



## Housing for New Hope and Housing Development

### Organizational Overview

Housing for New Hope, a nonprofit organization serving Durham and Orange Counties, offers an integrated approach to ending homelessness. Over nineteen years, Housing for New Hope has grown to offer those in poverty and without housing the opportunity for stability and independence. Its strength lies in its combination of housing development and the provision of necessary services. In 2010 alone, Housing for New Hope assisted 950 low wealth households (more than 2,000 individuals) with housing, financial support, and services, such as obtaining entitlements and benefits, employment, and healthcare.

Housing for New Hope developed and manages sixty-four apartments for the formerly homeless at three locations in Durham. Ten two- and three-bedroom apartments for working families will be completed this summer. More than forty units of mixed income housing for the working poor and homeless are on the drawing board.

In addition to housing development and property management, in 2010 alone Housing for New Hope provided \$95,000 in emergency financial assistance to 687 families with children and elderly living in poverty—for rent, utility payments, and prescription medications—and \$183,000 to more than 115 households to enable them to afford a home.

### In the Works: Cole Mill Place, Southside Development, and Sherwood Park Apartments

Housing for New Hope purchased, will rehab as required, and then complete new construction of a ten-unit apartment building located on Cole Mill Road in northern Durham. When completed later in 2011, Housing for New Hope will operate ten units of affordable rental “workforce housing”, exclusively for persons or families with household income at or below 50 percent of area median income. The property is expected to serve entry-level city, county, university, and hospital employees and many others who work in the community.

Housing for New Hope is in the planning stages of building more than forty units of mixed income workforce and permanent supportive housing in the Southside neighborhood of Durham. The development is part of a multi-agency public and private effort to revitalize the Southside neighborhood of Durham. Following rezoning, the proposed complex of more than forty living units would include sixteen permanent supportive efficiency apartments for formerly homeless persons with special needs, and sixteen one- and two-bedroom apartments plus six rental duplexes for households earning below area median income. Housing for New Hope also plans to ensure the longevity of



*Housing for New Hope recently purchased an abandoned development on Cole Mill Road, which it will convert into ten units of “workforce housing”, to be completed by end-of-year 2011.*



*Conceptual site plan for Housing for New Hope’s South Street revitalization.*

Sherwood Park Apartments as affordable housing for the seventy households currently living there. Developed as a tax credit project in 1997 for households at or below 50 percent of area median income, the affordability requirement expires in May 2012. Housing for New Hope is the nonprofit partner in a limited liability corporation and has the right of first refusal to assume debt and ownership, an option being thoroughly explored.



*Sherwood Park Apartments, built in partnership with for-profit developer Fred Mills: seventy units of affordable efficiency, one-, two-, and three-bedroom apartments.*

### **Building to Meet the Need**

According to the 2010-2015 Durham Consolidated Plan, 46 percent of renters face housing problems, including paying more than 30 percent of income for housing. A disproportionate number of renters with housing problems are African American (47 percent). Furthermore, according to a study by Self Help, households earning less than 50 percent of area median income cannot afford to rent a market rate home, other than an efficiency apartment. In Durham:

- 50 percent of area median income for a family of four is \$35,650.
- Nearly one-third of Durham Public Schools employees (1,375 of 4,403 total) are teachers, teachers' assistants and other essential employees who earn \$29,000 per year or less.
- Approximately one-quarter of City of Durham (577 of 2,388 total) and Durham County (437 of 1,748 total) employees earn at or below \$30,000 per year.

### **A Track Record of Success**

The completion of Andover Apartments in 2006 and Williams Square Apartments in 2010 were significant achievements for Housing for New Hope for many reasons. The combined forty-four units of supportive and affordable housing required perseverance to overcome many challenges: political, financial, NIMBY. The results—attractive and much needed housing, ultimately done with significant support from neighbors—are as important for the ground they sow for future affordable housing projects as for the projects themselves.

At Williams Square and Andover, Housing for New Hope has on-site property management. At Williams Square and Sherwood Park, it offers on-site supportive services. The benefits of this on-site presence is evidenced by the level of housing stability achieved at all Housing for New Hope managed properties, which is well above 90 percent.



*"These attractive, energy efficient units offer safe, affordable housing...They have been a significant new housing resource to the Durham community."*

*Mary Reca Todd, North Carolina Housing Finance Agency, referring to Housing for New Hope's Andover Apartments*

At the same time, for some, the affordability of Housing for New Hope apartments provides a stepping stone to homeownership and greater levels of stability. Within the past year, two formerly homeless tenants became homeowners, one through the Durham Housing Authority Turnkey

program, and the other—who was chronically homeless and living in the woods only four years ago—through Habitat for Humanity of Durham.

### **Partnerships and Advocacy**

As both housing developer and service provider, partnerships are key to the success of Housing for New Hope’s work. Partners in Housing for New Hope developments have and will include the City of Durham, Self Help, the North Carolina Housing Finance Agency, the Federal Home Loan Bank of Atlanta, the U.S. Department of Housing and Urban Development, the Durham Center, local neighborhood associations and congregations, and other nonprofit and for-profit developers.

Housing for New Hope has grown to take a key role in the local, regional, and statewide effort to ensure low wealth families and individuals have the housing and services they need. Housing for New Hope is a member of the North Carolina Housing Coalition, the North Carolina Coalition to End Homelessness (NCCEH), and the Durham Affordable Housing Coalition (DAHC). Housing for New Hope executive director Terry Allebaugh is the board chair of the NCCEH and vice chair of the DAHC. He is also the housing chair for the Durham NAACP and serves on the executive and housing committee of the Orange County Ten Year Plan.

In May 2007, Mr. Allebaugh testified before the Senate Committee on Health, Education, Labor, and Pensions, at the invitation of Senator Richard Burr. In February 2009, Mr. Allebaugh and Michael Kelly, formerly homeless and a current staff member, presented at a Congressional briefing, “Homelessness and the Economic Crisis.”

Each summer, a delegation from Housing for New Hope—many formerly homeless—participate in the national homeless conference in Washington D.C. Staff meet with Senators and Representatives. They also lead workshops at the conference, two recent examples being effective advocacy for the homeless and resources for homeless veterans.



*Housing for New Hope’s Williams Square Apartments: twenty-four units of permanent supportive housing and a 2,400 square foot community center, which has a multi-purpose space for tenants and guests, as well as office space for on-site management.*