

519 E. Main & Liberty Street Newsletter

April 2023

Development Update

The Liberty Street and 519 East Main sites will be redeveloped in **four phases**. Each phase will involve the following steps:

1. Temporary or permanent relocation of residents from buildings to be demolished.
2. Demolition of existing buildings.
3. Construction of new housing units.
4. Return of residents (for residents who choose to return to the site).

The first phase of the redevelopment, Elizabeth Street Apartments, has begun. Residents were relocated from existing buildings on the northeast portion of the Liberty Street site (closest to the intersection of Liberty and Elizabeth Streets) in 2021. The buildings have been demolished and construction of a new building is scheduled to begin this summer and be completed by the end of 2024. The new building will contain 72 one, two and three-bedroom apartments for individuals and families.

The future phases include:

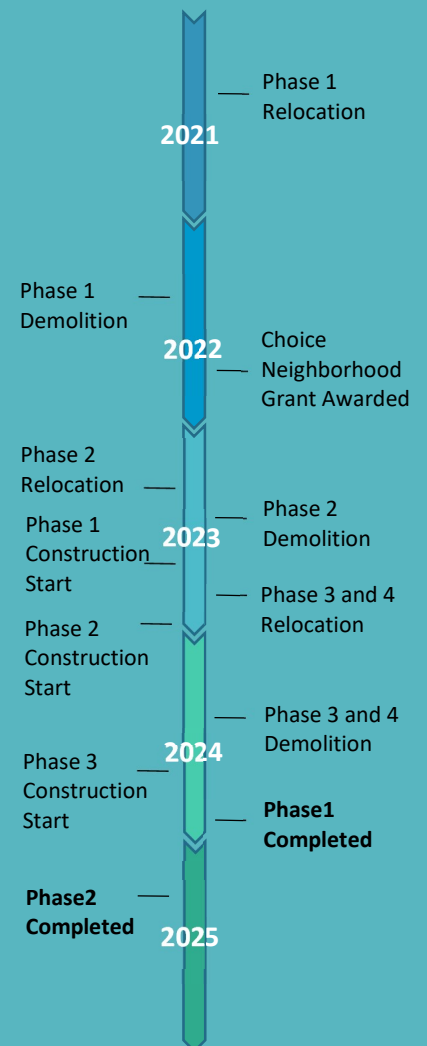
- Phase 2: Commerce Street (southeast portion of Liberty Street site, along Elizabeth and Commerce Streets)
- Phase 3: Dillard Street (west half of Liberty Street site, along Dillard and Liberty Streets)
- Phase 4: Main Street (current location of 519 E. Main Street building)

Residents' Right to Return

Residents temporarily relocated as part of the 519 E. Main/Liberty Street redevelopment have the right to return to the site when new units become available. No additional screening will be required. Residents must remain compliant with their leases while living in DHA properties to be eligible to return.



Development Timeline



After 2025 – Completion of Phases 3 and 4

Choice Neighborhoods Initiative (CNI)

The U.S. Department of Housing and Urban Development (HUD) awarded DHA a \$40 million Choice Neighborhoods Implementation (CNI) grant. Grant funds will be used to support the construction of replacement housing, to provide a range of supportive services for residents who are being temporarily relocated, and to make investments to support businesses and community institutions in the surrounding neighborhood.



Eric Smith
CNI People Lead

Eric is the primary point of contact between residents and DHA on CNI-related activities. He oversees the delivery of employment, education and health care services for residents.



Karen Lado
CNI Project Manager

Karen is responsible for overall management of the \$40 million CNI grant. She oversees the housing development program and neighborhood investments.



Housing to Home (HTH)
Relocation Contractor

The HTH team provides support to residents through the relocation process, from identifying temporary housing to organizing the move.



Property Management
519 E. Main/Liberty St.

The DHA Property Management team is responsible for leasing, maintenance and repairs of the existing units at 519 E. Main and Liberty Street.

Wondering Who to Contact?

For general questions about CNI and the redevelopment of 519 E. Main/Liberty Street
DHA CNI Hotline, (919) 695-9058 (leave a message) or CNIquestions@dha-nc.org

For questions about relocation:
Housing to Home, Relocation Contractor, (919) 321-9372, ismael@housingtohome.com

For problems with relocation or to request CNI services:
Eric Smith, CNI People Lead, (919) 698-8006, esmith@dha-nc.org

For maintenance requests:
24/7 Maintenance Call Center 1.844.RING.DHA (746.4342)

For other property management concerns at 519 E. Main/Liberty Street:
Chris Moore, Property Manager, (919) 972-0250, cmoore@dha-nc.org

COMING SOON! The **CNI Resource Center**, located in Apt. 106 at 519 E. Main, will offer in person access to case managers and service providers.

Save
the
Date!

Join Us for Our Next Resident Listening Sessions

*The CNI Team holds Resident Listening Sessions on the last Tuesday of the month, at 10 am and 5:30 pm. These meetings offer a chance for residents to get updates on the relocation process and construction schedule, to learn about available services, and to ask questions or request help. Meetings are held in the Multipurpose Room at 519 E. Main. The next meetings are scheduled for **April 25th at 10 am and 5:30 pm.***

The Three Stages of Relocation

Stage 1: Preparing to Move

- Housing to Home (HTH) contacts resident to complete survey in order to understand residents' relocation needs and preferences.
- HTH identifies temporary housing options for resident.
- Once resident has accepted a temporary housing option, HTH assists with move by providing packing materials and/or helping to pack, moving belongings to new home, and helping with unpacking.

Stage 2: Temporary Housing

Temporary housing options may include:

- Comparable unit in another DHA-owned property.
- Voucher to rent apartment owned by a private landlord.
- Combination of comparable unit in another DHA-owned property followed by voucher to rent apartment on private market.

Stage 3: Permanent Housing

Once the new units are built at the 519 E. Main/Liberty site, residents have the choice to:

- **Return to a new unit at the 519 E. Main/Liberty site.**
- If temporarily housed at another DHA property, remain permanently at that property.
- If temporarily housed with a voucher, continue using the voucher to secure permanent housing.

What is a Notice of Eligibility (NOE) and Why are You Getting One?

Residents at 519 E. Main and Liberty Street will be receiving a Notice of Eligibility (NOE) for Relocation Assistance. This official notice informs residents who will be temporarily displaced of their rights during relocation and of available relocation assistance. The NOE also lists who to contact with questions or concerns about relocation.

You don't need to move right away. As a next step, you'll be contacted during the month of April by DHA's relocation contractor, Housing to Home, to complete a relocation survey. These surveys are essential for DHA to document your relocation needs and priorities. Please make sure the management office has your updated contact information so we can reach you!