

FY2012 CHOICE NEIGHBORHOODS PLANNING GRANT AWARD INFORMATION



Durham, NC

Choice Neighborhoods Lead Grantee: Housing Authority of the City of Durham

Target Public Housing Project: McDougald Terrace

Target Neighborhood: Southeast Central

Choice Neighborhoods Grant Amount: \$300,000

Key Partners:

TCG International, LLC (Planning Coordinator), City of Durham, Development Ventures Inc., Durham Public Schools, Lincoln Community Health Center, Durham P.R.O.U.D., North Carolina Central University, City of Durham Police and Fire Departments, North Carolina Mutual Life Insurance Company, Durham Center for Senior Life, Triangle Transit, Center for Employment Training, Durham Economic Resource Center, Triangle J, Durham Regional Financial Center, Natural Environment and Ecological Management.

Project Summary:

The Southeast Central neighborhood of Durham, once a flourishing center of economic and historical significance for African-Americans in the South, began a long period of economic decline and social disinvestment in the 1960s. Today there are pockets of vacant, abandoned and demolished houses and businesses. The long-term vacancy rate is 30.30 percent. The poverty rate is 47.14 percent and Part 1 violent crime is 2.62 times the city rate. Students attend persistently low-performing schools. McDougald Terrace's 360 public housing units represent some of the most concentrated and distressed housing in the city of Durham.

The neighborhood, however, has existing assets and planned investments that will help reverse this pattern of decline. The Southeast Central neighborhood is located two miles from Duke University and one mile from downtown Durham, which has undergone a transformation by converting historic tobacco and textile structures into vibrant mixed-used residential and commercial buildings. Through the Choice Neighborhoods Planning Grant, the Housing Authority of Durham and its planning coordinator, TCG International, LLC, will conduct an intensive planning and outreach effort that will build on existing momentum in the neighborhood. The planning process will buttress implementation efforts of the *Livability Initiative*, *Gateway Plan*, *Trails and Greenways Plan*, and the *Fayetteville St. Historic Preservation Plan*, bringing quality improvements to an underserved neighborhood. It will also foster increased community involvement in the local schools, improving performance and graduation rates, and adding early learning programs for young children. Shortfalls in community amenities such as parks, sidewalks and transportation will be identified and addressed. Further, the process will create a steering committee that fosters the collaboration that is needed to achieve a vision that serves everyone in the community.