

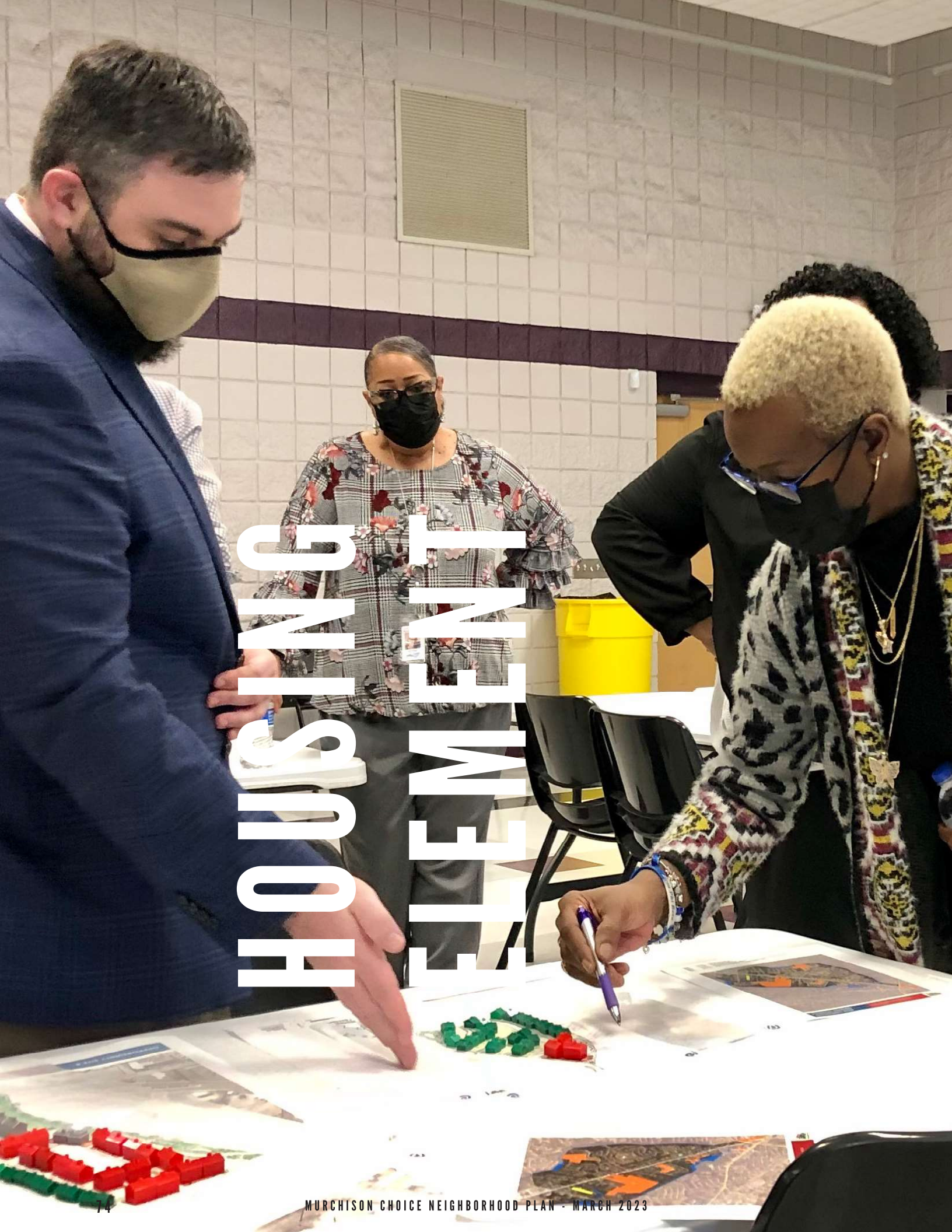


MURCHISON CHOICE
NEIGHBORHOOD PLAN
— FAYETTEVILLE, NC —

FINAL PLAN

HOUSING ELEMENT

HOUSING ELEMENT





THE HOUSING PLAN CENTERS
ON THE DEVELOPMENT OF
REPLACEMENT HOUSING UNITS FOR
MURCHISON TOWNHOUSES AND
ELLIOTT PROPERTIES TENANTS, IN
COMBINATION WITH THE CREATION
OF NEW MIXED-INCOME HOUSING
OPPORTUNITIES FOR OTHER CURRENT
AND FUTURE COMMUNITY RESIDENTS.

HUD's Choice Neighborhoods Initiative requires that applicants for grant funding identify at least one distressed public and/or HUD assisted housing project within an eligible target neighborhood. The Murchison Townhouses site is the target housing site within the Murchison Neighborhood. Through the Planning process, a secondary housing site was identified, the Elliott Properties site, owned and operated by the North Carolina Indian Housing Authority.

The Planning Team developed criteria for potential locations, evaluated available land within the Murchison community, and integrated larger city-wide strategies for redevelopment as outlined in recent planning documents. The result of these analyses is a Housing Element that identifies two locations whose transformation can be done through short- and medium-term implementation steps.

Through this approach, the Housing Element seeks to promote development that is a good use of available resources, and that can have a catalytic effect on their surrounding areas. The overall goal is to locate new housing in areas of opportunity to help improve the lives of residents.

HOUSING ELEMENT

1 Mixed Income Redevelopment of Murchison Townhouses Site (Phase 1)

78 Garden-style Apartments

24 Townhouse Units

8 Duplex Units

108 Units Total

3,000 SF Amenity/Community Space

2 Mixed Income Redevelopment of Elliott Properties Site (Phase 2a)

152 Garden-style Apartments

35 Townhouse Units

18 Duplex Units

205 Units Total

7,000 SF Amenity/Community Space

Mixed Income Redevelopment of Elliott Circle Site (Phase 2b)

40 Senior Apartments

40 Units Total

3 For-Sale Single Family Homes

60 Units Total



A mixed-income housing development is comprised of housing units with differing levels of affordability, often with some market-rate housing along with units that are available to low-income occupants below market rate. The “mix” of affordable and market-rate units that comprise mixed-income developments differs from community to community, and can depend on location, the local housing market, and the marketability of the units themselves. Federal, state, and local governments employ a wide variety of methods to support the development of mixed-income housing. Public housing authorities and their housing partners often design approaches that take maximum advantage of many established government incentive programs. This effort, and have worked to foster a seamless and inclusive collaboration with local leaders and those currently working in the neighborhood to develop strategies and solutions that are driven through community ownership.

Mixed-income housing improves education. The educational benefits of mixed-income housing affect all income classes. Experience shows that the socioeconomic status of a school’s pupil population is the primary factor related to academic performance. Both academic performance and life opportunities of low-income pupils improve significantly when they are surrounded by middle-class classmates. Studies further confirm that the academic performance of middle-class students is not adversely affected by having modest proportions of low-income classmates. Mixed-income neighborhoods produce mixed-income neighborhood schools, and everybody wins.

MIXED-INCOME ENVIRONMENTS HAVE BEEN SHOWN TO HAVE LONG-TERM BENEFITS TO THE FAMILIES AND NEIGHBORHOOD IN WHICH THEY ARE LOCATED.

Mixed-income housing is good for neighborhood stability. Mixed-income housing contributes to the long-term sustainability of affordable housing. In order to attract and retain occupants willing to pay affordable and market rates for housing, the design and construction of all the housing units in the development

(including the below market-rate units) typically are higher quality than traditionally-developed public housing. In addition, the communities tend to be more stable than many of the communities that support exclusively low-income housing. These are direct benefits to low- and very low-income occupants.

Mixed-income housing is a safe investment. The objection to mixed-income housing that is most often expressed is the fear that mixed-income housing will adversely affect the market value of nearby homes. However, mixed-income developments usually contain only a limited percentage of subsidized housing, and home builders have shown remarkable ingenuity in producing affordable housing that is architecturally compatible with neighboring market-rate homes, thereby preserving and improving the character and marketability of the neighborhood.



HUD PROJECT REQUIREMENTS

One-for-One Replacement

One-for-one replacement is required for housing units redeveloped under the Choice Neighborhoods program, with or without implementation grant funding. The replacement housing must reflect the number of bedrooms per unit needed to adequately serve returning tenants, households currently on the waiting list, and that are needed based on other market data. As required by HUD, replacement housing units must be developed on the target housing site and/or in the target neighborhood being revitalized, or off -site (outside of the target neighborhood, but within the metropolitan area up to 25 miles from the target housing site) as necessary to overcome the effects of established impediments to fair housing choice, deconcentrate poverty, or to redevelop on-site with appropriate densities.

Affirmatively Furthering Fair Housing

All Choice Neighborhoods activities must be carried out in a manner that affirmatively furthers fair housing as required by the Fair Housing Act. Grantees must adopt affirmative marketing procedures, and require affirmative marketing activities of their project owners and managers. "Affirmative marketing" includes outreach efforts targeted to persons who are least likely to apply for housing developed through the Choice Neighborhoods program, to ensure that all persons regardless of their race, color, national origin, religion, sex, disability, or familial status are aware of the housing opportunities. HUD requires that such efforts be consistent with the fair housing needs and strategies in the applicable jurisdiction's Analysis of Impediments to Fair Housing Choice and comprehensive plan.

Right to Return Policy

A Choice Neighborhoods Plan must demonstrate that each tenant who wishes to return to the replacement housing may do so. Tenants who are lease compliant at the time of departure from the target housing and who continue to remain lease-compliant during the relocation period, have the right to return when construction is completed and the units become available. A returning tenant must be provided a preference for occupancy of on-site replacement units before such units are made available to any other eligible household. Preferences are retained even if the resident has already received permanent relocation benefits and remain available until the initial lease-up of the new units. Alternatively, the tenant may choose to retain the tenant-based voucher assistance provided for relocation from the properties revitalized under the Choice Neighborhoods program.

Broadband Access

Grantees are required to include infrastructure that permits unit-based access to broadband Internet connectivity in all new units.

Physical Accessibility Requirements All new construction and alterations of existing buildings must be done in accordance with Section 504 of the Rehabilitation Act of, the Fair Housing Act, Title II of Americans with Disabilities Act, and the Architectural Barriers Act of 1968 and their respective implementing regulations.

Energy Efficiency and Green Building Standards HUD encourages activities that actively promote sustainability through energy efficient, environmentally-friendly, healthy design, including elements of visitability and universal design. Choice Neighborhoods Planning Grant recipients must become eligible to secure Stage 1 Conditional Approval of all or a portion of the replacement housing or other neighborhood improvement through LEED for Neighborhood Development (LEED-ND) from the United States Green Building Council.

THESE PRINCIPLES HAVE BEEN DEFINED THROUGH THE COMMUNITY ENGAGEMENT PROCESS



Affordable Housing Demand

Severe shortage of quality affordable housing.
Long FMHA wait list.
Goal of increasing overall supply.
Mixed-income development.



Connectivity

Connect new housing directly to surrounding neighborhood and local amenities.
Preference for some frontage on Murchison Road.
Critical for financing / implementation.



Parking

1.5 Spaces per unit.
Conveniently located surface parking.



Public Art

Art to help create an identity for the area.
Include public art in new housing development.



Management

On-site management and office.



Preservation

No historical preservation at Murchison Townhouses.



Security

Adequate lighting.
Management and police presence.
Consider video cameras.
Avoided a gated development.
Code enforcement in surrounding blocks.



Age Mix

Consider senior housing element.
College faculty integration.



Off-site Housing

Explore non-FMHA property for replacement housing.



Amenities

Amenity-rich housing including in-unit laundry and community spaces.



Open Space

Several open spaces - designed for different uses.
Connect to natural amenities.
Less shared space - more semi-private space.



Community Space

Flexible community room space.
Workshops and classes for all ages.
More internal to the site.



Housing Size and Types

Individual entries.
Open and visible.
Preference for 2 stories.
Up to 4 stories considered for senior housing.
Lower densities housing types preferred.



Sustainability

Higher quality materials.
Consider long-term maintenance.
LEED ND goals.



Materials

Not all brick.
Different color palettes.



Mixed-use

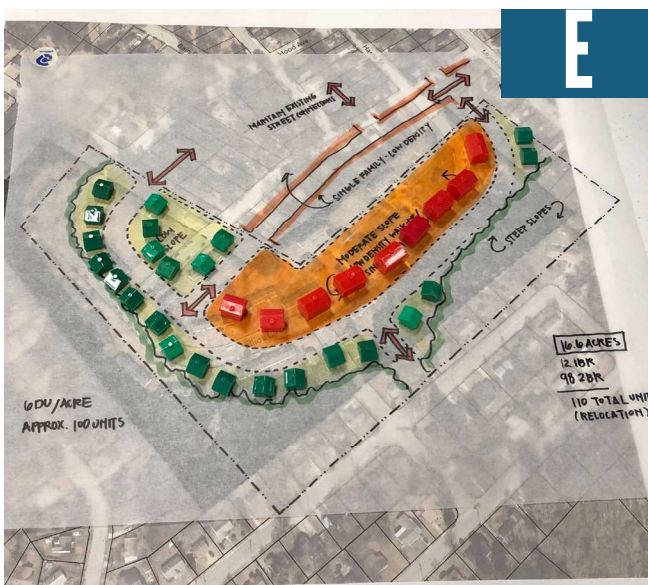
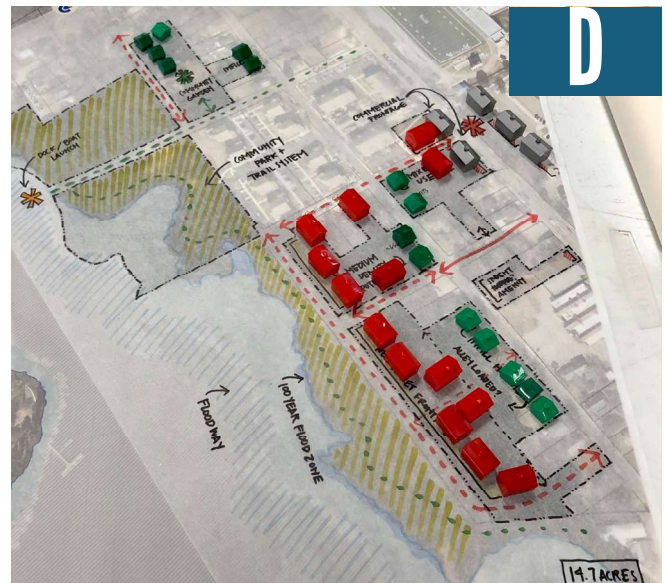
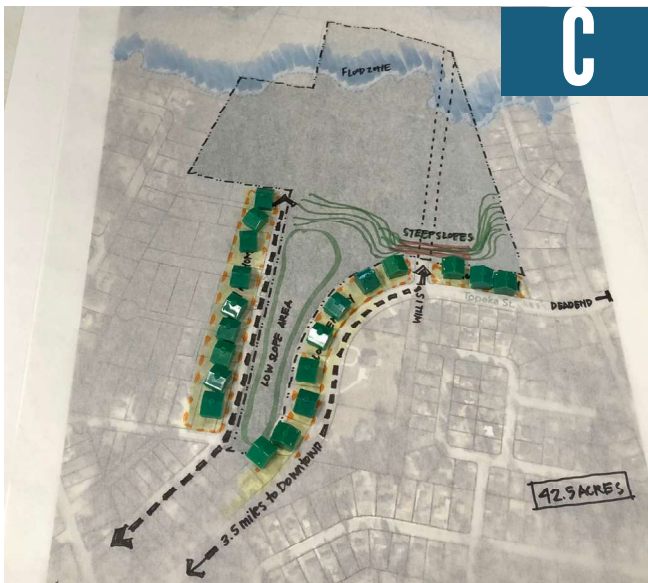
Desirable if site is visible.
Complement to housing i.e. post office, community kitchen, cosmetic school, church space, health clinic.
Rent can help offset development cost.

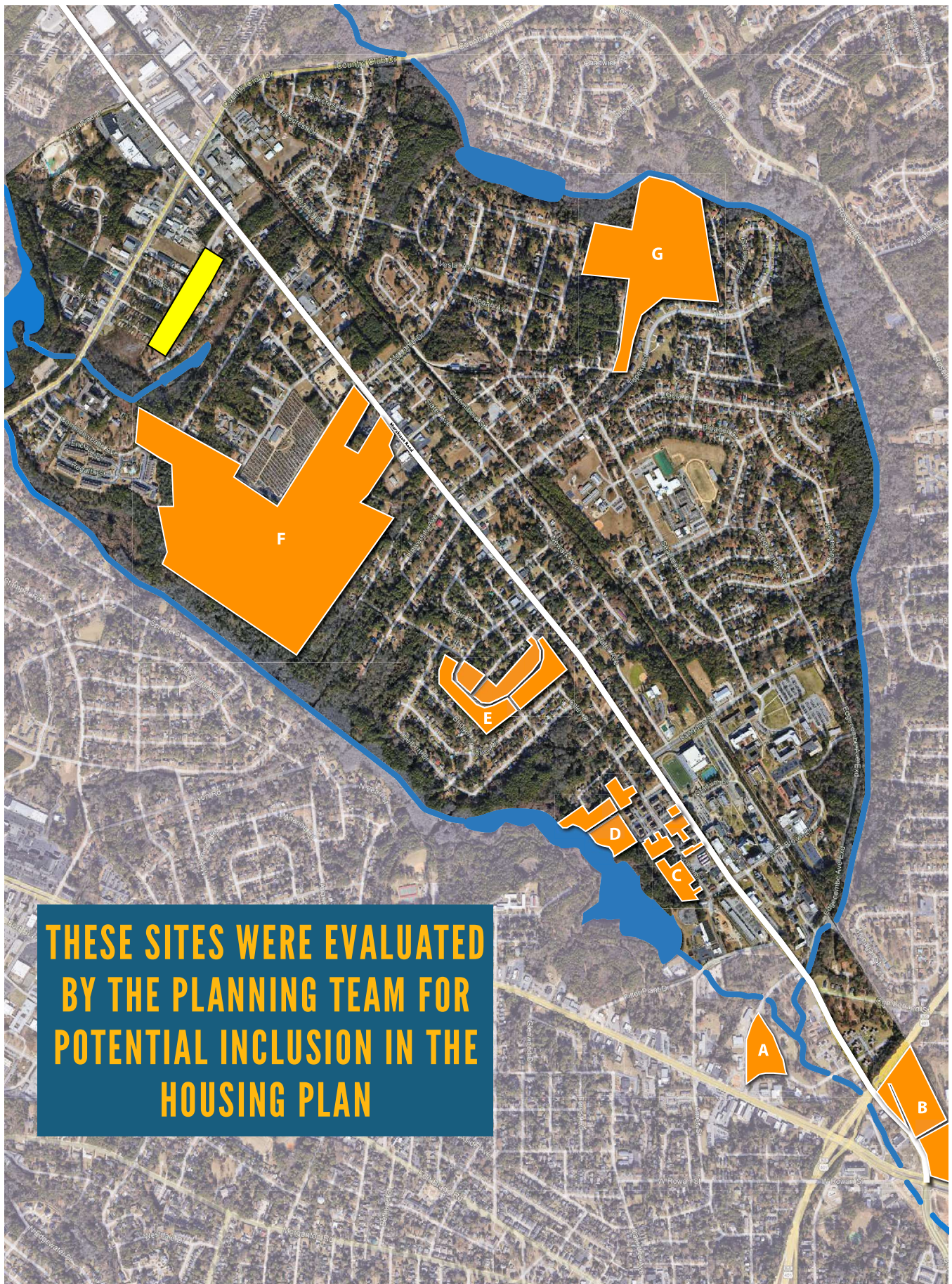


"YOU GET TO
HAVE A VOICE.
YOU GET TO HAVE
YOUR INPUT. AND
I LOVE IT!"

KIM WILLIAMS

MURCHISON TOWNHOUSES RESIDENT
COMMUNITY AMBASSADOR





THESE SITES WERE EVALUATED
BY THE PLANNING TEAM FOR
POTENTIAL INCLUSION IN THE
HOUSING PLAN

The Market Study conducted by the Planning Team includes an analysis of housing market conditions and recommendations to promote affordable housing and homeownership opportunities. Key findings include:

RENTAL HOUSING DEVELOPMENT

In addition to the 60 very-low income replacement housing units from Murchison Townhouses, The market analysis determined that there will be potential for development of about **250 to 440 affordable and market-rate rental units** within the Murchison Choice Neighborhood Plan study area by 2027. This number includes up to about 200 market-rate units, but only if certain conditions are met to leverage development.

About **90 to 120 units** would qualify for ELI support, with another **40 to 80** workforce housing units at 60 to 80% of Area Median Income. There would be demand for up to **25 units** attributable to job growth. Demand for another **40 to 100 units** would be generated by anticipated graduate-level enrollment growth at Fayetteville State University, assuming growth will continue based on recent trends. FSU is an important driver for growth and an anchor for revitalization in the broader Murchison Road Corridor community.

The college enrolls about 6,730 students, including about 1,100 graduate students, and employs nearly 760 faculty and staff. FSU forms part of the Murchison Corridor employment base that is expected to grow by about 8.0% over the next five years. Yet, while job/enrollment growth and relocations will spur rental demand in the area, much of the demand will still be generated by Fort Bragg and by people moving “up” and “down” in the market.



**240-440 AFFORDABLE AND
MARKET-RATE RENTAL UNITS
BY 2027**

TARGET RENTAL MARKETS

Target markets are likely to include primarily young graduate students and workers with jobs located at FSU, downtown, or Fort Bragg. Some move-ups and empty nesters from within the Murchison Corridor or CBD/East submarket may also remain in the area if it offered a walkable, mixed-use environment. The demand forecasts assume that demand would be “leveraged” through the development of safe, high-amenity, and well-designed mixed-use environments within the study area. But, investors have also shown an interest in single-family homes in this area to accommodate some move-up and rental units.

The study area potentials include a mix of housing at various income levels, including low/moderate as well as affordable/workforce and market-rate. At least **200 of the potential units** could be offered at average market rates to compete against other higher-rent development, again assuming that underlying conditions are met with respect to amenity development in the overall marketing environment within the Planning Area. Ultimately, the development of several new communities proximate to one another along Murchison will help enhance perceptions of the area.

FOR-SALE HOUSING DEVELOPMENT

There is also potential for up to about 60 units of for-sale housing development in the study area, including 40 market-rate units. Demand would again be driven by move-ups and lateral moves, some job-induced, and other demand generated by graduate students.

Area housing demand has increased of late, but supply is constrained (at less than one month), which helps push potential first-time and other homebuyers into secondary neighborhood markets or wherever housing may come available. Prices have increased by nearly 20% in just one year. As such, there is the opportunity to capture some affordable move-up activity from within the Fayetteville market.



YOUNG GRADUATE STUDENTS AND FSU WORKERS



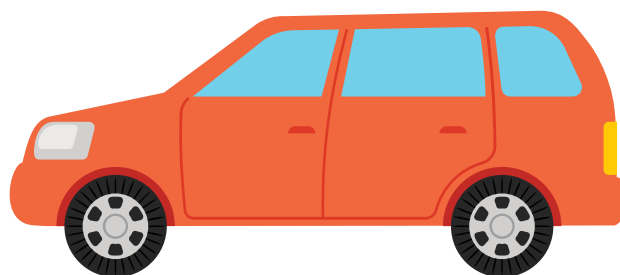
60 FOR-SALE HOMES BY 2027

MURCHISON TOWNHOUSES EXISTING CONDITIONS

FMHA's Murchison Townhouses were constructed in 1970, and include 60 apartment units on a 9.66-acre site. The units are located within 9 two-story townhomes and 2 one-story townhomes oriented linearly along both sides of Rosemary Street.

SITE ACCESS

Access into the Murchison Townhouse property is from the intersection of Murchison Road and Rosemary Street at the north and Waddell Drive and Rosemary Street at the south. The current property has very low visibility from Murchison Road as it sits behind an existing tire shop and vacant nightclub building.



BUILDING LAYOUT

Buildings are oriented around small parking courts with primary entrances facing the lots. This creates a “pod” effect, contributing to disconnection in the neighborhood.

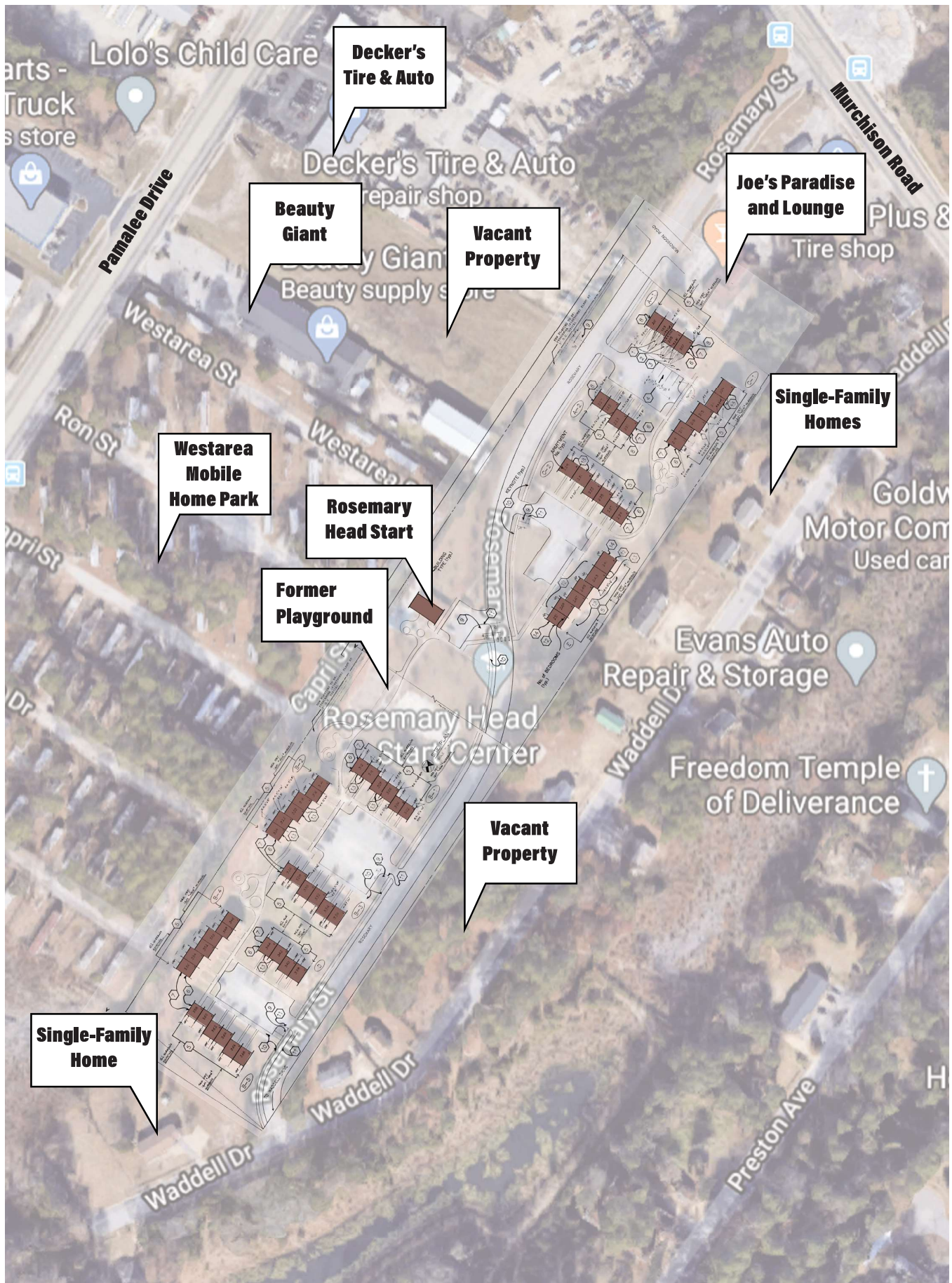
OPEN SPACES

On-site open spaces are very minimal. A playground was formerly at the center of the development, but has since been removed. Residents have expressed that there is nowhere for children to play, and nowhere for adults to socialize or recreate,



COMMUNITY FACILITIES

The lone on-site community facility is a Headstart Center which serves both FMHA and neighborhood families.



SITE PLAN





REDEVELOPMENT CONCEPT

The Housing Element envisions the redevelopment of the Murchison Townhouses site as a place that is reconnected to the Murchison Corridor and the broader neighborhood.

While the site could accommodate up to 108 units, it would remain similar in scale to the rest of the neighborhood. The proposed buildings are 2-stories, except for one 3-story garden style building adjacent to the central green.

A variety of housing types are shown to provide housing choice for residents. Walk-up garden style apartments, duplexes, and townhouses are proposed in the Plan. Streets are narrow with on-street parking to slow vehicles, lined with trees to provide shade, and have sidewalks on both sides to create a place for pedestrians.

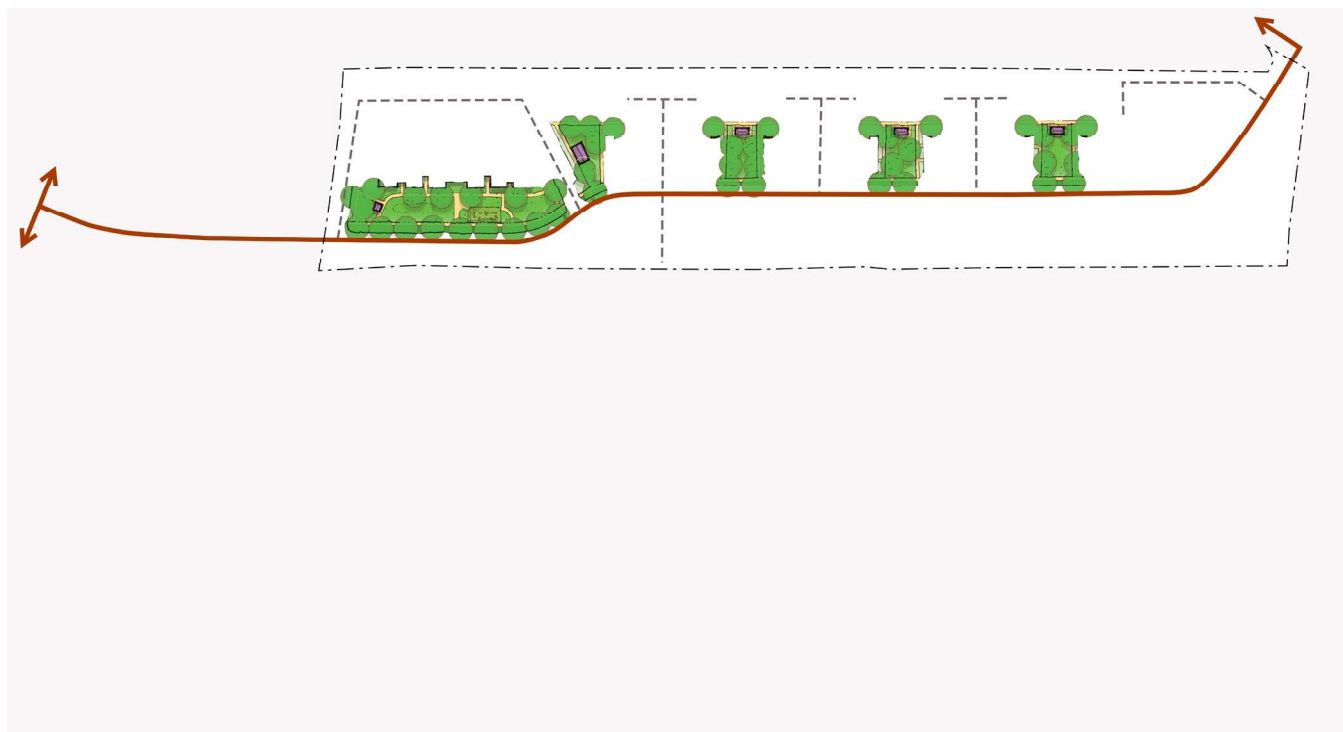
Currently the units front parking lots and back up to open spaces that are hidden from view. This Plan flips that relationship, placing parking lots behind the units and organizes the housing around newly programmed park spaces. This reflects the Crime Prevention through Environmental Design Principles (CPTED) that promote safe neighborhoods. Creating a clear distinction between what is someone's home and what is community space, increasing surveillance of parks and streets, and proposing architecture that responds to its environment will promote a safe place for all.

One of the most common criticisms of the current site is the lack of recreational amenities and outdoor places for children and families. The plan proposes two open spaces, with a large central green space that creates a place to gather. There are playgrounds for children, courts for recreation, gardens, shade structures, benches, and other amenities. These places are well-lit, easy to access, and highly visible.

VIEW OF GARDEN STYLE APARTMENTS AND PARK SPACE



CIRCULATION DIAGRAM



STREET VIEW, INCLUDING DUPLEXES AND TOWNHOUSES



PARKS AND OPEN SPACE DIAGRAM





"I'M HAPPY TO
SEE THAT WE'RE
INVESTING MORE
TIME AND MONEY
INTO THIS AREA"

ERIC MCLAURIN

PRINCIPAL, FERGUSON-EASLEY ELEMENTARY SCHOOL

ELLIOTT PROPERTIES EXISTING CONDITIONS

The 110-unit Elliott Properties development is owned and operated by North Carolina Indian Housing Authority. Community members have noted that the apartment complex has generally reached the end of its lifespan and is in need of redevelopment. Many of the existing units are vacant, and the site doesn't meet modern living standards for families or individuals. The site is perceived as a "hot spot" of negative activity that greatly impacts the surrounding neighborhood.

SITE ACCESS

Currently, the site has several access points including Henderson Avenue and Stout Street. The curvilinear internal street layout sets it apart from more traditional residential blocks surrounding.

BUILDING LAYOUT

Buildings are 1-story barracks-style apartments set back from the street. The site has 12 one-bedroom units and 98 two-bedroom units.

OPEN SPACES

The large site currently lacks and parks, playgrounds or common recreation areas for tenants. Many portions of the site are barren of trees and landscaping.

COMMUNITY FACILITIES

The site currently lacks any community facilities for tenants.





NEEDS ASSESSMENT

The Resident Needs Assessment Survey was administered in November 2022 as part of the Choice Neighborhood Plan. 20 Elliott Properties households completed some or all of the Survey.

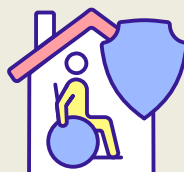
HOUSING PREFERENCES

56% OF RESIDENTS
HAVE LIVED IN ELLIOTT
PROPERTIES FOR **more**
than 6 years



58% OF RESIDENTS
ARE
SATISFIED
WITH THEIR LIVING
ARRANGEMENTS

47% OF FAMILIES
WOULD LIKE TO
STAY AT
ELLIOTT PROPERTIES



58% ARE INTERESTED IN
LIVING IN A UNIT
SPECIFICALLY DESIGNED FOR
SENIOR / DISABLED
RESIDENTS

95% OF FAMILIES
ARE INTERESTED IN
TO A **RETURNING**
RENOVATED
UNIT



37% ARE INTERESTED IN
RELOCATING INTO A
PUBLIC HOUSING
UNIT IN FAYETTEVILLE

37% OF RESIDENTS ARE
INTERESTED IN BECOMING
HOMEOWNER

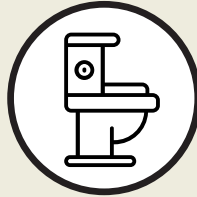
**AFFORDABILITY AND
EASY ACCESS TO
TRANSPORTATION**
ARE THE MAIN REASONS WHY
RESIDENTS CHOOSE
ELLIOTT PROPERTIES

HOUSING PREFERENCES

AREAS WHERE IMPROVEMENTS ARE NEEDED



1 kitchen



2 bathroom

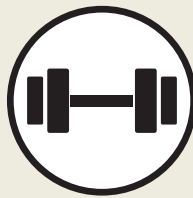


3 closets / storage

INDOOR COMMUNITY AREAS THAT ARE NEEDED



1 laundry room

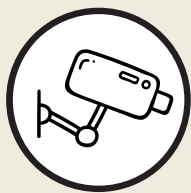


2 gym / fitness center



3 community kitchen

OUTDOOR COMMUNITY AREAS THAT ARE NEEDED



1 security cameras



2 bbq / picnic areas



3 lighting

SITE PLAN





ELLIOTT PROPERTIES PHASE 2 REDEVELOPMENT

The Housing Element anticipates a two-site approach that incorporates the redevelopment of Elliott Properties in Phases 2a and 2b of the project. Elliott Properties is in the center of the neighborhood and within walking distance of Fayetteville State University, Bronco Square, Seabrook Park, and many other neighborhood assets. Property acquisition of vacant sites along Murchison Road will create visibility into the site and provide a rejuvenated presence on the Corridor, critical for the safety and perception of the area. The current connections at Stout Street and Henderson Avenue would remain, but with some improvements.

Elliott Properties is connected to the surrounding neighborhood, yet it is often described as hidden. The Plan addresses this safety concern. It reimagines both its connection to Murchison Road and the residential portion of the neighborhood by creating an active open space at these two connection points. Both act as gateways into the site while creating an amenity that everyone in the neighborhood can enjoy. These parks will be well-lit and include playgrounds for children, courts for recreation, gardens, shade structures, benches, and other amenities.

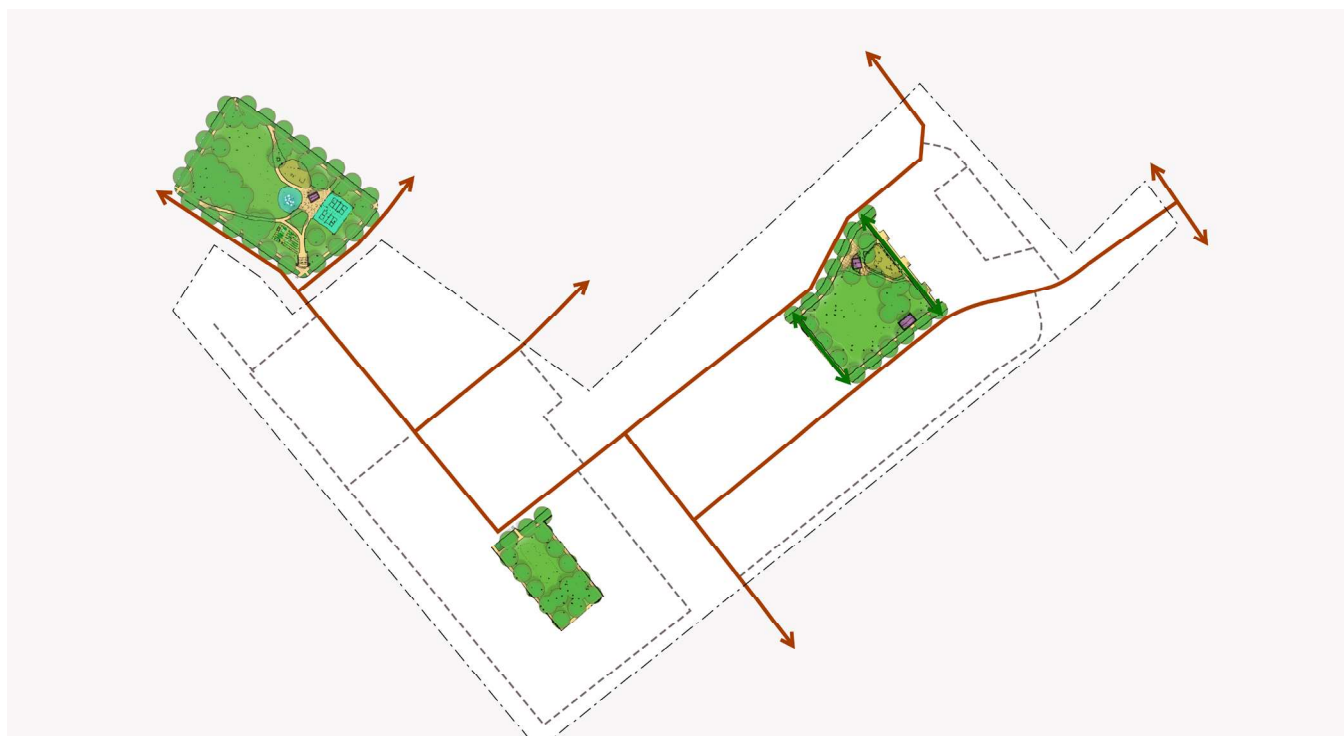
While the site can accommodate up to 245 units, it would respect the surrounding character of the area. The street connections at Henderson and Stout would include townhouses and duplex units to create a seamless transition into the neighborhood. These duplexes and townhouses are appropriate building types for families, and 2-story walk-up garden apartments would provide a variety of housing options for others. A senior building would be located at the eastern portion of the site to provide much needed housing for the area's elderly population.

Streets are narrow with on-street parking to slow vehicles, lined with trees to provide shade, and have sidewalks on both sides to create a place for pedestrians.

VIEW OF TOWNHOUSES



CIRCULATION DIAGRAM



VIEW OF MULTI-FAMILY HOMES AND DOG PARK



PARKS AND OPEN SPACE DIAGRAM



UNIT PLANS AND ELEVATIONS

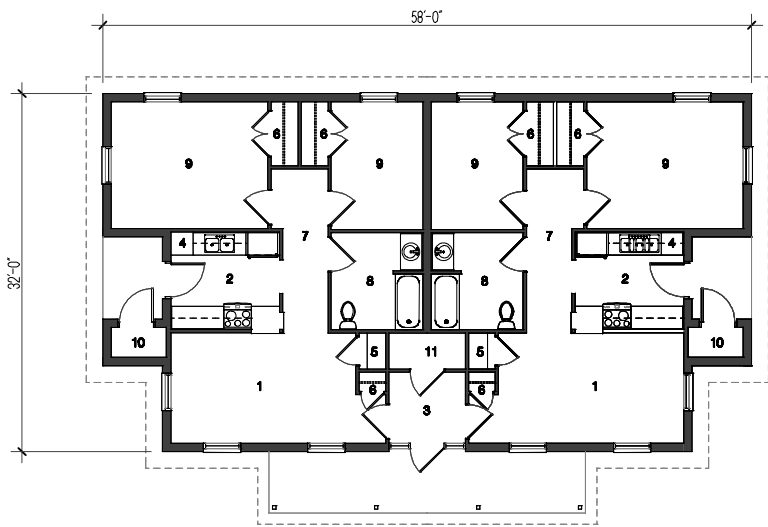
The following pages illustrate prototypical unit types that would be included in the redevelopment of both the Murchison Townhouses site and the Elliott Properties site.



FRONT



RIGHT SIDE



ROOM LEGEND:

1. LIVING ROOM
2. KITCHEN
3. VESTIBULE
4. PANTRY
5. STORAGE
6. CLOSET
7. HALL
8. FULL BATH
9. BEDROOM
10. OUTDOOR STORAGE
11. MECHANICAL CLOSET

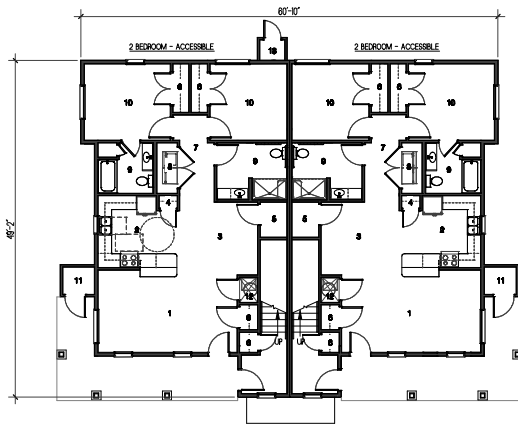
2 BEDROOM DUPLEX PLAN - BUILDING TYPE A



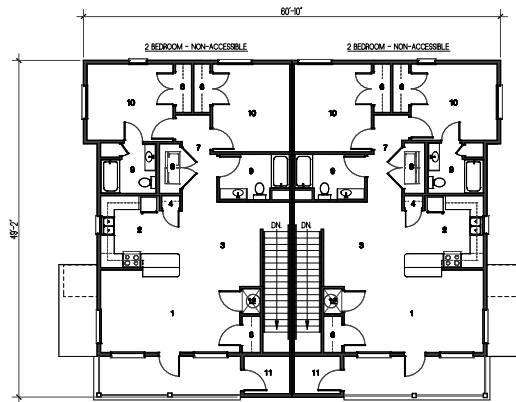
FRONT



RIGHT SIDE



FIRST FLOOR



SECOND FLOOR

ROOM LEGEND:

1. LIVING ROOM
2. KITCHEN
3. DINING AREA
4. PANTRY
5. STORAGE
6. CLOSET
7. HALL
8. LAUNDRY
9. FULL BATH
10. BEDROOM
11. OUTDOOR STORAGE
12. MECHANICAL CLOSET
13. SPRINKLER

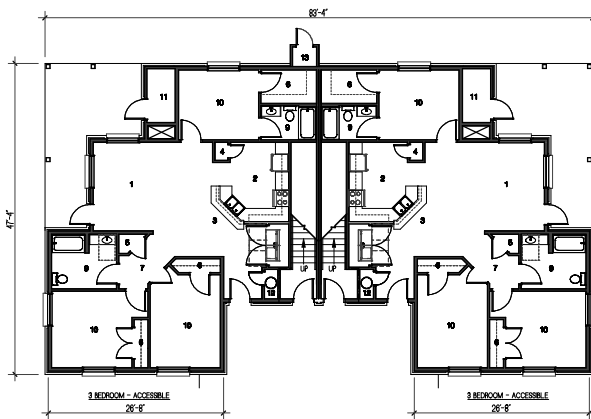
2 BEDROOM STACK-FLAT - BUILDING TYPE B



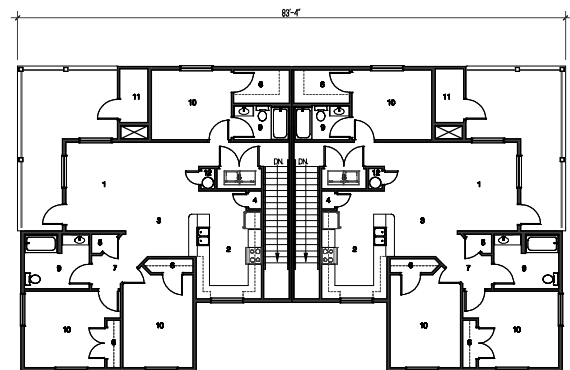
FRONT



RIGHT SIDE



FIRST FLOOR



SECOND FLOOR

ROOM LEGEND:

1. LIVING ROOM
2. KITCHEN
3. DINING AREA
4. PANTRY
5. STORAGE
6. CLOSET
7. HALL
8. LAUNDRY
9. FULL BATH
10. BEDROOM
11. OUTDOOR STORAGE
12. MECHANICAL CLOSET
13. SPRINKLER

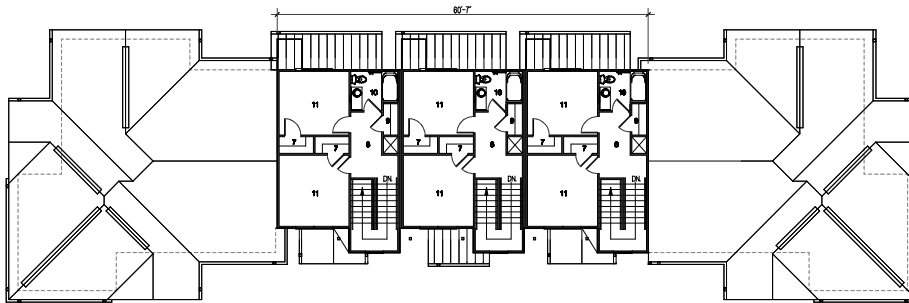
3 BEDROOM STACK-FLAT - BUILDING TYPE C



FRONT



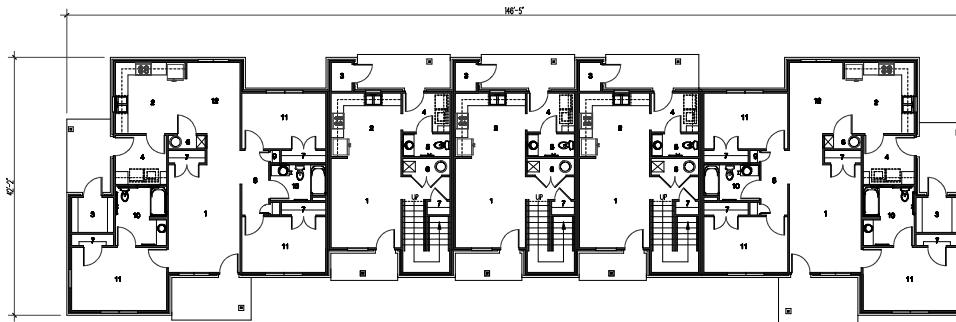
RIGHT SIDE



SECOND FLOOR

ROOM LEGEND:

1. LIVING ROOM
2. KITCHEN
3. OUTDOOR STORAGE
4. LAUNDRY
5. HALF BATH
6. MECHANICAL CLOSET
7. CLOSET
8. HALL
9. LINEN CLOSET
10. FULL BATH
11. BEDROOM
12. DINING AREA



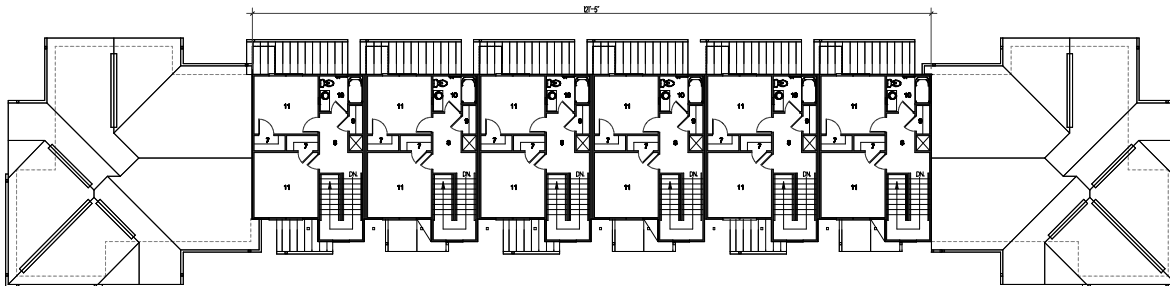
2 BEDROOM TOWNHOUSE AND 3 BEDROOM FLAT - BUILDING TYPE D1



FRONT



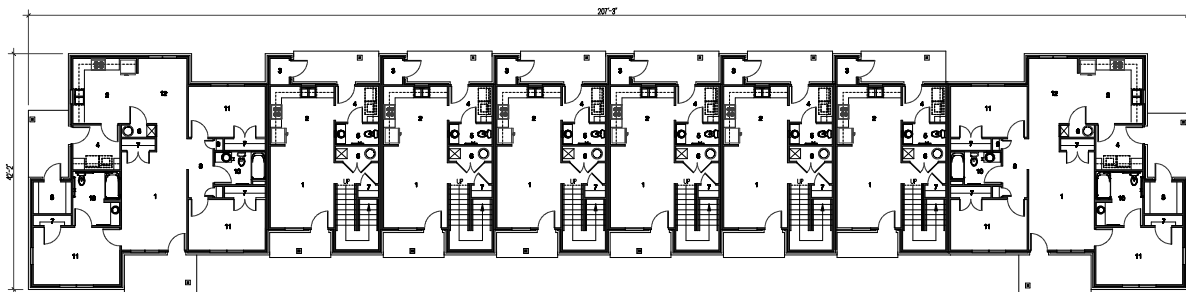
RIGHT SIDE



SECOND FLOOR

ROOM LEGEND:

- 1. LIVING ROOM
- 2. KITCHEN
- 3. OUTDOOR STORAGE
- 4. LAUNDRY
- 5. HALF BATH
- 6. MECHANICAL CLOSET
- 7. CLOSET
- 8. HALL
- 9. LINEN CLOSET
- 10. FULL BATH
- 11. BEDROOM
- 12. DINING AREA



FIRST FLOOR

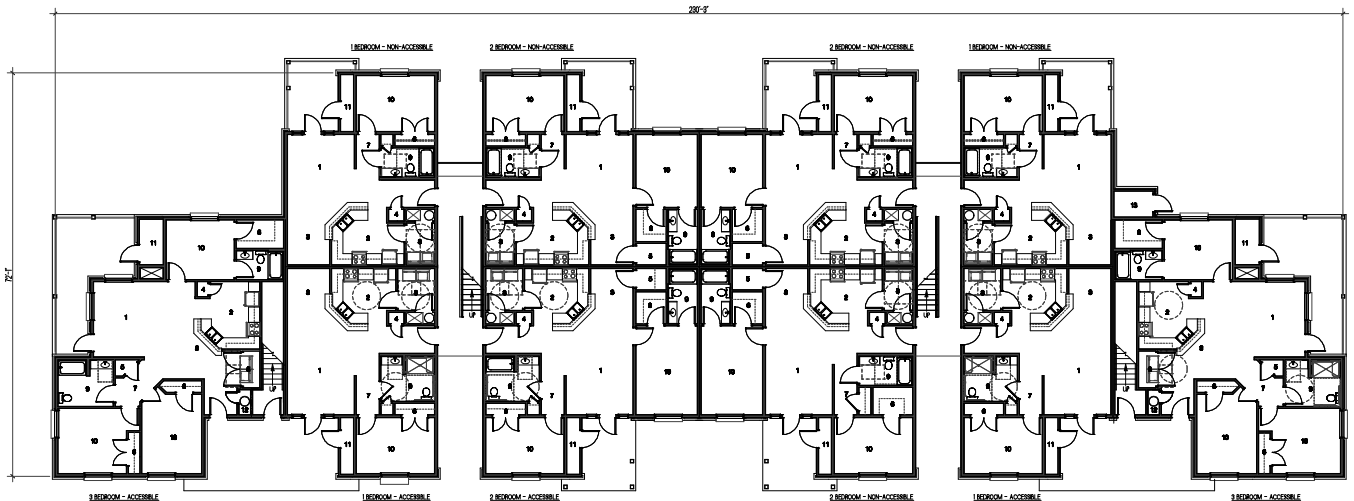
2 BEDROOM TOWNHOUSE AND 3 BEDROOM FLAT - BUILDING TYPE D2



FRONT



RIGHT SIDE



ROOM LEGEND:

1. LIVING ROOM
2. KITCHEN
3. DINING AREA
4. PANTRY
5. STORAGE
6. CLOSET
7. HALL
8. LAUNDRY
9. FULL BATH
10. BEDROOM
11. OUTDOOR STORAGE
12. MECHANICAL CLOSET
13. SPRINKLER

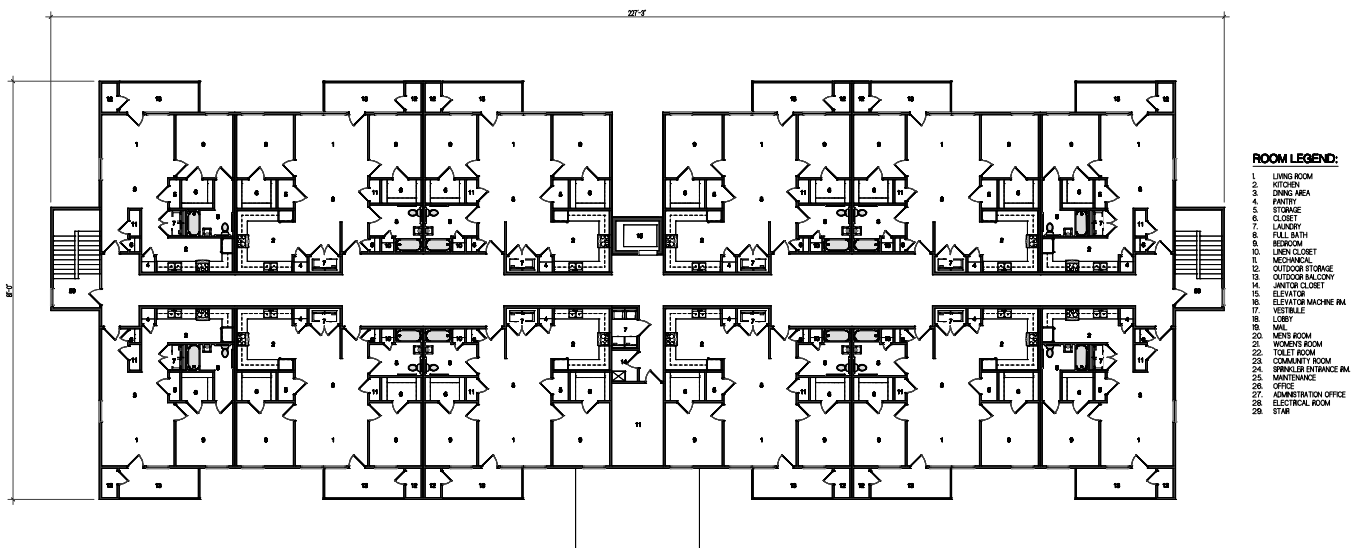
GARDEN STYLE APARTMENTS - BUILDING TYPE E



FRONT



RIGHT SIDE



ELDERLY APARTMENTS - BUILDING TYPE F

| ALL PHASES - MURCHISON TOWNHOUSES AND ELLIOTT PROPERTIES | | 353 Dwelling Units |
|--|----------------------|--------------------|
| Sources | | Per Unit |
| 4% Tax Credit Financing | \$ 28,958,800 | \$ 82,036.26 |
| First Mortgage | \$ 12,077,500 | \$ 34,213.88 |
| City of Fayetteville Sources | \$ 2,000,000 | \$ 5,665.72 |
| Choice Neighborhoods Funding | \$ 35,000,000 | \$ 99,150.14 |
| Total | \$ 78,036,300 | \$ 221,066 |
| Uses | | |
| Hard Costs | \$ 62,429,040 | \$ 176,852.80 |
| Soft Costs (Including Financing Costs and Reserves) | \$ 15,607,260 | \$ 44,213.20 |
| Total | \$ 78,036,300 | \$ 221,066 |

| PHASE I - MURCHISON TOWNHOUSES | | 108 Dwelling Units |
|---|----------------------|--------------------|
| Sources | | Per Unit |
| 4% Tax Credit Financing | \$ 8,860,000 | \$ 82,037.04 |
| First Mortgage | \$ 2,565,000 | \$ 23,750.00 |
| City of Fayetteville Sources | \$ 1,000,000 | \$ 9,259.26 |
| Choice Neighborhoods Funding | \$ 10,850,000 | \$ 100,462.96 |
| Total | \$ 23,275,000 | \$ 215,509 |
| Uses | | |
| Hard Costs | \$ 18,620,000 | \$ 172,407.41 |
| Soft Costs (Including Financing Costs and Reserves) | \$ 4,655,000 | \$ 43,101.85 |
| Total | \$ 23,275,000 | \$ 215,509 |

| PHASE 2A - ELLIOTT PROPERTIES (FAMILY) | | 205 Dwelling Units |
|--|----------------------|--------------------|
| Sources | | Per Unit |
| 4% Tax Credit Financing | \$ 16,817,300 | \$ 82,035.61 |
| First Mortgage (Including Land Acquisition Est. \$2,531,300) | \$ 9,016,900 | \$ 43,984.88 |
| City of Fayetteville Sources | \$ 800,000 | \$ 3,902.44 |
| Choice Neighborhoods Funding | \$ 19,600,000 | \$ 95,609.76 |
| Total | \$ 46,234,200 | \$ 225,533 |
| Uses | | |
| Hard Costs | \$ 36,987,360 | \$ 180,426.15 |
| Soft Costs (Including Financing Costs and Reserves) | \$ 9,246,840 | \$ 45,106.54 |
| Total | \$ 46,234,200 | \$ 225,533 |

| PHASE 2B - ELLIOTT PROPERTIES (ELDERLY) | | 40 Dwelling Units |
|---|---------------------|-------------------|
| Sources | | Per Unit |
| 4% Tax Credit Financing | \$ 3,281,500 | \$ 82,037.50 |
| First Mortgage | \$ 495,600 | \$ 12,390.00 |
| City of Fayetteville Sources | \$ 200,000 | \$ 5,000.00 |
| Choice Neighborhoods Funding | \$ 4,550,000 | \$ 113,750.00 |
| Total | \$ 8,527,100 | \$ 213,178 |
| Uses | | |
| Hard Costs | \$ 6,821,680 | \$ 170,542.00 |
| Soft Costs (Including Financing Costs and Reserves) | \$ 1,705,420 | \$ 42,635.50 |
| Total | \$ 8,527,100 | \$ 213,178 |

SUSTAINABILITY

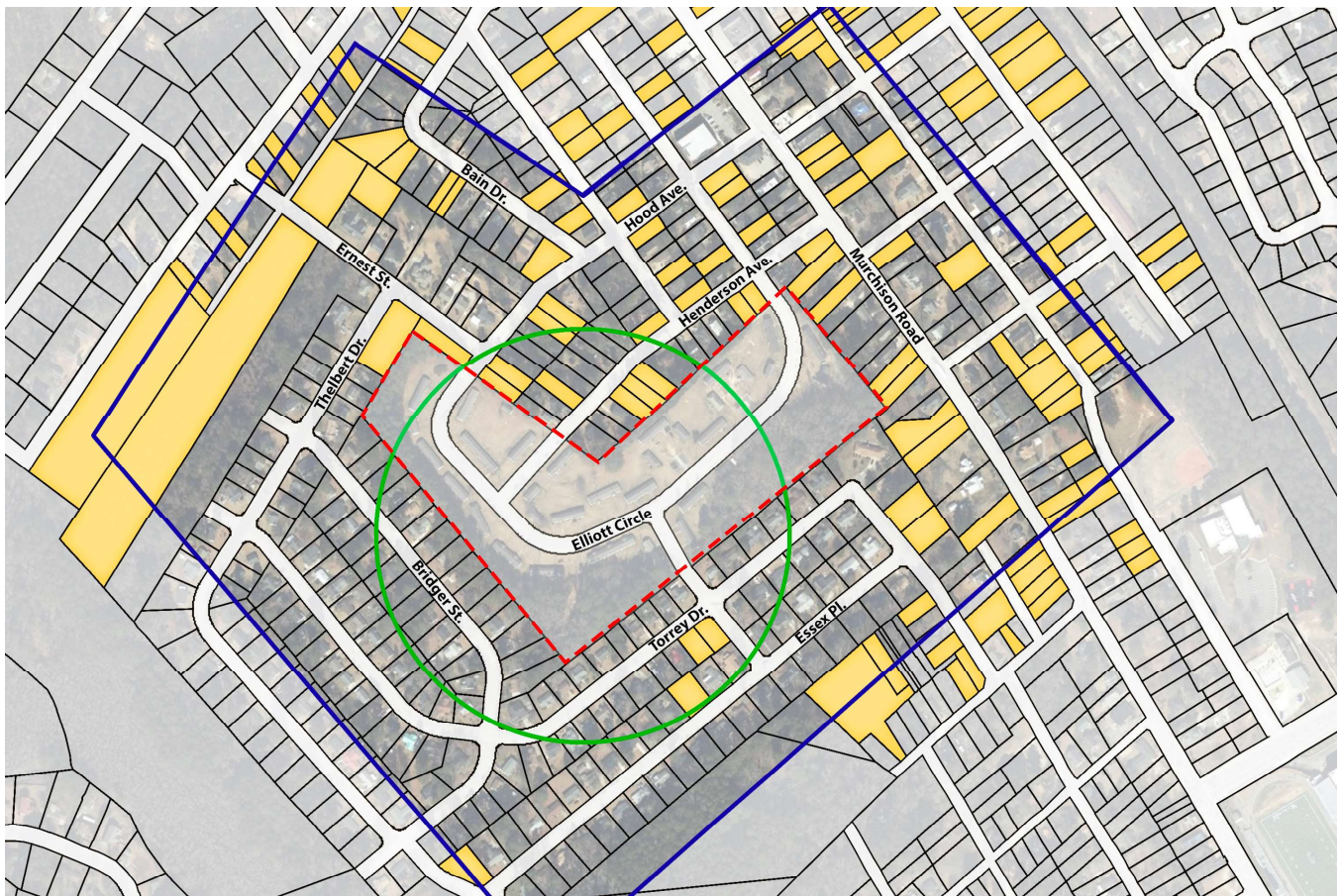
The Plan embraces the concept of mixed-income redevelopment. Both sites have been configured to create a walkable, handicap accessible environment with access to sidewalks, amenities, public transportation and many community resources. Buildings will be designed such that ground floor apartments do not have steps or accessible barriers and promote visitability for all residents and guests.

Parking variances will be pursued to reduce parking count requirements, expand green space and reduce heat-island effects. Both project sites were designed to infill with higher-unit-density which better leverages existing land. Landscaping, run-off storage and conveyance will all be considered to promote low-impact storm water management practices. Natural water features and drainage features will be maintained to the fullest extent.

The buildings will be of an energy-efficient design which includes the building shell, mechanical systems, appliances and lighting. The buildings will incorporate higher efficient windows to improve the thermal envelope. Exterior envelope walls will be insulated with Grade 1 insulation installation techniques. The HVAC systems will be sized per Manual J/S and will typically include high efficiency split-system heat pumps with an estimated 15-16 SEER cooling efficiency. The HVAC ducts will be air sealed with proper materials and will be tested for air leakage and HVAC air handler units will be located within the apartment's building envelope. Transfer grills will be installed in every room with a door, except bathrooms. Interior and exterior building lighting will be provided with high-efficacy LED fixtures that prevent envelope penetration and air leakage. The appliances, ceiling fans and bath fans will be ENERGY STAR certified.

Water is one of our most important natural resources. The Plan will embrace this natural resource thru various conservation practices such as low maintenance landscaping that is native or regionally appropriate for local growing conditions and hydro-zoning techniques. All units will have low-flow fixtures such as showerheads with 1.75 gallons per minute (GPM), Lavatory Faucets with 1.2 GPM and Water Closets with 1.28 Gallons per Flush (GPF). Centralized placement of the water heater and distance to the fixture will be considered in each apartment design to minimize the volume of water to be delivered.

Statistics indicate we spend nearly 90 percent of our time indoors, sometimes exposing ourselves to concentrations of pollutants multiple times higher than typical outdoor conditions. With this in mind, good design practices and material selection will be an important component to the building design. Pollutant source control, from the on-set, is an important design consideration, therefore the buildings will not include attached garages, in-unit fire places or combustion sources which would directly affect the indoor air quality. Material selection will be based on those with limited off-gassing or non-emitting materials and will include formaldehyde-free, Green Guard certified and low-VOC products. Spot ventilation and moisture management will be incorporated in each of the apartments. Bathroom exhaust fans will be installed on a timer switch that will allow the exhaust fan to continue to run for a pre-set time to mitigate humidity and the potential for mold. Kitchen ranges and clothes dryers will be exhausted to the exterior of the building. Radon mitigation will be included with the installation of a radon ventilation system.



INFILL OF VACANT PROPERTIES

The Plan has identified a number of vacant properties within close proximity to Elliott Properties that should be targeted for single-family homeownership opportunities. Within 1/8 mile from the edge of the property, there are between 65-70 vacant sites that could accommodate new homes, with larger sites potentially able to accommodate multiple homes. Infill development of these sites, in tandem with Elliott Properties redevelopment, could provide a wide range of housing options while helping to improve the neighborhood as a whole. The Plan encourages the City and FMHA to work with smaller developers and non-profit community development corporations to create approximately 60 homes by 2027 in this area.

A group of people, including a man in a blue shirt and a woman in a black jacket, are standing outdoors. They are all wearing face masks. The background shows a brick building and some trees. The quote is overlaid in large white text.

**"OUR GOAL IS
TO PROVIDE
DECENT, SAFE
AND SANITARY
HOUSING FOR ALL
INDIVIDUALS"**

DARCEL BURNS

FMHA DIRECTOR OF HOUSING MANAGEMENT