

Concord Housing Department

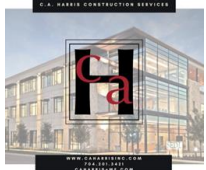
Wilkinson Homes Redevelopment



The Team



- Selenium Consulting Partners is CHD's Development Consultant



- C.A. Harris is a full-service construction firm offering construction management and design consultation



DELCK GROUP LLC
REAL ESTATE SERVICES

- Delck Group provides resident relocation administration



- Morris-Berg Architects has made positive contributions to the built environment through successful building projects that serve the public interest

Wilkinson Homes



- Built in 1951 and consists of a total of 46 units
- The project has not been substantially rehabilitated since its original construction and staff has worked with declining HUD funds to maintain the units which has made the need for more substantial redevelopment imperative
- CHD will be using HUD's Rental Assistance Demonstration (RAD) to redevelop the buildings and transition from public housing subsidy to project-based voucher subsidy
- RAD was authorized in 2011 to address the huge capital backlog of public housing capital needs
- RAD places property under less-restrictive requirements (Section 8 versus public housing), allowing for access to debt or Low-Income Housing Tax Credit (LIHTC) equity, if needed, to raise financing for development

RAD Key Features



Permanent Affordability

RAD Use Agreement requires renewal of HAP Contract for both HUD and PHA/Owner



Capital Needs

PHA completes capital needs assessment, secures financing, and funds Replacement Reserve



Tenant Rights

Robust set of Resident Rights.
100% Right of return, choice mobility, and no rescreening
Retain organizing & procedural rights



Public Stewardship

PHA direct ownership or long-term ground lease with tax credit partnership

RAD Application – met with residents prior to application

Commitment to Enter into Housing Assistance Payment “CHAP” – received January 23, 2024

Fair Housing Approvals- site and neighborhood standards, relocation plan

Resident Meetings – second set of required meetings

Concept Call- introduction of transaction HUD

Resident Meetings – third set of required meetings

Financing Plan Submission

RAD Conversion Commitment – HUD approval to move to closing

Closing and Conversion- estimated to be before end of 1Q2025

Rehabilitation/Construction- start at closing



RAD CONVERSION PROCESS



Redevelopment Approach



The project will be redeveloped in multiple phases and will produce a variety of home types

- 3 phases with increased density
- 95 rental apartments, townhomes and stacked flats
- 12 homeownership units to be added

HUD requires that every current resident have a home in the new development.

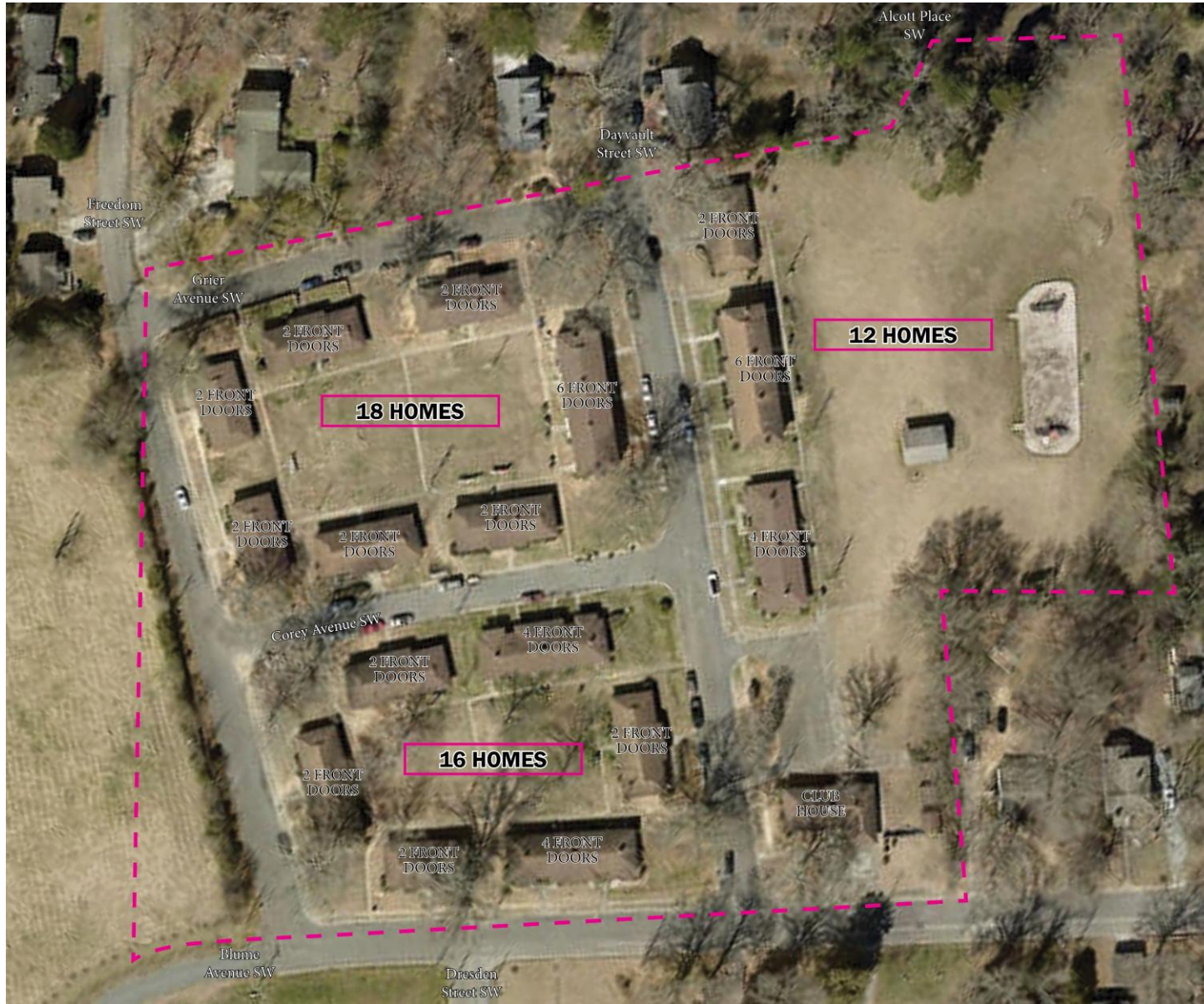
- Relocation will be on site with minimal to no offsite relocation
- Rental rates will be affordable to families that earn 30% up to 120% of the area median income i.e “ very affordable to work force affordable”
- Residents have had and will continue to have regular meetings with the Team for updates and questions



The Master Site Plan

Transforming a Community

Existing Site Plan



- 46 existing homes
 - Play area
 - Minimal Off-street Parking

Proposed Site Plan



- 107 New Units
 - Over 3 phases
 - Off Street parking for MF buildings and Clubhouse
 - 1 BR to 4BR product
 - Centralized Community Node
 - Continuous walking trail through the site
 - Max Height of the development at two stories
 - Potential Heritage Tree Save

Proposed Phase I



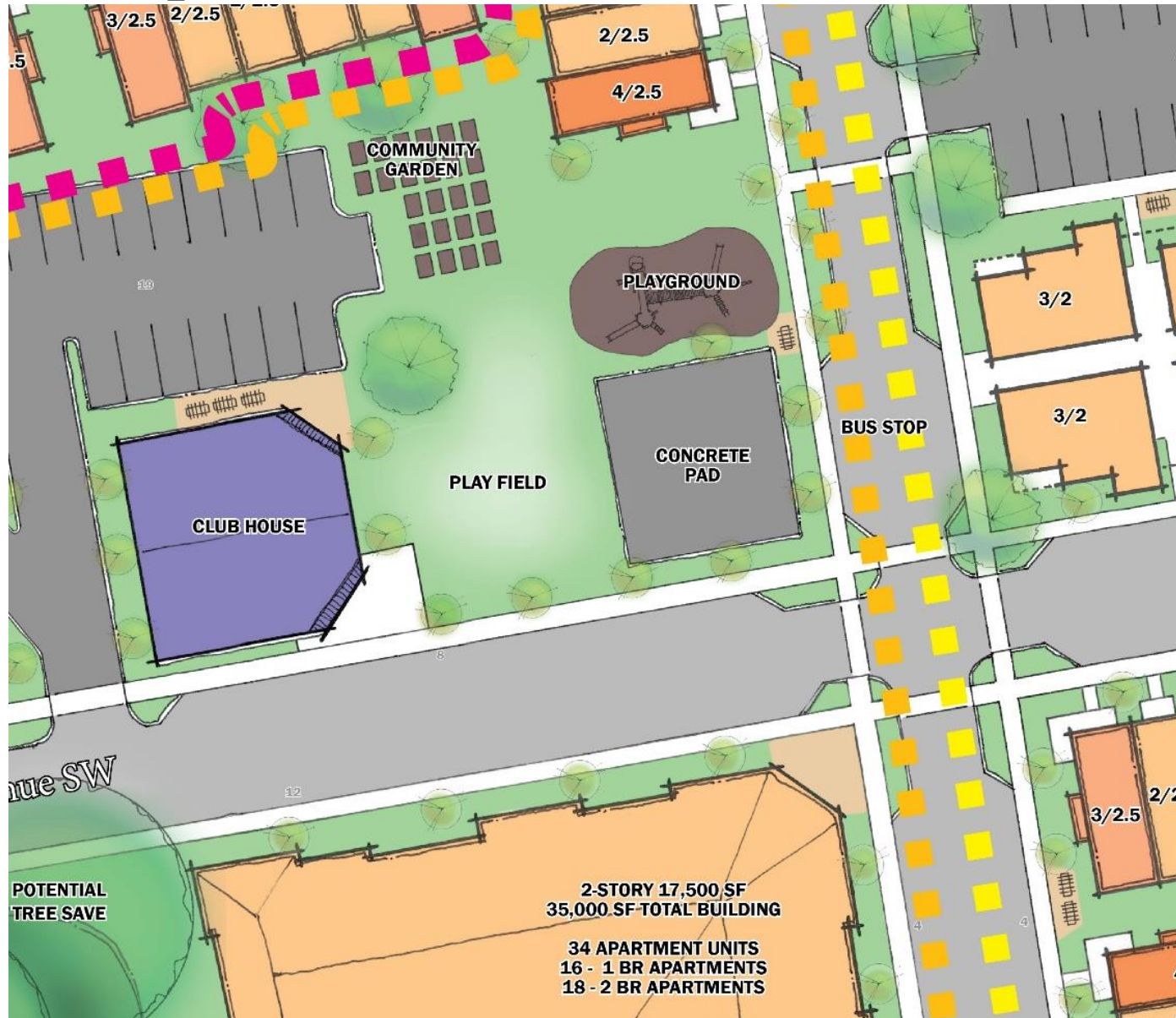
- 51 New Homes
 - Mix of Town homes and Garden Style MF
 - Alcott Place continues into Corey Avenue

Proposed Phase II + III



- 56 New Homes
 - Community Building and Amenities
 - 2-story MF building
 - 3rd phase are for sale homes for homeownership in the community

Proposed Phase II + III



- Community Node
 - Corner of Dayvault St. + Corey Ave.
 - Community Building
 - Playground
 - Open Space
 - Bus Stop
 - Community Gardens
 - Close Proximity to MF Buildings



Thank you

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