

REDEVELOPMENT COMMISSION
OF GREENSBORO

ANNUAL REPORT
FY 2011-12



CITY OF GREENSBORO
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT



REDEVELOPMENT COMMISSION OF GREENSBORO

The City of Greensboro chartered the Redevelopment Commission in 1951 by ordinance under North Carolina General Statutes 160A, Article 22. The Commission conducts studies of neighborhoods, formulates plans, and carries out redevelopment projects for blighted areas of the City. The Commission is authorized to acquire land, redevelop (or contract for the redevelopment of) an area, and sell the redeveloped area when the project is completed. The Redevelopment Commission, like the Zoning Commission and the Planning Board, is allowed to develop expertise in a narrow area and to decide matters of either a legislative or administrative nature based on that experience. Regular meetings of the Redevelopment Commission are held on the second Thursday of each month at 4:30 p.m. Special meetings are called for transacting urgent or special business.

Redevelopment Commissioners

Dawn Chaney, Chair

Robert Enochs, Vice Chair

Charles McQueary

Clinton Gravely

Thomas Daniels

(Appointed 5/1/12)

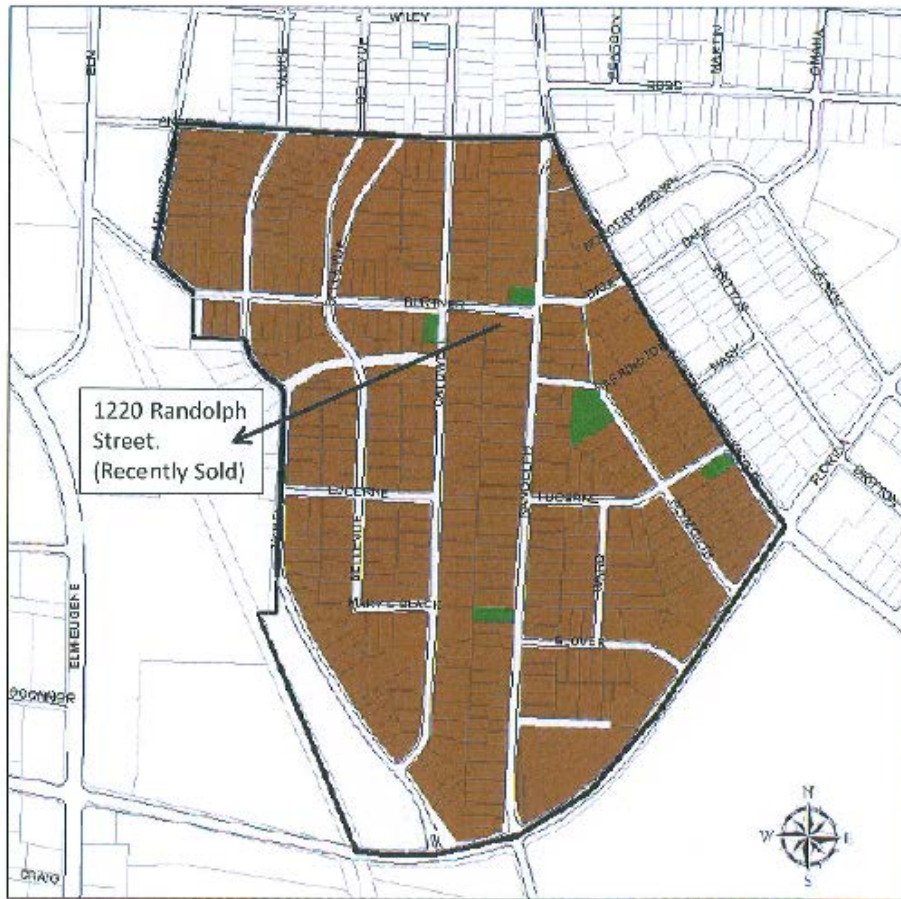
Cassandra Rogers

(Resigned 11/1/11)

<u>Member</u>	<u>Meetings Attended</u>	<u>Meetings Absent</u>	<u>Date Appointed</u>
Dawn Chaney	12	0	1/10
Robert Enochs	12	0	3/11
Charles McQueary	10	2	6/10
Clinton Gravely	11	1	4/11
Thomas Daniels	2 (Appointed 5/1/12)	1	5/12
Cassandra Rogers	4	0 (Resigned 11/1/11)	9/09

EIGHT (8) REGULAR MEETINGS AND FOUR (4) SPECIAL MEETINGS WERE HELD DURING THIS PERIOD.

Arlington Park



Arlington Park FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
CDBG	20,427	0	20,427
Total	\$20,427	0	\$20,427

Arlington Park FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Prop Mgmt	9157	11,315
Total	\$9157	\$11,315

Arlington Park FY 2011-12 Project Summary

The Arlington Park Redevelopment Plan was approved in 1979 with the objectives of removing structurally substandard buildings and encouraging extensive rehabilitation. Comprehensive neighborhood revitalization activities have been underway in the neighborhood since the early 1980's. Over the years, most of the goals of the neighborhood plan have been accomplished.

- The Commission owns four buildable lots in Arlington Park, which are being marketed for single family housing development under the Ole Asheboro Scattered Site Housing Program.



Project Data	
Designated:	1979
Estimated Completion Date:	2014
Area:	90 acres
\$ Spent	\$3,668,000
Estimate to Complete:	\$10,000
Funding Sources:	CDBG
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



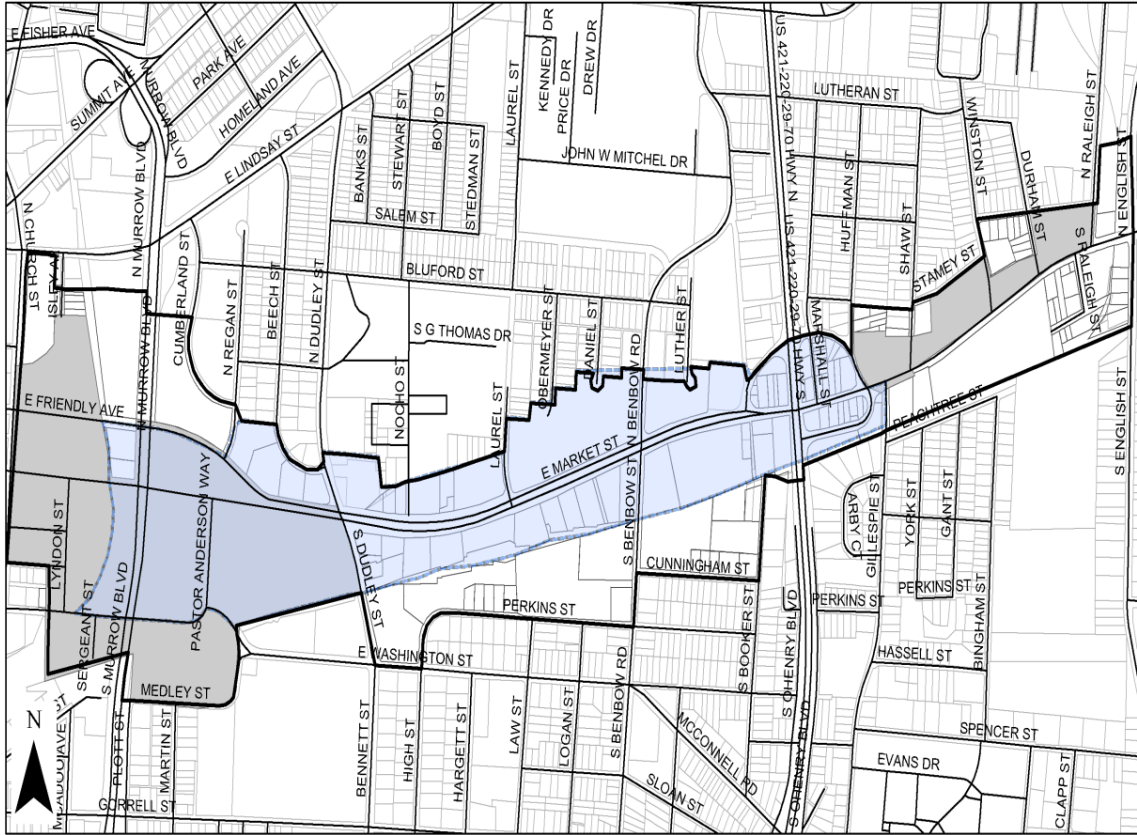
Project Accomplishments	
■ Over 60 homes rehabilitated.	■ Bellevue Park upgraded.
■ Removed 2 nuisance commercial properties.	■ 4 historic homes renovated and 3 sold.
■ Removed 9 dilapidated housing units.	■ 3+ miles of streets, sidewalks and utilities improved.
■ 36 home sites developed at "The Village."	■ Andrew/Randolph/MLK intersection realigned.
■ Linear open space and pedestrian trail developed along Vance Street.	■ 21 homes made lead safe through the Lead Based Paint Program.
■ Sale of 1600 Martin Luther King Jr. Drive.	■ Sale of 1700 Martin Luther King Jr. Drive for office use.
■ Rehab and sale of historic 1220 Randolph Avenue	



Annual Look-Ahead (FY 12-13)

- Market remaining vacant lots for new single family home construction
- Continue housing rehabilitation and lead-safe housing assistance programs

East Market Street



Legend

- Pedestrian Overlay District
- Redevelopment Area B
- Redevelopment Area A

A special zoning district, the Pedestrian Overlay District (POD) was created to accommodate special pedestrian-friendly building standards called for in the adopted East Market Street Plan. East Market Street is the first area in the City to utilize the POD zoning.



East Market Street FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
Bond	749,933	0	\$749,933
Total	749,933	0	\$749,933

East Market Street FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Disposition	41,619	\$454,967
Total	\$41,619	\$454,967

East Market Street FY 11-12 Project Summary

East Market Street is a two-mile corridor beginning on the eastern edge of Greensboro’s downtown. It was the historic heart of the African American business district prior to 1950’s urban renewal efforts and is home to NC A&T and several bordering neighborhoods. The East Market Street Corridor Development Plan, approved in 1998, was designed to recommend implementation strategies that enhance business/retail development, university development, and neighborhood development. East Market Street Development Corporation is the “lead agent” for redevelopment efforts in the corridor. The primary goal of this plan is to use the redevelopment bond funds to leverage private investment to this corridor. EMSDC will oversee the implementation of the Jonesboro Scott Park Neighborhood Plan; which City Council adopted in August 2009.

- \$253,347 in Redevelopment Bond Funds reallocated for development of the Bessemer Shopping Center.
- Jonesboro Landing Apartments rehabilitated using Neighborhood Stabilization Program funds.



Project Data	
Designated:	1998
Completion (Est.):	2014
Area:	2 miles
\$ Spent:	\$1,623,000
Est. \$ to complete:	\$454,967
Funding Sources:	1996 & 2000 Redevelopment Bond Funds
Project Manager:	Russ Clegg
336.373.2211	<i>russ.clegg@greensboro-nc.gov</i>



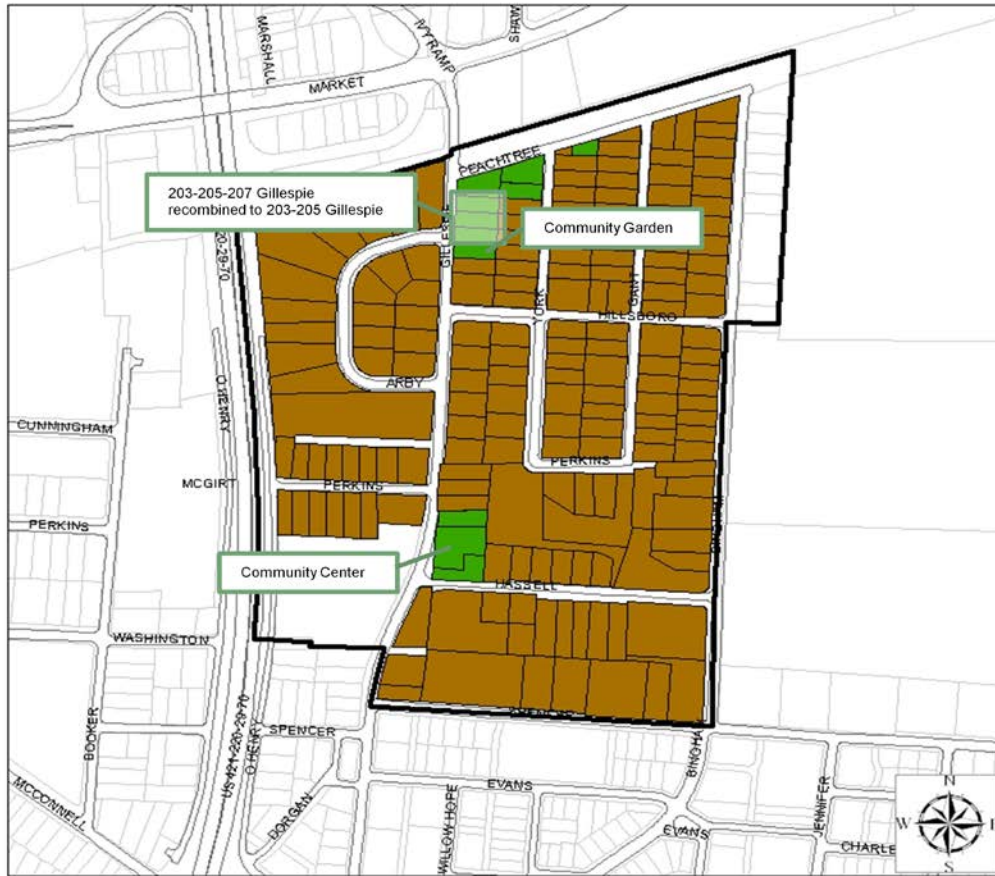
Project Accomplishments	
<ul style="list-style-type: none"> ■ EMSDC and HCD completed the Jonesboro Scott Park Neighborhood Plan 	<ul style="list-style-type: none"> ■ EMS Merchants Association formed
<ul style="list-style-type: none"> ■ 301 Marshall Street was rehabilitated and sold to an owner-occupant 	<ul style="list-style-type: none"> ■ Phase I and II Streetscape and traffic management improvements completed
<ul style="list-style-type: none"> Jonesboro Landing, 17 rental units, rehabilitated 	



Annual Look-Ahead (FY 12-13)

- Continue implementation of the Jonesboro-Scott Park Neighborhood Plan
- Complete Heath Community Neighborhood Plan
- Revitalize the Bessemer Shopping Center

Eastside Park



Legend
 Redevelopment Commission Owned



Eastside Park FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
CDBG	23,199	10,000	\$33,199
Total	\$23,199	\$0	\$33,199

Eastside Park FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Property Mgmt	9062	\$24,137
Total	\$9062	\$24,137

Eastside Park FY 11-12 Project Summary

The Commission initiated the redevelopment of Bingham Street in 1990 and expanded redevelopment activities in the area in 1993. The objectives of the plan are to provide rehabilitation assistance to homeowners, to acquire blighted properties, to eliminate illegal activities, and to construct a neighborhood park and other improvements. Most of the goals identified in the original Revitalization Plan have been achieved or exceeded.

The Commission currently owns seven vacant lots in Eastside Park. Staff is working with the Eastside Park Neighborhood Association to create a land reuse plan for the Peachtree/Gillespie site.

- Habitat for Humanity constructed a community garden on Commissioned-owned lot.

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Project Data	
Designated:	1993
Completion (Est.):	2013
Area:	47 acres
\$ Spent:	\$4,500,000
Est.\$ to complete:	\$140,000
Funding Sources:	CDBG, City Bond Funds, HOME
Partnerships:	Greater Greensboro Builders Association, Habitat for Humanity, Neighborhoods United, Westminster Presbyterian Church, Eastside Park Neighborhood Association, Youth Focus, UNCG Design Studio
Project Manager:	Dyan Arkin
336.433.7377	<i>dyan.arkin@greensboro-nc.gov</i>

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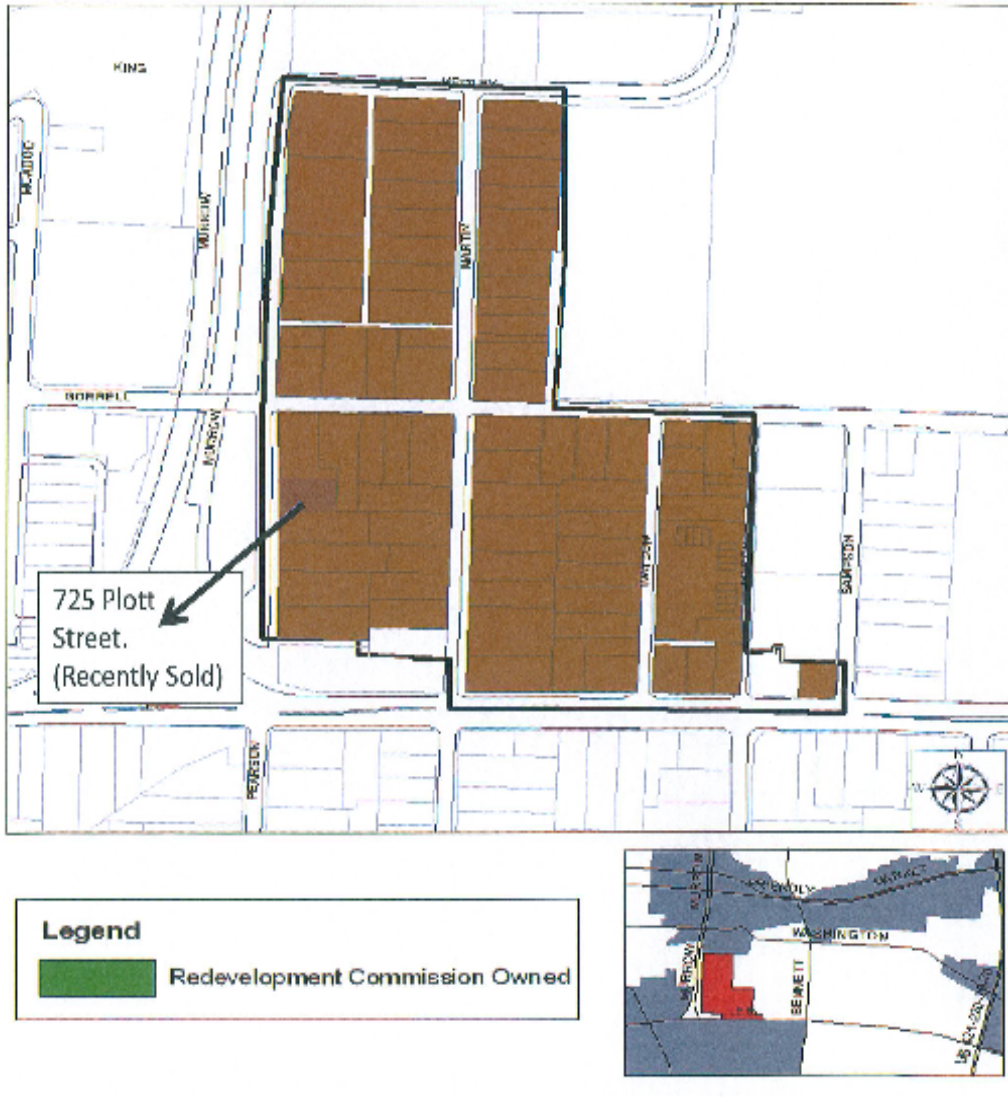
Project Accomplishments	
<ul style="list-style-type: none"> ■ Over 70 families have purchased new homes on lots assembled by the program 	<ul style="list-style-type: none"> ■ Land provided for the Eastside Park Community Center
<ul style="list-style-type: none"> ■ Hassell Street extension was built 	<ul style="list-style-type: none"> ■ Eight homes built in partnership with Greater Greensboro Builders Association
<ul style="list-style-type: none"> ■ Additional open space areas were developed 	<ul style="list-style-type: none"> ■ Over 80 apartment units have been renovated.
<ul style="list-style-type: none"> ■ My Sister Susan's House, a maternity home, completed 	<ul style="list-style-type: none"> ■ Habitat built Arbor Court, 20 condominiums

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Annual Look-Ahead (FY 12-13)

- Neighborhood reuse plan for remaining RCG-owned parcels
- Bingham Park upgrade plan with neighborhood and Parks & Rec Department
- Move two houses to RCG-owned lots, rehab and resell to owner-occupants
- Begin completion report for Eastside Park Neighborhood Redevelopment Plan

Gorrell Street



Gorrell Street FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
CDBG	2140	2000	\$4140
Total	\$2140	\$2000	\$4140

Gorrell Street FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Prop Mgmt	1051	\$3089
Total	\$1051	\$3089

Gorrell Street FY 11-12 Project Summary

Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting nonprofit housing providers who have constructed and sold new single family homes. The City has also supported the stabilization of the historic Magnolia House Motel property. Property was sold to Bennett College for development of a Middle College/Administrative building in 2009. Construction was completed in 2011 and the program is ongoing. A developer purchased the final four RCG-owned lots for single family housing development. Two of the houses were built and sold, with two remaining to be built.

- 725 Plott Street was sold to the Magnolia House owner. All Redevelopment Plan activities have been completed.



Project Data	
Designated:	1990
Completion (Est.):	2013
Area:	20 acres
\$ Spent:	\$949,000
Est. \$ to complete:	\$0
Funding Sources:	CBDG, City Bond Funds
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



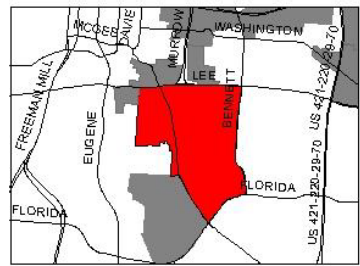
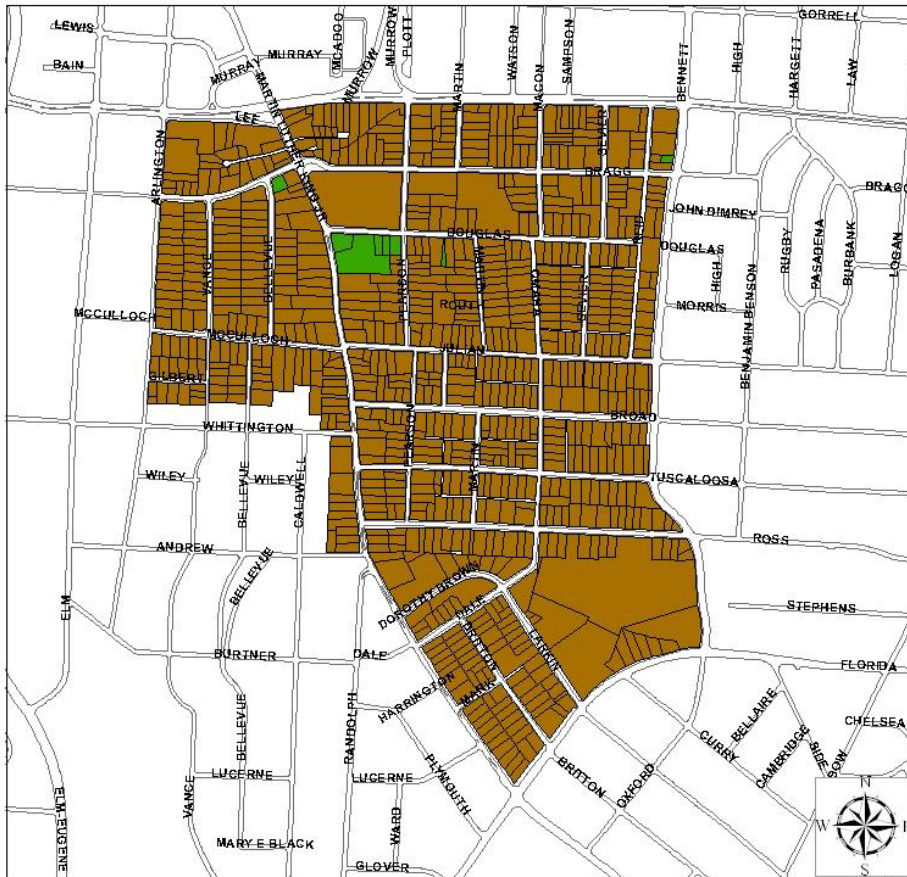
Project Accomplishments	
<ul style="list-style-type: none"> ■ 27 deteriorated residential and commercial properties purchased. 	<ul style="list-style-type: none"> ■ 4 lots conveyed to nonprofit homebuilders for single family home construction.
<ul style="list-style-type: none"> ■ Most of neighborhood rezoned to single family use. 	<ul style="list-style-type: none"> ■ Relocation of the PATHWays facility.
<ul style="list-style-type: none"> ■ Disposition of 609 Gorrell to Bennett College for Middle College Program. 	<ul style="list-style-type: none"> ■ 4 lots conveyed to homebuilder for construction of single family homes. Two homes completed and occupied.
<ul style="list-style-type: none"> ■ 725 Plott Street sold to owner for continued support of Magnolia House. 	



Annual Look-Ahead (FY 12-13)

- Continue housing rehabilitation and lead-safe housing assistance programs
- Produce closeout report for Gorrell Street Redevelopment Plan

Ole Asheboro



Ole Asheboro FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
CDBG	46,914	77,875	\$124,789
HOME	137,119	20,000	\$157,119
Total	\$184,033	\$97,875	\$281,908

Ole Asheboro FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Acquisition	60,000	\$0
Disposition	149,994	\$46,914
Property mgmt	25,000	\$0
Total	\$234,994	\$46,914

Ole Asheboro FY 11-12 Project Summary

The Ole Asheboro area was designated in 1979 and a comprehensive neighborhood plan was adopted in 1983. This comparatively large neighborhood revitalization project has included stabilizing existing housing stock, providing for new housing, adaptive reuse and rehabilitation of historic buildings, development of a day care center, and considerable upgrading of the area's deteriorated infrastructure. City Rehab, local ordinance enforcement, and Lead-Safe Housing Assistance Programs are active in the area, and in general, the quality of housing in Ole Asheboro has significantly improved.

Blocks A-1 and A-2 of the MLK, Jr. North Initiative Plan are in predevelopment. The Downtown Greenway is designing the segment that will run along Bragg Street and through the MLK A-2 site. 30 single family lots are available, as is MLK North blocks A-3 and A-4, which will be marketed for development subsequent to construction starts in the first two blocks.

- Purchased four vacant lots for the Scattered Site Program.

Project Data	
Designated:	1979
Completion (Est.):	2015
Area:	260 acres
\$ Spent:	\$13,075,000
Est. \$ to complete:	\$1,500,000
Funding Sources:	CDBG
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>

Project Accomplishments	
■ Over 120 homes rehabilitated	■ Lee Street Day Care Center constructed
■ 97 homes built on lots provided through the City	■ Demolish 130 dilapidated housing units
■ Martin Luther King Jr. Drive streetscape project completed	■ Adaptive reuse of Caldwell School for Nettie Coad Apartments
■ 13 historic homes renovated	■ Over 5 miles of upgrades to streets and utilities
■ 2 parks upgraded	■ 1 new open space developed
■ 67 housing units made lead safe	■ Nettie Coad Apartments window replacements and energy efficient upgrades done through Better Buildings Program

Annual Look Ahead (FY 12-13)

- Assistance to New Zion Missionary Baptist Church with development of MLK North Block A-1, scheduled to begin construction in December 2012
- Assistance to TND Partners, LLC, with development of MLK North Block A-2
- Market remaining 30 vacant lots for single family homes (11 Commission-owned)
- Market MLK North-Phases A-3 and A-4 sites for mixed-use development
- Coordinate implementation of Downtown Greenway segment along Bragg Street
- Pursue opportunities for housing rehab and acquisition of blighted properties

Phillips Lombardy



Legend

Redevelopment Commission Owned



Phillips Lombardy FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
Bond	0	13,000	\$13,000
Total	\$0	\$13,000	\$13,000

Phillips Lombardy FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Property Mgmt	13,000	\$0
Total	\$13,000	\$0

Phillips-Lombardy FY 11-12 Project Summary

The Phillips-Lombardy Development Plan, adopted in 1990, called for removal of structurally substandard buildings and blighting factors, improved street circulation, and revised land use patterns. An old quarry site is the remaining parcel of land owned by the Commission.

- The Commission agreed to lease three acres to EDGE for an Urban Community Garden.



Project Data	
Designated:	1990
Completion (Est.):	2013
Area:	14 acres
\$ Spent:	\$771,000
Est. \$ to complete:	20,000
Funding Sources:	City Bond, CDBG
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



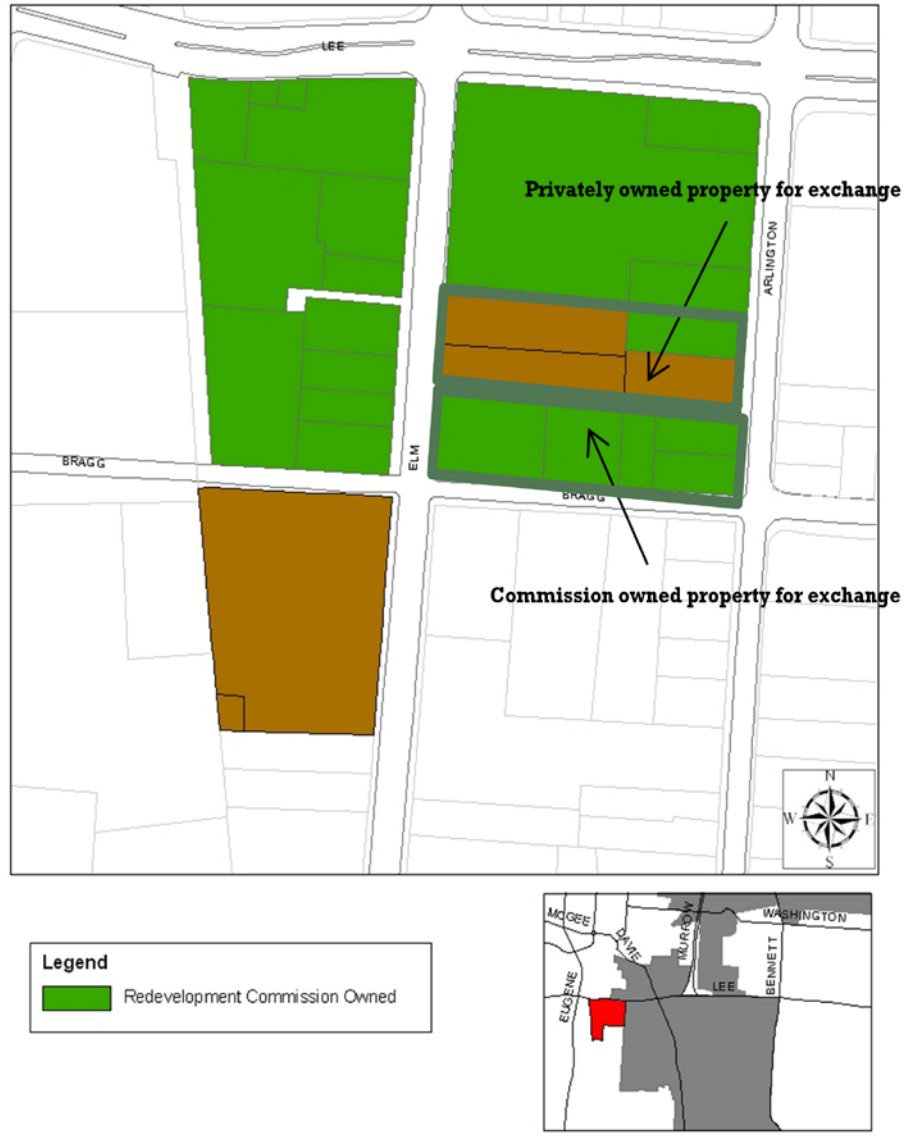
Project Accomplishments	
■ 3 single family homes built	■ Site for childcare center sold and developed.
■ 2 substandard and detrimental commercial buildings purchased and demolished.	■ Phase I geotechnical analysis of former rock quarry site.
■ Site Specific Constraints Analysis in February 2009	



Annual Look-Ahead (FY 12-13)

- Develop a property reuse plan compatible with development effort in the surrounding neighborhood.
- Disposition of property along Phillips Avenue for development of a dollar store

South Elm



South Elm Street FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
CDBG	94,000	103,939	\$197,939
HOME	395,000	395,000	\$790,000
Powell Bill	500,000	0	\$500,000
Total	\$989,000	\$498,939	\$1,487,939

South Elm Street FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Infrastructure	0	\$500,000
Housing Development	0	\$790,000
Disposition/Property Management	103,110	100,813
Total	\$103,110	\$1,390,813

South Elm Street Brownfields FY 11-12 Project Summary

The South Elm Street Redevelopment Plan was adopted by City Council in February 2007. The plan describes actions necessary to create a vibrant, mixed use development district for this 10-acre site just south of downtown. Environmental assessment, acquisition, relocation, demolition, and remediation are complete.

- South Elm Development Group selected to negotiate Master Development Agreement for mixed use development with a projected value of \$80,000,000
- Redevelopment Commission authorized exchange of property for parcel in private ownership

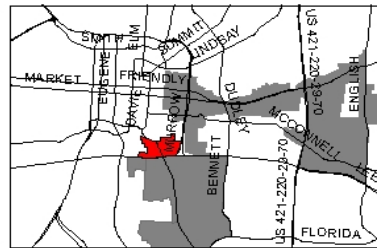
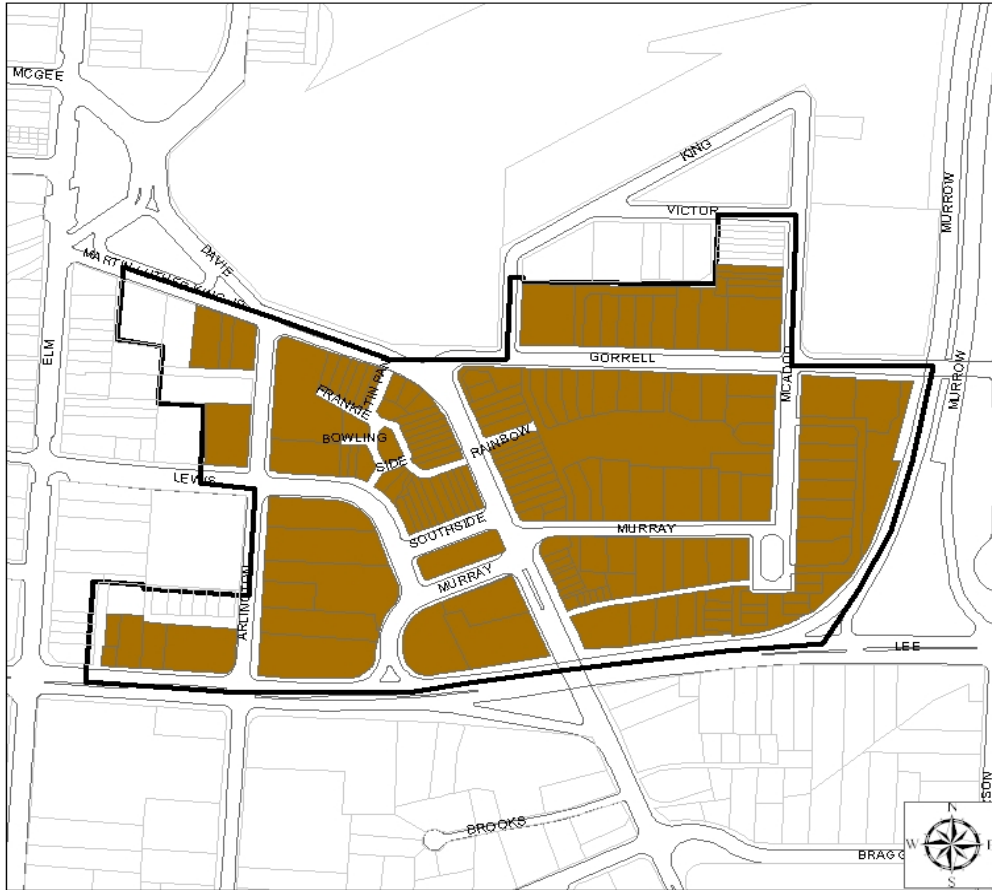
Project Data	
Designated:	February 2007
Completion (Est.):	2020
Area:	10 acres
\$ Spent:	\$6,690,000
Est. \$ to complete:	\$5,400,000*
Funding Sources:	BEDI, Section 108 Loan, CDBG, EPA, City General Fund
Project Manager:	Dyan Arkin
336.433.7377	dyan.arkin@greensboro-nc.gov
	<i>*Developer may make additional public funding requests during the life of the project.</i>

Project Accomplishments	
<ul style="list-style-type: none"> ■ 25 parcels purchased and remediated ■ Awarded EPA Cleanup grants, HUD BEDI grant, and Section 108 Loan Guarantee 	<ul style="list-style-type: none"> ■ Sanitary sewer lines upgraded ■ Brownfield Agreement application submitted to NCDENR

Annual Look-Ahead (FY 12-13)

- Finalize Brownfield Agreement with NCDENR
- Finalize Master Development Agreement
- Finalize exchange of property with private owner
- Demolish remaining buildings on site
- Design and construct infrastructure improvements preliminary to vertical development
- Coordinate and oversee development of site with selected developer

Southside



Southside FY 2011-12 Budget			
Source	Funds Carried Forward	2011-12 Allocation	Total
Bond	0	25,160	\$25,160
Total	\$0	\$25,160	\$25,160

Southside FY 2011-12 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2012-13
Park Construction	25,160	\$0
Total	\$25,160	\$0

Southside FY 11-12 Project Summary

The Southside Development Plan was adopted by City Council in 1995. The primary goal of the plan was to reestablish the turn of the 20th century neighborhood on the edge of Greensboro's downtown. After several years of property acquisition, establishment of design development standards and an initial streetscape improvement, a primary developer was recruited. Southside, LLC. is the prime developer for this mixed-use area that includes historic homes expertly rehabilitated, new single family houses, townhouses, live-work units, apartments and a small office/commercial area.

- Improvements were made to the Claudette Burroughs-White Park at the intersection of McAdoo and Murray Streets.



Project Data	
Designated:	1995
Completion (Est.):	2012
Area:	22 acres
\$ Spent:	\$5,650,160
Est. \$ to complete:	\$75,000
Funding Sources:	1990 & 2000 Redevelopment Bond Funds
Project Manager:	Chancer McLaughlin
336.412-5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



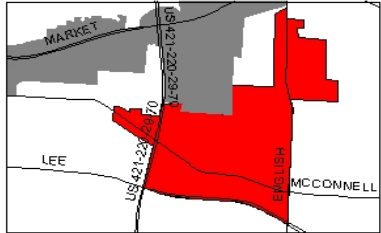
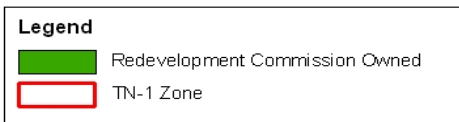
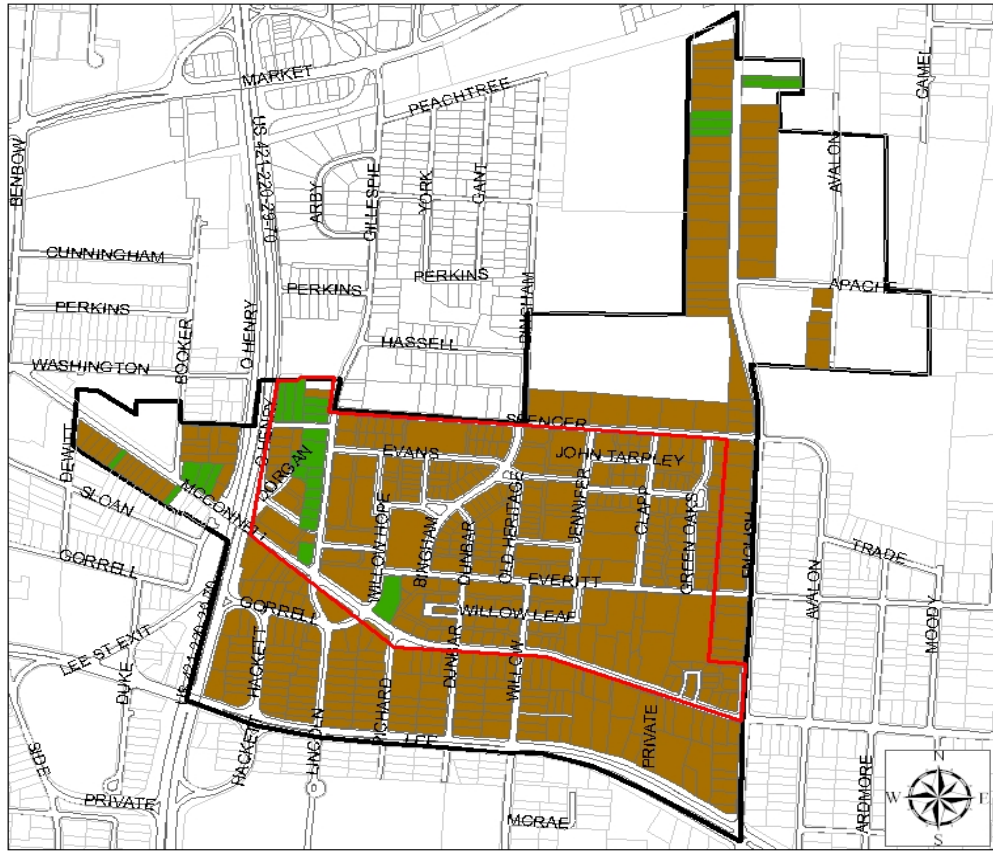
Project Accomplishments	
<ul style="list-style-type: none"> ■ Pocket Park designed 	<ul style="list-style-type: none"> ■ Streetscape construction
<ul style="list-style-type: none"> ■ Historic Fields House renovations 	<ul style="list-style-type: none"> ■ Development assistance for rehab and new construction



Annual Look-Ahead (FY 12-13)

- Installation of benches at Claudette Burroughs-White Park
- Rehabilitation of 308 Murray Street
- Produce closeout report for Southside Redevelopment Plan

Willow Oaks



Source	Funds Carried Forward	2011-12 Allocation	Total
CDBG	126,259	55,000	\$
HOME	210,450	75,000	\$285,450
Hsg Partnership	0	50,000	\$50,000
Total	\$336,709	\$180,000	\$516,709

Activity	Spent	Carried Forward (unencumbered) to 2012-13
Prof Services	15,000	\$25,000
Hsg Subsidy	21,000	\$0
Property Mgmt.	58,000	\$12,000
Acquisition	75,000	\$153,757
Disposition	21,627	\$135,325
Total	\$190,627	\$326,082

Willow Oaks FY 11-12 Project Summary

The Morningside/Lincoln Grove Redevelopment Plan, approved in 2000, calls for removal of substandard buildings, the elimination of blighting factors, a Traditional Neighborhood Development district, the rehabilitation of existing homes, the construction of new homes and apartments, and the upgrading of certain public improvements. 210 rental units and over 100 single family homes have been constructed.

Still to be completed: 150 single family homes, Phase III Cottage Grove, Phase III McConnell Road, and the commercial/retail component of the Willow Oaks Village Center. Remaining single family lots are owned by GHDP, which acts the Redevelopment Commission’s agent. The Commission owns the land earmarked for the Village Center.

- Two single family homes purchased
- Single family building program evaluation report
- Commercial center feasibility report
- Purchase of 821 Clapp with Neighborhood Stabilization Program funds

Project Data	
Designated:	2000
Completion (Est.):	2015
Area:	250 acres
\$ Spent:	\$13,420,627
Est. \$ to complete:	\$2,680,000
Funding Sources:	CDBG, Bond, HOME, Powell Bill, UDAG
Partnerships:	GHA, Mid-City, Urban LLC, Habitat for, Humanity, Eastside Park Neighborhood Association, Willow Oaks Neighborhood Coalition
Project Manager:	Dyan Arkin
336.433.7377	<i>dyan.arkin@greensboro-nc.gov</i>

Project Accomplishments	
<ul style="list-style-type: none"> ■ 40-unit senior village – “The Villas at Willow Oaks” constructed 	<ul style="list-style-type: none"> ■ 60-unit family rentals – “The Havens at Willow Oaks” constructed
<ul style="list-style-type: none"> ■ Phase II Infrastructure Improvements constructed 	<ul style="list-style-type: none"> ■ 110-unit family rentals – “The Townhomes at Willow Oaks” constructed
<ul style="list-style-type: none"> ■ Community Building constructed 	<ul style="list-style-type: none"> ■ 100+ single family homes constructed

Annual Look-Ahead (FY 12-13)

- Land use plans for Phase III Cottage Grove properties
- Rehabilitate and market for sale 821 Clapp Street
- Community marketing program.
- Construction of SF detached and attached for-sale homes.
- Construction of retail/commercial component.