful.
- **Community Question:** How much infrastructure will be built in the first phase of development?
 - **CASA's Answer:** CASA will begin by demolishing all of the buildings on the property. The first 16 units, property management office, and community space will likely be built in the first phase. We will know more specifics once CASA has a complete master development plan.

- **Community Question:** How much funding has CASA secured for the project?
 - **CASA's Answer:** CASA just received our official funding award from the Federal Home Loan Bank of Pittsburgh. CASA is also seeking federal HOME money from the City of Durham.
- **Community Question:** What type of recreational amenities would CASA like to build at this development?
 - **CASA's Answer:** The Parks and Recreation department has mentioned the idea of a tennis court or pickle ball court, amenities that could utilize the existing concrete surfaces until Parks and Rec develops the adjacent site to the north. A partnership like this is not something CASA has done before but we are excited about the idea. We would like to make the property more accessible to the community as a whole.
- **Community Question:** What is CASA's policy for tenants allowing guests, who are not on the lease, stay with them?
 - **CASA's Answer:** CASA tenants are required to abide by the terms of their lease like any other conventional rental housing tenants. CASA follows an occupancy standard of 2 persons per bedroom and all occupants must be listed on the lease. Only those listed on the lease may live in the unit.
- **Community Question:** Will there be a property manager on site?
 - **CASA's Answer:** CASA will have property management staff working on site during business hours. In addition, CASA maintenance staff are on call 24 hours a day for maintenance emergencies. Over time, as more units are developed, CASA would consider employing a resident manager who lived at the property based on the need at the property and the number of units.
- **Community Question:** Is it common for CASA to require tenants to be homeless before living in a CASA apartment?
 - **CASA's Answer:** Yes. Developing Permanent Supportive Housing for persons who have experienced homelessness is a core aspect of CASA's work. It is also a requirement of the federal surplus process that persons residing at the Carroll Street property must have experienced homelessness.
- **Community Question:** How many bedrooms will each unit have? If the goal is to serve families, will CASA have larger apartments?
 - **CASA's Answer:** A final decision has not yet been made about the unit composition. Right now, CASA is working with our community partners who serve homeless individuals and families to determine which size units would best meet the needs of these households. CASA currently anticipates a mix of 1, 2 and 3 bedroom units.
- **Community Question:** When does CASA plan to go before the Durham Planning Commission?
 - **CASA's Answer:** CASA plans to go before the Planning Commission on January 8, 2019.