

NEW BERN Housing Matrix

Vision: The supply and quality of housing in the Greater Five Points Area is improved while preserving affordability and encouraging new private investment with the goal of deconcentrating poverty in this key neighborhood adjacent to historic downtown New Bern.

“Redevelopment without gentrification”

Integrate public housing into surrounding neighborhoods

Critical Housing Needs:

- Improved quality of existing housing
- Households with broader range of incomes
- Deconcentrate public housing units
- Address flood plain issues
- High utility costs
- Inaccessible housing and community facilities

<i>Outcomes</i>	<i>Metrics</i>	<i>Strategies</i>	<i>Partners</i>
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GOAL 1. The obsolete public housing at Craven Terrace is rehabilitated into healthy, modern and sustainable housing.

<p>Craven Terrace provides improved livability, increased energy efficiency, and accessible units and facilities.</p>	<p># PH units rehabilitated with enhanced livability in size, layout and finishes # PH units by appropriate bedroom size to rehouse existing residents # Accessible/visitable/adaptable units # Energy Star appliances and other energy conservation measures taken # Units in the flood plain that are demolished</p>	<ol style="list-style-type: none"> 1. Utilize RAD program to finance rehabilitation of units, buildings, site and community facilities. 2. Improve unit livability by increasing square footage per occupant and designing improved layouts. 3. Demolish buildings in flood plain areas where flood mitigation measures are not feasible or too expensive. 4. Provide accessible and visitable units and facilities. 5. Improve the energy efficiency and performance of the housing. 	<p>Evergreen/TCG, NBHA (and its affiliate)</p>
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GOAL 2. The obsolete public housing at Trent Court is redeveloped on- and off-site in mixed-income communities that affirmatively further fair housing and spur further investment in the neighborhood.

<p>No loss of deeply subsidized housing units.</p> <p>Public housing units are dispersed in new developments to deconcentrate poverty.</p> <p>New housing serves diverse households with range of incomes.</p>	<p>PH units demolished # PH replacement units built back on-site # PH replacement units built off-site in the neighborhood # PH replacement units built outside of Greater Five Points Area in neighborhoods of opportunity # Tax credit units (workforce housing) built in Greater Five Points Area</p>	<ol style="list-style-type: none"> 1. 218 public housing units are replaced one-for-one as hard units. 2. Distribute public housing units on-site, in the neighborhood, and in other neighborhoods of opportunity throughout New Bern. 3. Replace public housing units in mixed-income developments with tax credit only units (workforce housing) and market-rate units (as supported by market studies). 	<p>Experienced mixed-finance, mixed-income developer to be procured</p>
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<p>Mixed-use housing developments provide opportunity for new retail and services.</p>	<p># Market-rate rental units built in Greater Five Points Area # Accessible/visitable/adaptable units # SF on non-residential space developed</p>	<ol style="list-style-type: none"> 4. Locate mixed-use and mixed-income developments along major corridors in Greater Five Points. 5. Design new housing to be compatible with neighborhood fabric, to market-rate design standards, utilizing green and energy-efficient systems and materials. 6. Provide access and visitable units and facilities. 	
<p>GOAL 3. Residents participate in the design process from master planning through interior design.</p>			
<p>Residents are fully engaged in the design review process.</p>	<p># Resident meetings devoted to housing design issues</p>	<ol style="list-style-type: none"> 1. Develop written process for meeting with residents to review and comment on design at identified stages of design. 2. Provide training to residents on how to read unit, building and site plans. 	<p>Developers and their architects and NBHA</p>
<p>GOAL 4. The quality of existing privately owned housing in the neighborhood is improved and expanded.</p>			
<p>Decrease in number of blighted properties in neighborhood</p> <p>Existing homeowners improve/invest in their homes.</p> <p>New for-sale housing is developed on infill lots in the neighborhood.</p>	<p># Code violations issued in neighborhood # Uninhabitable units demolished # Building permits issued \$ invested in homeowner rehab in neighborhood # New for-sale units built and sold in neighborhood Increase in average housing sales price</p>	<ol style="list-style-type: none"> 1. Provide enhanced code enforcement activities in the neighborhood to identify blight. 2. City to acquire blighted properties for demolition and hold properties for development opportunities approved by neighborhood. 3. City to expand its homeowner rehab program. 4. Start volunteer rehab initiative to assist elderly owners with exterior improvements. 5. New homeownership program developed to improve existing properties for sale to income-eligible households. 	<p>City of New Bern Habitat for Humanity Coastal Community Action County</p>
<p>GOAL 5. A responsible relocation plan is developed and implemented for public housing residents impacted by redevelopment.</p>			
<p>Minimize multiple relocation moves that disrupt residents' lives.</p> <p>Displaced residents who have the option to take a voucher and move to private housing move to neighborhoods of opportunity.</p>	<p># Residents moving directly into new replacement units</p> <p># Voucher holders moving into less impacted areas/neighborhoods of opportunity</p>	<ol style="list-style-type: none"> 1. Develop a phasing schedule that constructs new public housing units before existing units are demolished (so that most residents have to move only once). 2. Establish resident relocation committee to develop specific guidelines and policies to be incorporated in a Relocation Plan. 3. Provide mobility counseling and support to assist voucher holders find quality private housing in neighborhoods of opportunity. 	<p>NBHA Twin Rivers Opportunities</p>