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JJ Henderson Senior Apartments Honored at 2024 Housing North Carolina Awards

Durham, NC – September 6, 2024 – The Joyce and JJ Henderson Senior Campus, a collaborative effort between CCI, Florian Companies, the Durham Housing Authority (DHA), Laurel Street Residential and the Miracle League was recognized as an outstanding example of affordable housing excellence at this year's Housing North Carolina Awards. The revitalized campus, located in downtown Durham, received the award for its innovative approach to preserving affordable housing while creating new opportunities for seniors and community in a campus setting.

JJ Henderson Senior Apartments, originally constructed in 1979, underwent a \$31.2 million rehabilitation led by CCI and Florian Companies. This project, completed on time and within budget despite the challenges of historic construction cost increases, transformed the nine-story building into a modern, energy-efficient community for seniors and disabled residents. Upgrades included HVAC systems, energy-efficient appliances, interior air quality improvements, a new roof, and extensive interior renovations. The project was supported by a \$2.9 million loan from the City of Durham and leveraged the federal Rental Assistance Demonstration (RAD) program. It also benefited from low-income housing tax credits allocated by North Carolina Housing Finance Agency which were syndicated by Hunt Capital Partners. These sources ensure the project will benefit from long-term affordability for years to come

"We are incredibly proud of the work done at JJ Henderson," said Danielle Hastie, CEO of CCI. "This recognition is a testament to the power of collaboration and our commitment to

preserving affordable housing for seniors. JJ Henderson is not just a building; it's a community that provides vital services and a safe, welcoming home for Durham's elderly and disabled residents."

The award also highlighted the creation of The Joyce, an 80-unit apartment complex built adjacent to JJ Henderson. The Joyce serves seniors aged 62 and older and was designed to seamlessly blend with the surrounding downtown area while offering modern amenities and various income-based rental options. This development was also supported by the RAD program and funding from the City of Durham.

In addition to the residential components, the campus now includes the Durham Bulls Miracle League Field, a unique facility designed for children and adults with special needs. The campus also connects to the American Tobacco Trail, enhancing the connectivity to downtown Durham and quality of life for residents.

The revitalization of the JJ Henderson campus are integral components of the DHA's Downtown and Neighborhood Plan (DDNP), which aims to preserve and create over 2,500 mixed-income units across Durham. This campus serves as a shining example of how affordable housing can be preserved and enhanced to meet the needs of today's residents while contributing to the vibrancy of the broader community.

Watch the award announcement video [here](#).

About CCI

CCI is a full-service real estate firm specializing in acquisition, asset management, property management, and development. CCI's leadership team brings over 190 years of combined real estate experience, emphasizing long-term asset preservation, customer care, and conscious capitalism, setting them apart in the industry. For more information about CCI, visit www.ccinvest.com.

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