The solution to homelessness is housing.

CASA

www.casanc.org

the solution to homelessness is housing

- Building communities
- Maintaining properties
- Supporting tenants

CASA History and Capacity

- Local non-profit
- 26+ years of building, owning and managing affordable housing
- Currently own and manage almost 500 multifamily units in Wake, Durham, Orange
- Serve households in need of affordable housing
  - People with disabilities
  - Households struggling with homelessness
  - Veterans
  - Seniors on fixed incomes
  - Workers with modest incomes looking for reasonable rent

4761

VAN ACCESSIBLE
RESERVED PARKING
MAXIMUM PENALTY $250

1228 Carroll Street Rezoning

Cornell St
Kent St
Carroll St
Arnette Ave
W Lake
1313
1309
1101
1102
1104
1106
1108
1110
1112
1109
1107
1111
1115
1113
1117
1114
1201
1200
1205
1202
1203
1207
1206
1209
1208
1211
1210
1213
1212
1215
1214
1217
1216
1220
1218
1223
1304
1302
1228
1100
1120
1200
1107
1306
1305
1305
1025
1023
1019
1015
1013
1302
1022
1020
1016
1014
1012
1222
1013
1009
1202
1205
1203
1207
1208
1209
1212
1211
1213
1214
1215

1228 Carroll Street: Our Vision

- Permanent affordability for families and individuals with disabilities who have experienced homelessness

1228 Carroll Street: Our Vision

- Permanent affordability for families and individuals with disabilities who have experienced homelessness
- Fantastic location, amenity-rich including supportive services for tenants

1228 Carroll Street: Our Vision

- Permanent affordability for families and individuals with disabilities who have experienced homelessness
- Fantastic location, amenity-rich including supportive services for tenants
- High-quality design

1228 Carroll Street: Our Vision

- Permanent affordability for families and individuals with disabilities who have experienced homelessness
- Fantastic location, amenity-rich including supportive services for tenants
- High-quality design
- Preservation of 1/3 of site for forest; preservation of specimen trees as practicable

1228 Carroll Street: Our Vision

- Permanent affordability for families and individuals with disabilities who have experienced homelessness
- Fantastic location, amenity-rich including supportive services for tenants
- High-quality design
- Preservation of 1/3 of site for forest; preservation of specimen trees as practicable
- Collaboration with Parks and Rec to include greenway easement and possible incorporation of recreation amenities for whole neighborhood

1228 Carroll Street: Our Vision

- Permanent affordability for families and individuals with disabilities who have experienced homelessness
- Fantastic location, amenity-rich including supportive services for tenants
- High-quality design
- Preservation of 1/3 of site for forest; preservation of specimen trees as practicable
- Collaboration with Parks and Rec to include greenway easement and possible incorporation of recreation amenities for whole neighborhood
- Hands-on property management & significant, long-term oversight by funding partners

1228 Carroll Street: Our Vision

- Permanent affordability for families and individuals with disabilities who have experienced homelessness
- Fantastic location, amenity-rich
- High-quality design
- Preservation of 1/3 of site for forest; preservation of specimen trees as practicable
- Collaboration with Parks and Rec to include greenway easement and possible incorporation of recreation amenities for whole neighborhood
- Hands-on property management & significant, long-term oversight by funding partners
- 16 units in first phase, opportunities for subsequent phases

Why Seek Rezoning?

1. Flexibility

Why Seek Rezoning?

1. Flexibility
2. Increased density and decreased construction cost for critical community resource – affordable housing

Why Seek Rezoning?

1. Flexibility
2. Increased density and decreased construction cost for critical community resource – affordable housing
3. Consistent with and supports Comprehensive Plan

RU-5 & RU-5(2)

RU-M(D)

RU-5 & RU-5(2)

- Height limit: **35’**

RU-M(D)

- Height limit: **55’ (limited to interior of site)**

RU-5 & RU-5(2)

- Height limit: **35’**
- Maximum Density: **43 units**

RU-M(D)

- Height limit: **55’ (limited to interior of site)**
- Maximum Density: **65 units**

RU-5 & RU-5(2)

- Height limit: **35’**
- Maximum Density: **43 units**
- Building types allowed: single family and duplex

RU-M(D)

- Height limit: **55’ (limited to interior of site)**
- Maximum Density: **65 units**
- Building types allowed: single family, duplex, **townhome, apartment building**

RU-5 & RU-5(2)

- Height limit: **35’**
- Maximum Density: **43 units**
- Building types allowed: single family and duplex
- Minimum tree coverage required: **3%**

RU-M(D)

- Height limit: **55’ (limited to interior of site)**
- Maximum Density: **65 units**
- Building types allowed: single family, duplex, **townhome, apartment building**
- Minimum tree coverage committed: **30%**

SITE AREA
AREA OF REZONING: 239,175 S

ZONING
EXISTING: RU-5 (63.
RU-5(2) (1
OVERLAY: N/A

EXISTING USE: VACANT
GOVERN

IMPERVIOUS SURFACE
EXISTING FOR REZONING AREA: 85,285 SF

STREAM BUFFERS
THERE IS A STREAM BUFFER ON A PORTION OF T

RIVER BASIN
CAPE FEAR RIVER

FLOODWAY FRINGE PROTECTION
THE SITE IS NOT AFFECTED BY A MAPPED FLOOD
EFFECTIVE FEMA MAP NUMBER 3720082100K (A

FLOODWAY
THE SITE IS NOT AFFECTED BY A MAPPED FLOOD
EFFECTIVE FEMA MAP NUMBER 3720082100K (A

STEEP SLOPE PROTECTION
THERE ARE NO STEEP SLOPES AS DEFINED BY TH

TREE SURVEY
THERE ARE SPECIMEN TREES ON-SITE.

WETLANDS
THERE ARE NO MAPPED WETLANDS ON-SITE.

ADOPTED PLANS
2009 DURHAM COMPREHENSIVE BICYCLE TRAN
(MAP 4.5 / CENTRAL DURHAM):
- PROPOSED GREENWAY INDICATED ALONG ST
- PROPOSED SHARED ROAD / SIGNED ROUTE A
AVENUE

HISTORIC SITE / DISTRICT
N/A - ACCORDING TO DURHAM GIS AND THE
HISTORIC PLACES

LEGEND

SITE AREA TO BE REZONED RU-M(D):

COMMITTED LAND USE:

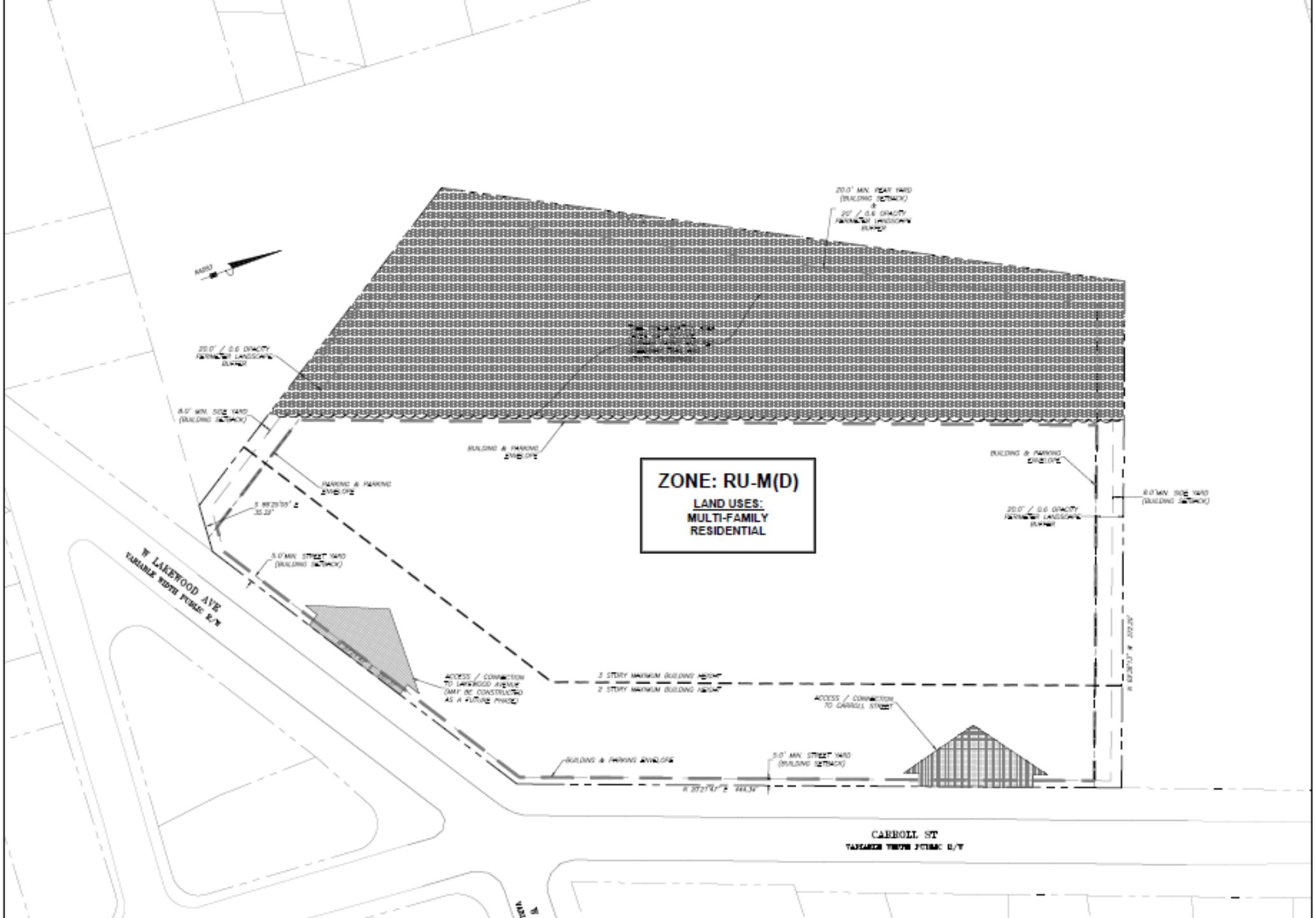
COMMITTED MAXIMUM BUILDING DENSITY:

COMMITTED MAXIMUM BUILDING HEIGHT:

COMMITTED MAXIMUM IMPERVIOUS SURFACE:

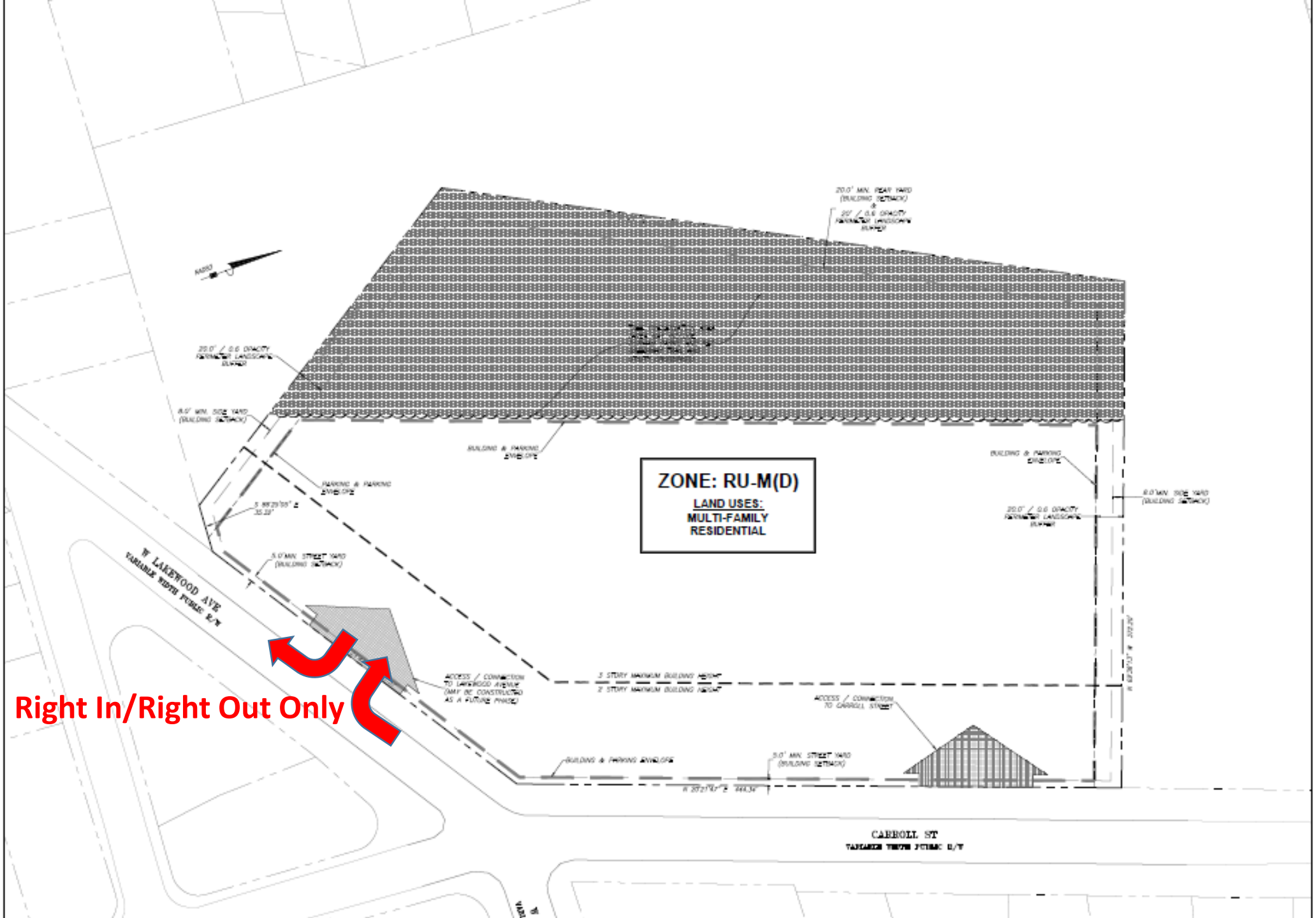
COMMITTED MINIMUM TREE COVERAGE AREA:

COMMITTED MINIMUM OPEN SPACE:



LEGEND

TREE COVERAGE AREA



SITE AREA TO BE REZONED RU-M(D):

COMMITTED LAND USE:

COMMITTED MAXIMUM BUILDING DENSITY:

COMMITTED MAXIMUM BUILDING HEIGHT:

COMMITTED MAXIMUM IMPERVIOUS SURFACE:

COMMITTED MINIMUM TREE COVERAGE AREA:

COMMITTED MINIMUM OPEN SPACE:

LEGEND

TREE COVERAGE AREA

Questions?