

Carroll Street Community Meeting Minutes

September 24th, 2018 – 7:00 PM

Community Comments, Questions & Concerns

- What area will the rezoning impact?
 - **CASA's response:** Just the Durham Army Reserve Center at 1228 Carroll Street. The property is about 5 acres.
- Would the project be viable if CASA was unable to rezone?
 - **CASA's response:** CASA is not sure if we would move forward with the project if the rezoning was unsuccessful.
- What is the minimum number of units CASA would need to continue with the project?
 - **CASA's response:** CASA is requesting 65 units which matches Durham's Comprehensive Plan (12 units per acre).
- What happens if CASA does not get the land?
 - **CASA's response:** The land is currently owned by the federal government and must be used by some entity to serve individuals experiencing homelessness and living with a disability. If CASA was unsuccessful, the land would be returned to the federal government and they would likely put out another Request for Proposals (RFP) from other organizations to use the site for some type of homeless services such as emergency shelters, transitional housing, permanent housing, etc.
- How will CASA make sure the development fits within the character of the neighborhood?
 - **CASA's response:** We plan to phase in our development of 65 units, starting with a first phase of only 16 units. CASA has experience developing apartment buildings in other single family neighborhoods that do not feel out of place in the community. We aim to take into account outdoor space and ensure 30 percent of the property has tree coverage in addition to other passive recreation spaces that people can enjoy.
- How many buildings will there be?
 - **CASA's response:** We will have approximately five to eight structures depending on their size.
- Who will CASA serve?
 - **CASA's response:** CASA will house individuals living with disabilities and people experiencing homelessness.
- Is CASA building an emergency shelter?
 - **CASA's response:** We will not build an emergency shelter. CASA builds and manages permanent, long-term, supportive housing. Tenants sign a lease and are allowed to continue living in the unit as long as they abide by the terms of the lease and pay their rent on time. We have tenants who have lived in a CASA unit for many years. CASA partners with service providers in the community to provide our tenants with the wrap around services they may require.

- What is the largest development CASA has constructed?
 - **CASA's response:** We developed a 23 unit development in two phases in Durham. The first phase was finished in 2014 and the second in 2016. Our largest campus, developed over multiple years, is about 100 units in Raleigh. That development was not master-planned with a phasing plan as we are proposing for Carroll Street.
- What are the eligibility requirements to live at the Carroll Street development?
 - **CASA's response:** CASA will house individuals and families experiencing homelessness where at least one person in the household has a disability. The maximum income for the households will be 50 percent of the Area Median Income (AMI) which is currently \$28,250 for a single individual and \$32,250 for a two person household. The AMI is determined by the Department of Housing and Urban Development (HUD) each year.
- What does 'hands on management' mean?
 - **CASA's response:** The development will include an office space for management. At CASA, we consider ourselves a kinder, gentler landlord. We work closely with our tenants and their third party service providers to ensure our tenants understand their lease and how to maintain a home. CASA manages our own properties so we have maintenance staff on site frequently checking on the units. We also do monthly safety inspections of every one of our units. CASA has very high management standards. We are local and invested in the community. CASA currently has 135 units in Durham that we are extremely proud of and we want to maintain our relationship with the community. CASA also has long-term oversight by our funders. Each funder does physical inspections of properties to ensure we maintain a safe environment for our tenants and the neighborhood.
- It appears that the current zoning allows for garden apartments, why do you then have to get the property rezoned?
 - **CASA's response:** If the current zoning was maintained we could not be allowed to build apartments.
- What would happen if CASA rezoned this property and then was not able to follow through with the development? Could a private developer buy the land and build higher density apartments?
 - **CASA's response:** If CASA is able to rezone to RU-M(D), the rezoning is tied specifically to CASA's development plan and CASA's plan becomes the law. A new developer would have to follow CASA's development plan or go through the rezoning process themselves to change the plans.
- Will soil borings be done? When will they be done? Will the results be released?
 - **CASA's response:** We have engaged a professional to complete soil borings to identify any contaminants in the soil. We expect these will be done in October. We will share the results and whatever mitigation plans might be needed based on those results before we begin demolition.

- Could community members see more detailed plans of what CASA is going to do to the site?
 - **CASA's response:** Typically, we do not go into much detail on the site plan until after the rezoning has been granted. In Durham, any site plans that are present during the rezoning process and passed by City Council would then become set in stone and CASA would not be able to make any small changes.
- I am concerned about the access point on Lakewood Avenue. Is this set in stone?
 - **CASA's response:** We are here to listen to any comments and concerns the neighborhood may have about the development and how we can potentially incorporate them into our plan. We welcome any comments about traffic to see how we can best incorporate your suggestions into our plans.
- How many cars will be allowed per apartment? How many of these cars will be using the intersection on Lakewood Ave and Carroll Street?
 - **CASA's response:** We will hire a traffic engineer to determine how many parking spaces will be needed. In some cases, we have sought a reduction in parking because of the specific population we serve. Typically, the individuals we serve tend not have as many. We will take into account the concerns heard here about the intersection on Lakewood and the potential traffic impacts there.
- Will the tenants have access to services?
 - **CASA's response:** CASA partners with third party service providers in the community to ensure our tenants have access to the services they need. We utilize the permanent supportive housing model in which individuals are provided with affordable permanent housing and also provided with wrap around services to ensure they successfully maintain their housing and are able to achieve other personal, social or economic goals they may have.
- Do you run criminal background checks on your tenants?
 - **CASA's response:** Yes, CASA runs criminal background checks on all of our tenants just like other landlords and that is a consideration in our leasing process.
- What is the timeline for the project?
 - **CASA's response:**
 - Complete the rezoning in Spring 2019
 - Undertake demolition no earlier than Spring 2019 (approximately 3 months)
 - Begin construction of Phase 1 early 2020 (approximately 12 months)
 - Complete construction of Phase 1 and welcome new residents Spring 2021
- Will CASA remove the street parking on Carroll Street?
 - **CASA's response:** Decisions about street parking will be up to the City of Durham.
- Would CASA be adding a side walk to connect to the current bus stop nearby or would we be bringing the bus stop to the site?
 - **CASA's response:** Decisions about sidewalks and bus routes will be up to the City of Durham.

- What do you do with your buildings when they reach the end of their period of affordability?
 - **CASA's response:** We evaluate each property and decide to redevelop, continue to hold as-is, or sell the property. Carroll Street's period of affordability will be at least 30 years.
- What is the mix of unit sizes and who will they serve?
 - **CASA's response:** The units will be one, two and three bedrooms. They will serve individuals and families.
- What percentage of CASA's current units have children and pets?
 - **CASA's response:** We do not allow pets at our properties. Approximately 10 percent of our units currently have children under 18.
- How many people are allowed per apartment?
 - **CASA's response:** CASA's occupancy policy indicates two people per bedroom.
- How will the community be communicated with after this meeting?
 - **CASA's response:** CASA will follow up with an email to those who attended the meeting and will put information on our website.