



New Bern Housing Authority and the City of New Bern

CHOICE NEIGHBORHOODS PLANNING GRANT
Trent Court/Craven Terrace/Greater Five Points Neighborhood

Trent Court Resident Gathering

Dec. 15, 2015 at Trent Court

Meeting Summary

1. Attendees: 11 residents attended; see attached. Guests: Gayle Epp, EJP Consulting & Ben Carson, Goody Clancy

2. Handouts: Agenda (attached) & Choice Neighborhoods draft transformation plan brochure

3. Program:
 - Welcome & introductions
 - Ms. Reed, Resident Council President, welcomed everyone
 - Mr. Blaney, NBHA ED made introductions

 - NBHA Update. Mr. Blaney provided background for the changes within NBHA and gave an update on the Craven Terrace RAD program.

 - CNI Update. Ms. Miller gave an update on Choice Neighborhoods and the draft Transformation Plan.

 - Review Trent Court concept plan. Ms. Miller, Ms. Epp, and Mr. Carson led a discussion with a Powerpoint presentation (attached) on the Trent Court redevelopment concept plan that was developed by the Choice Neighborhoods Housing Task Force over the past year. Details included the timeline, how a developer is procured, how the project would be phased, uses for the open/green space, what role residents play in the design process, and how this compares to the process at Craven Terrace.

3 attachments



Trent Court Resident Gathering

December 15, 2015

AGENDA

1. Welcome & introductions
2. NBHA Update
3. CNI Update
4. Review Trent Court concept plan



Date Dec 15, 2015

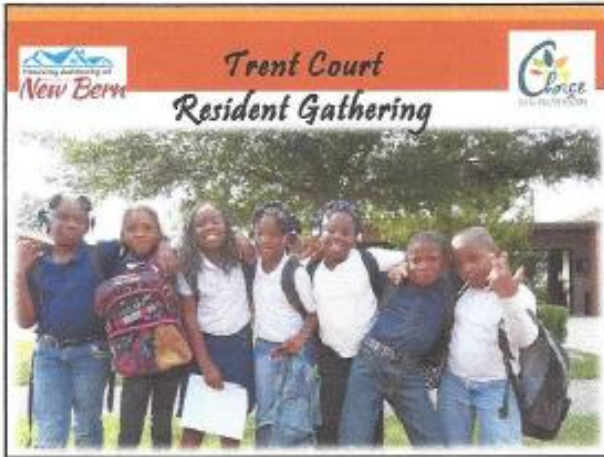
TRENT COURT RESIDENT GATHERING

NAME	APARTMENT	EMAIL	PHONE
Termaughn K. Gray	L115		Home 252 631 2404 Cell 267 844 6779
Kimberly J. White	N126		(H) 626-1640
Naureen Dhanraj	M126		626-1640
Christie Kelly	H-68		252 4794-7298
Madge S. Whitehead	O 92		433-6650

Date Dec 15, 2015

TRENT COURT RESIDENT GATHERING

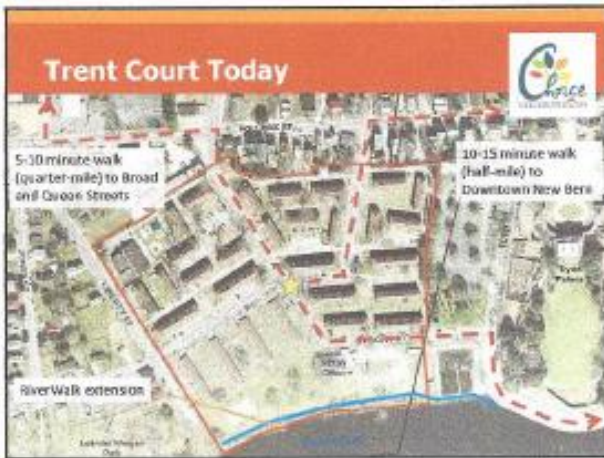
NAME	APARTMENT	CONTACT INFO (EMAIL OR PHONE)	
Genevieve Sanders	Y-189		259-4784
Cheryl Reed	G-59	creed2651 @ gmail	
Yolana Fajardo	B-13	259-514-7482	
Tyechia Buck	F-49		(252) 675-0737
Charles M. Bennett	A-40	252 619 6317	
Charles Ann Morris	N184		



New Bern Choice Neighborhoods

Why Revitalize Public Housing?

- ✓ 70-75 year old units unsafe, unhealthy
- ✓ HUD funding down, capital costs up
- ✓ Improve conditions for next generation
- ✓ De-densify poverty
- ✓ Spur investment in New Bern



CNI Requirements

Goal is to transform communities and the lives of residents

- One-for-one replacement of existing public housing units
- Mixed-income housing includes public housing, tax credit and market-rate units
- Right-to-return to new housing for lease-compliant tenants
- Supportive services, mobility counseling and relocation assistance for residents
- Preservation of affordable housing so residents benefit from neighborhood improvements

Trent Court Housing Goals

Guiding Principles

- Demolish Trent Court units and build new mixed-income housing
- Replace 218 existing Trent Court public housing units one-for-one with "hard" units
- Replace the 218 public housing units on- and off-site
- Use a phased approach to demolition and redevelopment
- Have a responsible relocation plan for Trent Court residents
- Provide high-quality, sustainable, resilient housing at Trent Court



Building cross-section

Shows how housing design can minimize flood risk

Lowest livable floor above BFE
Steps up to porch
Landscaping to conceal parking
Parking in flood plain

Rental housing types

ELEVATOR MULTIFAMILY <ul style="list-style-type: none"> • 3-4 stories (35'-40' height) • Elevator access • Shared outdoor space • Ground floor units may have small private outdoor space for families • Typical 1-2 persons per unit/bedroom 		
WALK-UP MULTIFAMILY <ul style="list-style-type: none"> • 2 stories (20' height) • No elevator • Shared outdoor space • Ground floor units may have local private outdoor space • Typical 1-2 persons per unit/bedroom 		
TOWNHOUSE <ul style="list-style-type: none"> • 2 stories (20' height) • No elevator • Private outdoor space • Typical family unit 		

Trent Court Housing Goals

Housing Task Force consensus:

- Replace all 218 units with hard units
- Integrate site into neighborhood with new streets
- Maximize views to the water
- Provide green space for residents and public

Trent Court Concept Plan

337 units
 0 townhouse (2 fl)
 75 walk-up (3 fl)
 253 elevator (3-4 fl)
 Parking: 200 spaces

- Re-aligned streets blend into surrounding neighborhood pattern and improve connectivity
- All units face public street
- Internal green space and playground for residents
- Waterfront green space creates new public amenity (not parking for visitors)

DEAF for resident - April

Waterfront public space

Create new public amenities on vacant land near water

Courtyard-style walk-up Dogwood Manor, Fayetteville, NC	Townhouse and walk-up First Ward, Charlotte, NC
Multifamily elevator building Emeraldview Renaissance, Norfolk, VA	Walk-ups BroadCrest Renaissance, Norfolk, VA



Principles of redevelopment

- Build **off-site** replacement housing in neighborhood first
- **Phased approach** to demolition and redevelopment
- **Mix of incomes** within every building/phase
- Each phase requires **competitive** 9% low income housing tax credit (LIHTC) award
- **Long-term plan** to achieve ultimate vision
- **Local/state commitment** needed for land acquisition and new infrastructure





- ### Trent Court: Off-site replacement
- **In Greater Five Points neighborhood**
 - Vacant or underutilized sites (including brownfields) provide redevelopment opportunities through acquisition or partnerships
 - High visibility sites on Broad and Pollock will stimulate further private development in area
 - 150-300 new units possible at 2-3 floors
 - More if some 4-5 floor buildings included
 - **In other New Bern neighborhoods**
 - HUD's new AFFH rule may require replacing some units outside of Greater Five Points



- ### Preparing for redevelopment
- Establish Greater Five Points Area Redevelopment Commission
 - Adopt Redevelopment Plan
 - Identify funding sources for acquisition
 - Start acquiring targeted properties
 - Procure experienced mixed-income developer
-

Craven Terrace Rehab


Goals:

- Enhance residents' safety & quality of life
- Extend life of buildings while exploring future options
- Improve energy efficiency
- Take advantage of HUD's RAD funding mechanism

Tool:
Rehab in place using RAD mixed-funding program


- ### Craven Terrace Rehab
- How does RAD work?**
- Mixed-finance program including a mortgage, low-income housing tax credits, historic tax credits, Federal Home Loan Bank grant
 - Units under private management during 15-year loan term
 - Property reverts to Housing Authority after loan term
 - Rent and resident protections remain the same
 - Residents guaranteed the right to remain
 - All relocations at developer's expense
-

Craven Terrace Rehab



Rehab Highlights:

- Infrastructure – new HVAC, sewer, roofing, plumbing, windows
- Interior – new kitchens, appliances, bathrooms, flooring, lighting
- Reducing extra unused bedroom in many units increases communal living space & de-densifies site
- 7 buildings in flood plain removed




Craven Terrace Rehab

Craven Terrace Rehab






Rehab Highlights:

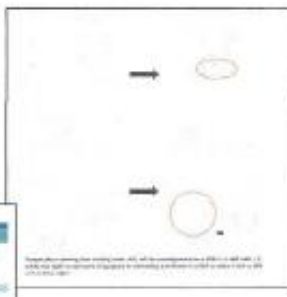
- Common areas – community/meeting room with computer lab, laundry facility
- Extensive landscaping, playgrounds, mature plantings, communal gathering spaces
- State of the art security system and site lighting
- One entire building converted to resident service center



Craven Terrace Rehab






Unit Type	Count	Area (sq ft)	Volume (cu ft)	Weight (tons)
1-Bedroom	10	1,000	10,000	100
2-Bedroom	5	2,000	20,000	200
3-Bedroom	2	3,000	30,000	300
Total	17	6,000	60,000	600

New Bern Choice Neighborhoods



Questions?

The rivers come together here...
... so can we!

