

**REDEVELOPMENT COMMISSION
OF GREENSBORO**

**ANNUAL REPORT
FY 2015-16**



**CITY OF GREENSBORO
DEPARTMENT OF PLANNING**



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 first Wednesday of each month at 5:00 p.m. Special meetings are called for transacting urgent or special business.

Redevelopment Commissioners

Robert Enochs, Chair
Clinton Gravely, Vice Chair
Dawn Chaney
Charles McQueary
Angela Harris

| <u>Member</u> | <u>Meetings Attended</u> | <u>Meetings Absent</u> | <u>Date Appointed</u> |
|----------------------|-------------------------------------|-----------------------------------|----------------------------------|
| Dawn Chaney | 9 | 1 | 1/10 |
| Robert Enochs | 7 | 3 | 3/11 |
| Charles McQueary | 8 | 2 | 6/10 |
| Clinton Gravely | 8 | 2 | 4/11 |
| Angela Harris | 10 | 0 | 2/14 |

SEVEN (7) REGULAR MEETINGS AND THREE (3) SPECIAL MEETINGS WERE HELD DURING THIS PERIOD.

**FY 2015-16 ANNUAL REPORT
SUMMARY**

Redevelopment Commission of Greensboro

2015-2016 Annual Report Summary

The Redevelopment Commission oversees redevelopment initiatives in eight active redevelopment areas: Arlington Park, East Market Street, Eastside Park, Heritage House, Ole Asheboro, Phillips Lombardy, South Elm Street, and Willow Oaks. Gorrell Street and Southside activities are complete, and Final Reports are pending. The following summaries include accomplishments and expenditures for Fiscal Year 2015-2016.

Arlington Park *Project Manager – Hart Crane*

- Four buildable lots marketed for single family housing development under Ole Asheboro Scattered Site Housing Program
- Funds expended: Property Management - \$2540*

East Market Street *Project Manager – Russ Clegg*

- Funds Expended: \$0

Eastside Park *Project Manager – Dyan Arkin*

- One rehabbed house sold
- Three vacant lots being marketed for development
- Funds Expended: Property Management - \$2095

Heritage House *Project Manager – Hanna Cockburn*

- Acquisition of 150 units.
- Funds Expended: Acquisition - \$632,337

Ole Asheboro *Project Manager – Hanna Cockburn*

- New Zion Missionary Baptist Church MLK North A-1 project completed.
- MLK North A-4 Family Dollar store completed.
- Funds Expended: Disposition - \$216,530; Property Management - \$25,387*

Phillips Lombardy *Project Manager – Dyan Arkin*

- Work with Concerned Citizens of Northeast Greensboro on the facilitation of the Urban Farm.
- Funds Expended: Property Management - \$3143*

South Elm Street *Project Manager – Dyan Arkin*

- Union Square Campus and associated streetscape/infrastructure construction is underway.
- Funds Expended: Infrastructure/Environmental - \$379,431; Disposition - \$36,899; Property Management - \$18,935*

Willow Oaks *Project Manager – Russ Clegg*

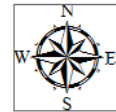
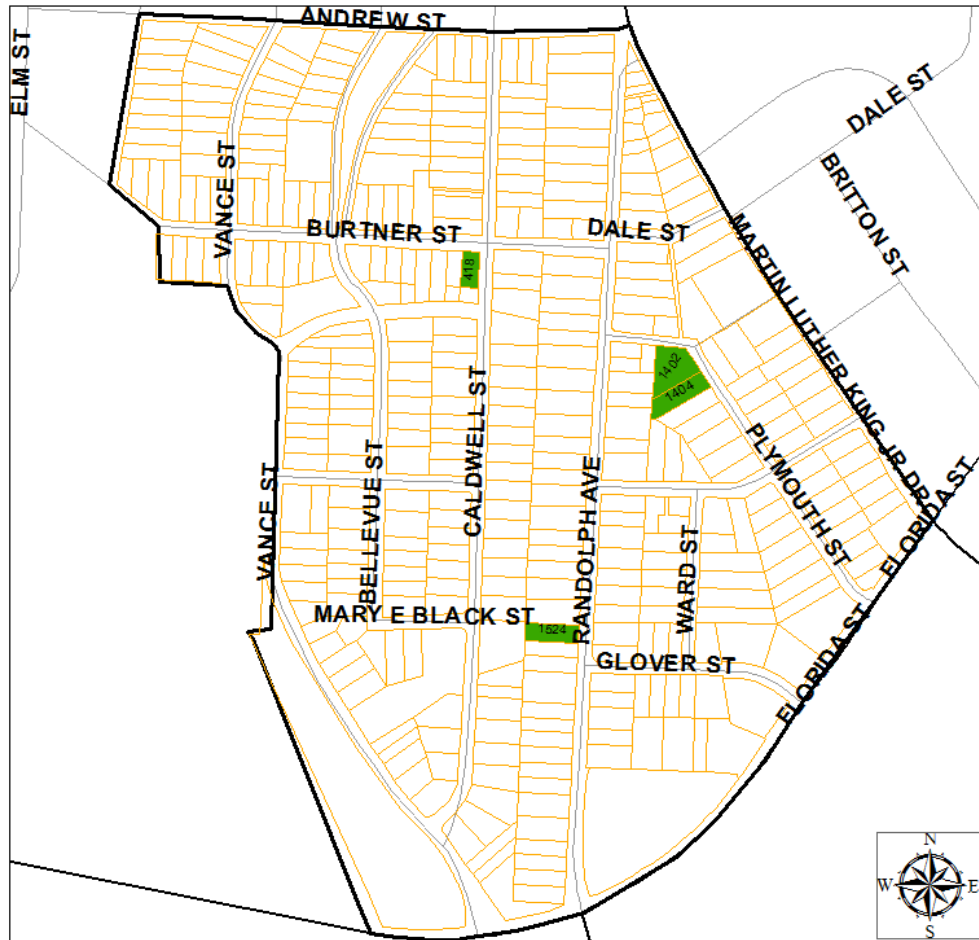
- Acquired 2115, 2116, 2122, 2128 Everitt Street by Deed in Lieu of Foreclosure
- Funds Expended: Property Management - \$35,111*

** Property Management costs have been moved from project accounts to a comprehensive Asset Management account. Expenditures will continue to be reported by redevelopment area, but will not be reflected in funding budgeted for project activities.*

REDEVELOPMENT COMMISSION OF GREENSBORO

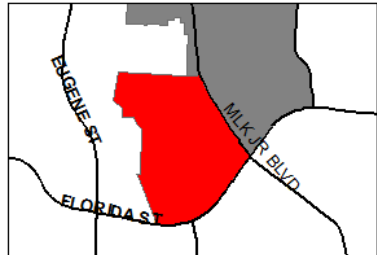
**FY 2015-16 ANNUAL REPORT
PROJECT AREA REPORTS**

Arlington Park



Legend

Redevelopment Commission Owned



| Arlington Park FY 2015-16 Budget | | | |
|-------------------------------------|-----------------------|--------------------|------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| | \$0 | \$0 | \$0 |
| Total | \$0 | \$0 | \$0 |

| Arlington Park FY 2015-16 Expenditures | | |
|---|---------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Prop Mgmt | \$2540 | \$0 |
| Total | \$2540 | \$0 |

Arlington Park FY 15-16 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.

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| Project Data | |
|-----------------------|------------------------------|
| Designated: | 1979 |
| Estimated Completion: | 2018 |
| Area: | 90 acres |
| \$ Spent | \$3,671,000 |
| Estimate to Complete: | \$10,000 |
| Funding Sources: | CDBG |
| Project Manager: | Hart Crane |
| 336.373.2748 | hart.crane@greensboro-nc.gov |

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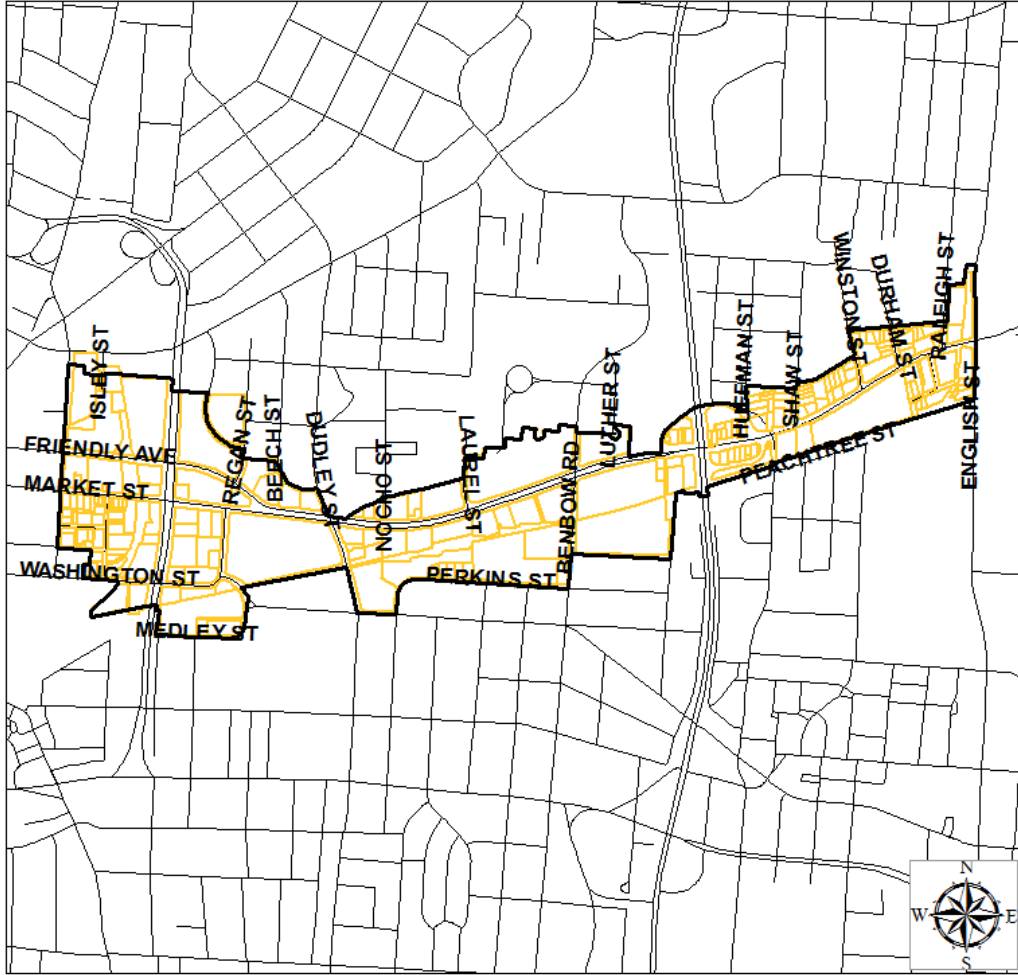
| Project Accomplishments | |
|---|--|
| ■ Over 60 homes rehabilitated | ■ Bellevue Park upgraded |
| ■ Removed 2 nuisance commercial properties | ■ 4 historic homes renovated and 3 sold |
| ■ Removed 9 dilapidated housing units | ■ 3+ miles of streets, sidewalks and utilities improved |
| ■ 36 home 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 | |

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Annual Look-Ahead (FY 16-17)

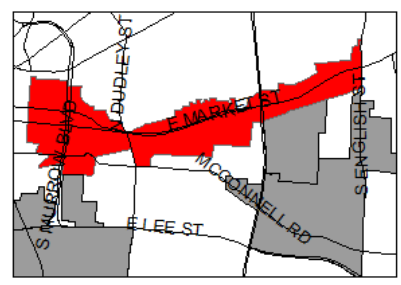
- Market remaining vacant lots for new single family home construction.
- Continue housing rehabilitation and lead-safe housing assistance programs.

East Market Street



Legend

Redevelopment Commission Owned



| East Market Street FY 2015-16 Budget | | | |
|---|-----------------------|--------------------|------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| | \$0 | \$0 | \$0 |
| Total | \$0 | \$0 | \$0 |

| East Market Street FY 2015-16 Expenditures | | |
|---|------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Disposition | \$0 | \$0 |
| Total | \$0 | \$0 |

East Market Street FY 15-16 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 enhance the development of business and retail, the university, and adjacent neighborhoods. The primary goal of this plan is to use the redevelopment bond funds to leverage private investment to this corridor. East Market Street Development Corporation (EMSDC) is the “lead agent” for redevelopment efforts in the corridor. EMSDC oversees the implementation of the Jonesboro Scott Park Neighborhood Plan adopted by City Council in August 2009.

- Began construction of Jonesboro Landing Phase II.



| Project Data | |
|-----------------------|--------------------------------------|
| Designated: | 1998 |
| Estimated Completion: | Ongoing |
| Area: | 2 miles |
| \$ Spent: | \$2,066,000 |
| Est. \$ to complete: | \$0 |
| Funding Sources: | 1996 & 2000 Redevelopment Bond Funds |
| Project Manager: | Russ Clegg |
| 336.373.2211 | russ.clegg@greensboro-nc.gov |



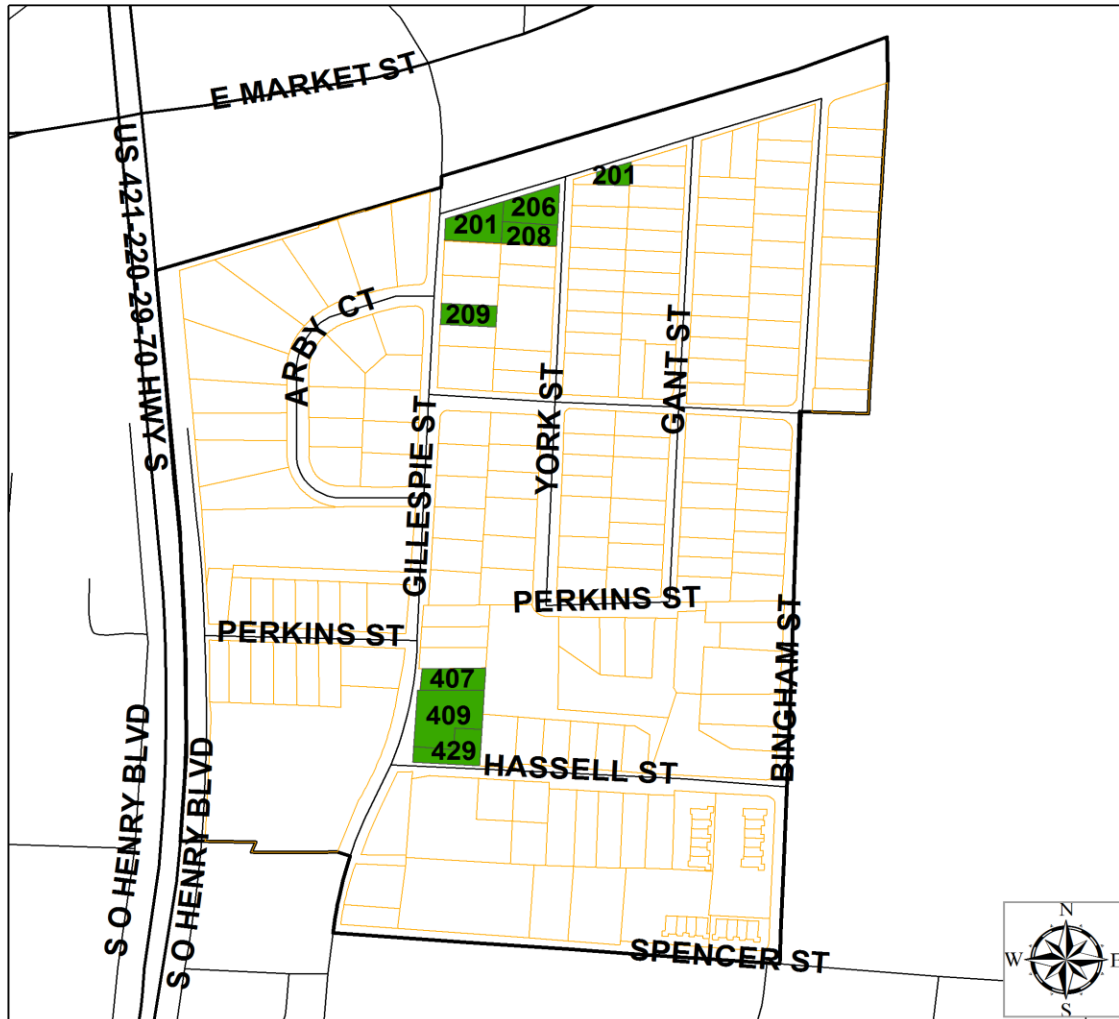
| Project Accomplishments | |
|---|--|
| <ul style="list-style-type: none"> ■ EMSDC and HCD completed the Jonesboro Scott Park Neighborhood Plan | <ul style="list-style-type: none"> ■ EMS Merchants Association formed |
| <ul style="list-style-type: none"> ■ 301 Marshall Street was rehabilitated and sold 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 | <ul style="list-style-type: none"> ■ Adoption of Heath Community Strategic Plan |



Annual Look-Ahead (FY 16-17)

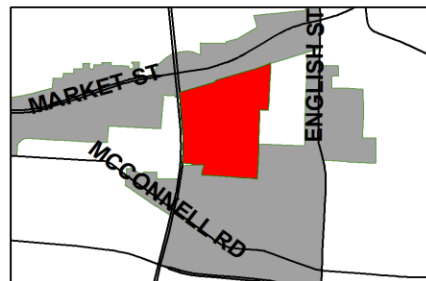
- Completion of Jonesboro Landing Phase II.

Eastside Park



Legend

Redevelopment Commission Owned



| Eastside Park FY 2015-16 Budget | | | |
|------------------------------------|-----------------------|--------------------|------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| | \$0 | \$0 | \$0 |
| Total | \$0 | \$0 | \$0 |

| Eastside Park FY 2015-16 Expenditures | | |
|--|---------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Property Mgmt | \$2095 | \$0 |
| Total | \$2095 | \$0 |

Eastside Park FY 15-16 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 four vacant lots in Eastside Park.
- The second of two houses rehabilitated by Community Housing Solutions (formerly Housing Greensboro) has been sold.
- Community Garden leased to Community Housing Solutions.



| Project Data | |
|-----------------------|---|
| Designated: | 1993 |
| Estimated Completion: | 2018 |
| Area: | 47 acres |
| \$ Spent: | \$4,563,000 |
| Est.\$ to complete: | \$3,000 |
| 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> |



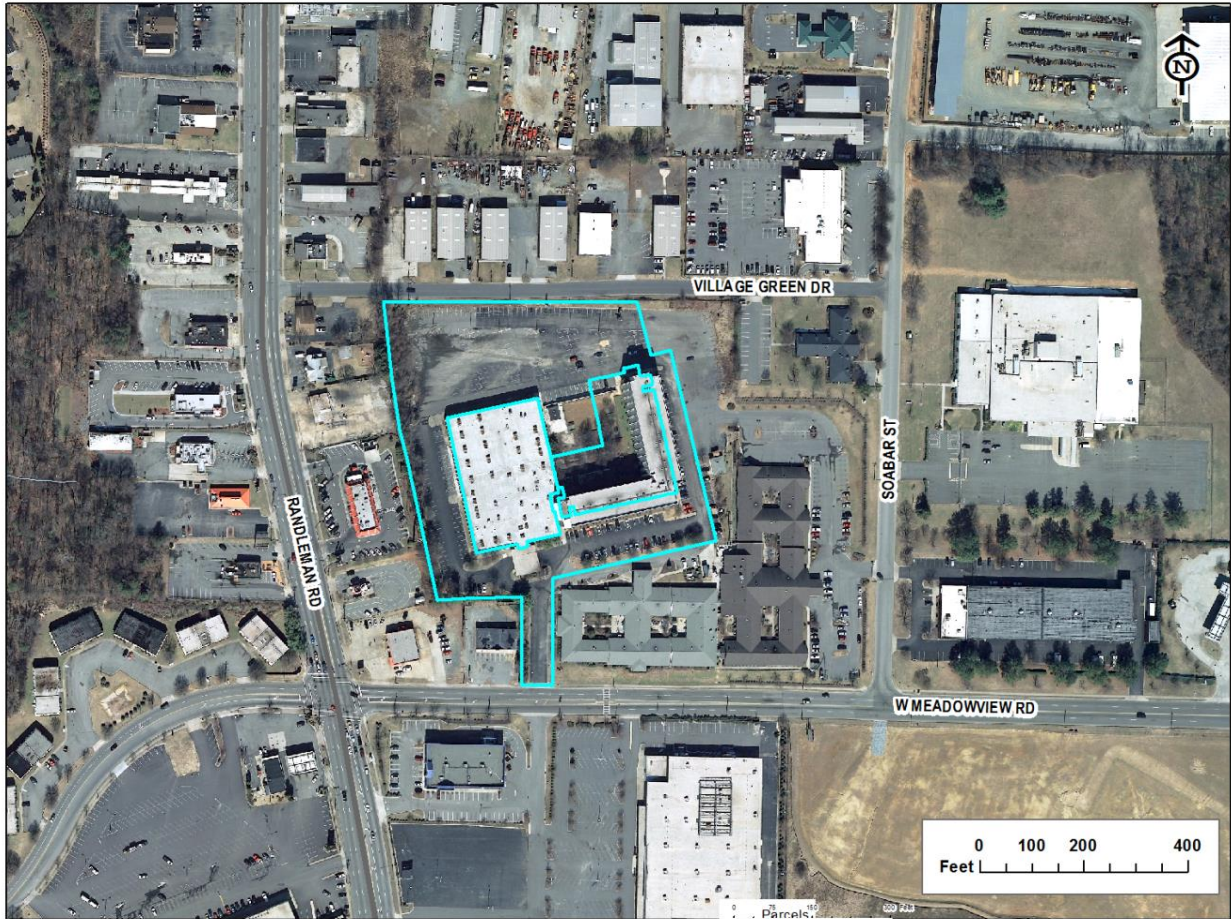
| Project Accomplishments | |
|---|---|
| ■ Over 70 families purchased new homes on assembled lots | ■ Land provided for the Eastside Park Community Center |
| ■ Hassell Street extension built | ■ Eight homes built in partnership with Greater Greensboro Builders Association |
| ■ Additional open space areas developed | ■ Over 80 apartment units renovated. |
| ■ My Sister Susan’s House, a maternity home, completed | ■ Habitat for Humanity built Arbor Court, 20 condominiums |
| ■ Rehab completed on 2 houses relocated to RCG-owned land | ■ Habitat for Humanity constructed community garden on RCG-owned lot |



Annual Look-Ahead (FY 16-17)

- Issue Request for Proposals for housing development on remaining RCG-owned parcels.
- Bingham Park upgrade plan with residents of Eastside Park and Cottage Grove and Parks & Rec.
- Community Housing Solutions to market and sell one rehabilitated house.

HERITAGE HOUSE



| Heritage House FY 2015-16 Budget | | | |
|-------------------------------------|-----------------------|--------------------|--------------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| Gen Fund | \$0 | \$1,210,347 | \$1,210,347 |
| Total | \$0 | \$1,210,347 | \$1,210,347 |

| Heritage House FY 2015-16 Expenditures | | |
|---|------------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Acquisition | \$632,337 | \$578,010 |
| Total | \$632,337 | \$578,010 |

Heritage House FY 15-16 Project Summary

A Redevelopment Plan was developed for the Heritage House Redevelopment Area, which consists of +6.939 acres located at 310-312 West Meadowview Road in south central Greensboro, North Carolina. The goal of the plan is to restore the redevelopment area to economic vibrancy by eliminating blighting influences; removing substandard structures; and assembling the parcels necessary to redevelop the site.

- Heritage House Redevelopment Plan adopted by Greensboro City Council in September 2015.
- Acquired 150 units of the Heritage House Condominium Complex by voluntary sale.



| Project Data | |
|-----------------------|---|
| Designated: | 2015 |
| Estimated Completion: | 2023 |
| Area: | 6.9 acres |
| \$ Spent: | \$632,337 |
| Est. \$ to complete: | \$2,000,000 |
| Funding Sources: | Nussbaum, Capital Reserve |
| Project Manager: | Hanna Cockburn |
| 336.574.3576 | <i>hanna.cockburn@greensboro-nc.gov</i> |



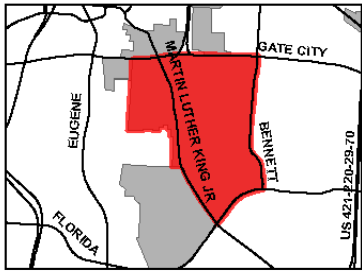
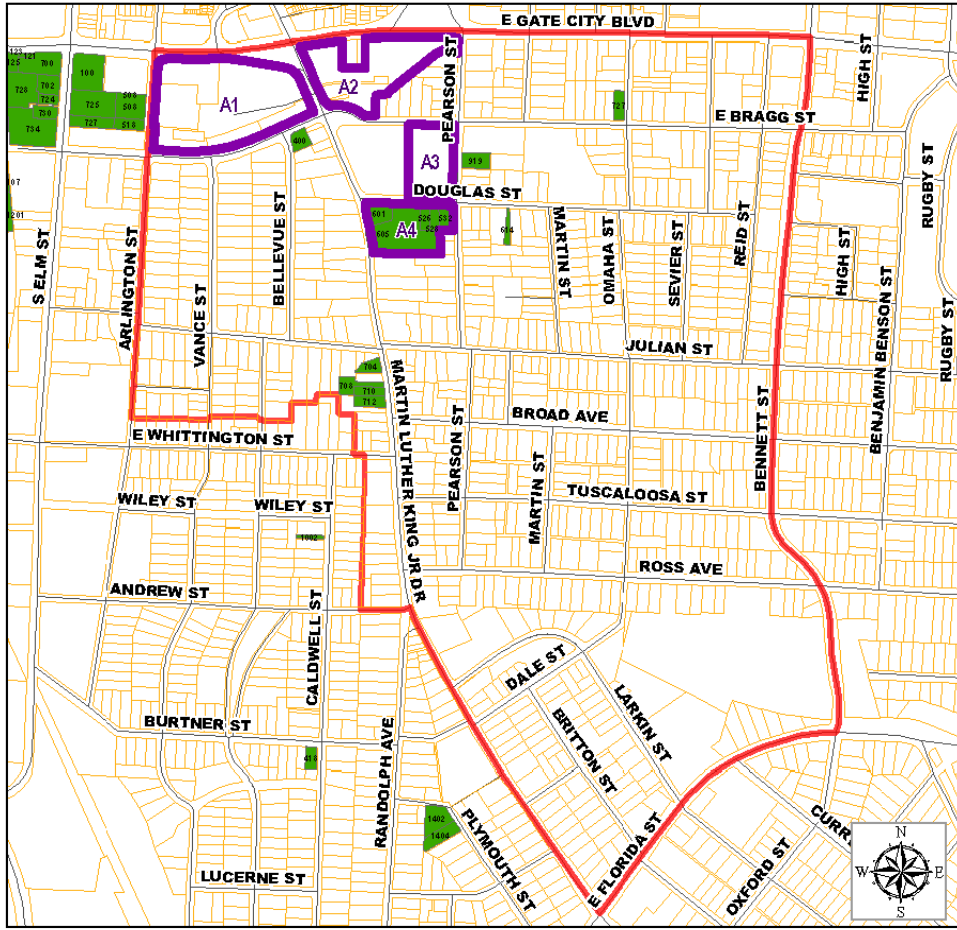
| Project Accomplishments | |
|--|---|
| <ul style="list-style-type: none"> ■ Adoption of the Redevelopment Plan | <ul style="list-style-type: none"> ■ Acquisition of 150 residential units by voluntary sale at appraised fair market value |



Annual Look-Ahead (FY 16-17)

- Acquisition of remaining 27 units through eminent domain.
- Demolition of residential structure and repair of common wall with the Meridian Center.

Ole Asheboro



| Ole Asheboro FY 2015-16 Budget | | | |
|-----------------------------------|-----------------------|--------------------|------------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| CDBG | \$110,000 | \$70,000 | \$180,000 |
| HOME | \$97,000 | \$0 | \$97,000 |
| Total | \$207,000 | \$70,000 | \$277,000 |

| Ole Asheboro FY 2015-16 Expenditures | | |
|---|------------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Disposition | \$216,530 | \$73,470 |
| Housing Subsidy | \$0 | \$97,000 |
| Property Mgmt | \$25,387 | \$0 |
| Total | \$241,917 | \$170,470 |

Ole Asheboro FY 15-16 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.

- Completed construction of 9,000 SF retail facility on west portion of A-4.
- Completed construction of first component of mixed-use development on A-1.
- Completed soil analysis for A-2 to determine impacts on development.
- Leased 60 parking spaces in New Zion parking area for use by South Elm components.
- Engineering/design of Downtown Greenway segment through A-2 is underway.
- Two lots sold for construction of single-family housing.

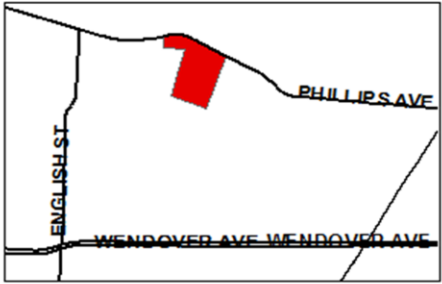
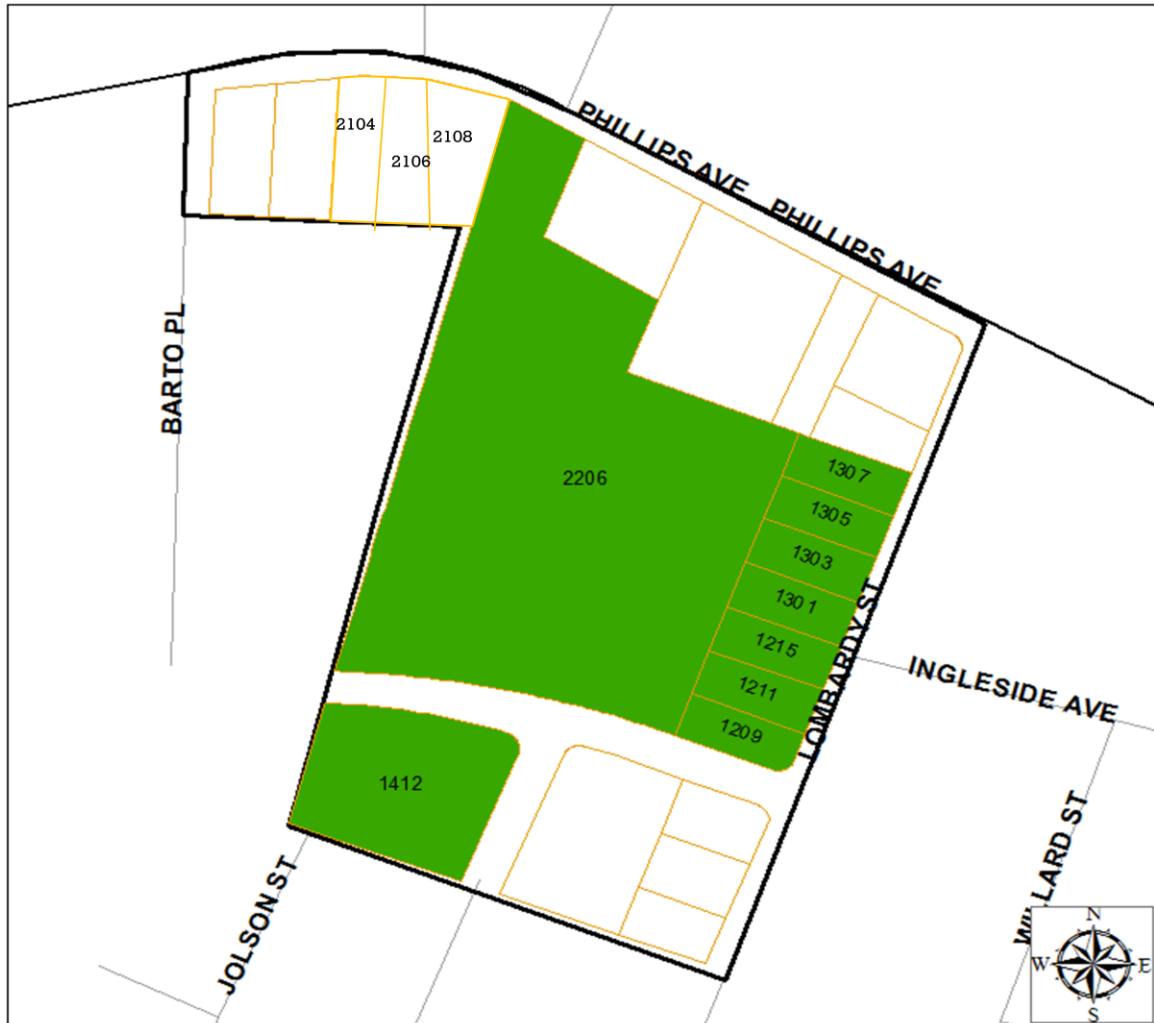
| Project Data | |
|-----------------------|--|
| Designated: | 1979 |
| Estimated Completion: | 2025 |
| Area: | 260 acres |
| \$ Spent: | \$13,344,530 |
| Est. \$ to complete: | \$3,000,000 |
| Funding Sources: | CDBG, Municipal Bond, HOME, Nussbaum |
| Project Manager: | Hanna Cockburn |
| 336.574.3576 | hanna.cockburn@greensboro-nc.gov |

| Project Accomplishments | |
|--|--|
| ■ Over 120 homes rehabilitated | ■ Lee Street Day Care Center constructed |
| ■ 97 homes built on City-provided lots | ■ Demolished 130 dilapidated housing units |
| ■ Martin Luther King Jr. Drive streetscape completed | ■ Adaptive reuse of Caldwell School - Nettie Coad Apts |
| ■ 13 historic homes renovated | ■ Over 5 miles of upgrades to streets and utilities |
| ■ 2 parks upgraded | ■ New open space developed |
| ■ \$49K CDBG grant assistance for development of Family Dollar Store | ■ Nettie Coad Apts window replacements and energy efficient upgrades done through Better Buildings Program |
| ■ 67 housing units made lead safe | ■ Completion of 1 st phase of A-1 improvements (New Zion) |

Annual Look Ahead (FY 16-17)

- Complete design of A-2 Downtown Greenway segment.
- Recruit developers for remaining MLK North Initiative properties and single-family housing.
- Complete construction and sale of two single family homes.

Phillips Lombardy



| Phillips Lombardy FY 2015-16 Budget | | | |
|--|-----------------------|--------------------|------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| Bond | \$0 | \$0 | \$0 |
| Total | \$0 | \$0 | \$0 |

| Phillips Lombardy FY 2015-16 Expenditures | | |
|--|---------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Property Mgmt | \$3143 | \$0 |
| Total | \$3143 | \$0 |

Phillips-Lombardy FY 15-16 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.

- Redevelopment Commission leased three acres to Concerned Citizens of Northeast Greensboro for development of Urban Farm in partnership with NC-A&T.



| Project Data | |
|-----------------------|-------------------------------------|
| Designated: | 1990 |
| Estimated Completion: | 2018 |
| Area: | 14 acres |
| \$ Spent: | \$800,000 |
| Est. \$ to complete: | \$10,000 |
| Funding Sources: | City Bond |
| Project Manager: | Dyan Arkin |
| 336.433.7377 | <i>dyan.arkin@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 | ■ 3 acre leasehold executed with EDGE for the development of an Urban Farm |
| ■ Site Specific Constraints Analysis in February 2009 | ■ 2104, 2106, and 2108 Phillips Avenue sold for development of a retail establishment |
| ■ Leased 3 acres to Concerned Citizens of Northeast Greensboro for development of an Urban Farm | |



Annual Look-Ahead (FY 16-17)

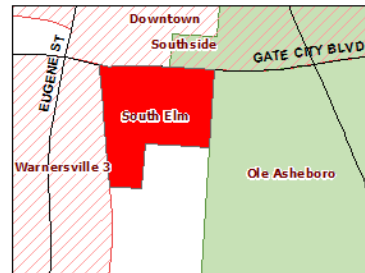
- Coordinate development of the second phase of Urban Farm with NC-A&T and Concerned Citizens of Northeast Greensboro.
- Continue to seek development opportunities for nine lots owned by Redevelopment Commission.

South Elm Brownfield



Legend

Redevelopment Commission Owned



| South Elm Street FY 2015-16 Budget | | | |
|---------------------------------------|-----------------------|--------------------|--------------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| CDBG | \$32,233 | \$131,000 | \$163,233 |
| DOT | \$413,500 | \$1,596,533 | \$2,010,033 |
| Water Resources | \$369,350 | \$592,058 | \$961,408 |
| | | | |
| Total | \$815,083 | \$2,319,591 | \$3,134,674 |

| South Elm Street FY 2015-16 Expenditures | | |
|---|------------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Infrastructure/Environmental | \$379,431 | \$0 |
| Disposition | \$36,899 | 45,550 |
| Property Management | \$18,935 | \$0 |
| | | |
| Total | \$435,262 | \$45,550 |

South Elm Street Brownfields FY 15-16 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.

- Construction underway for Union Square Campus.
- Phase 1 Streetscape and Infrastructure improvements underway.

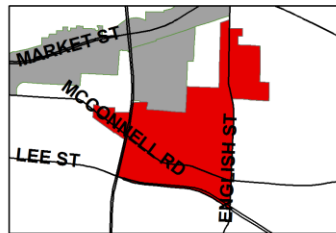
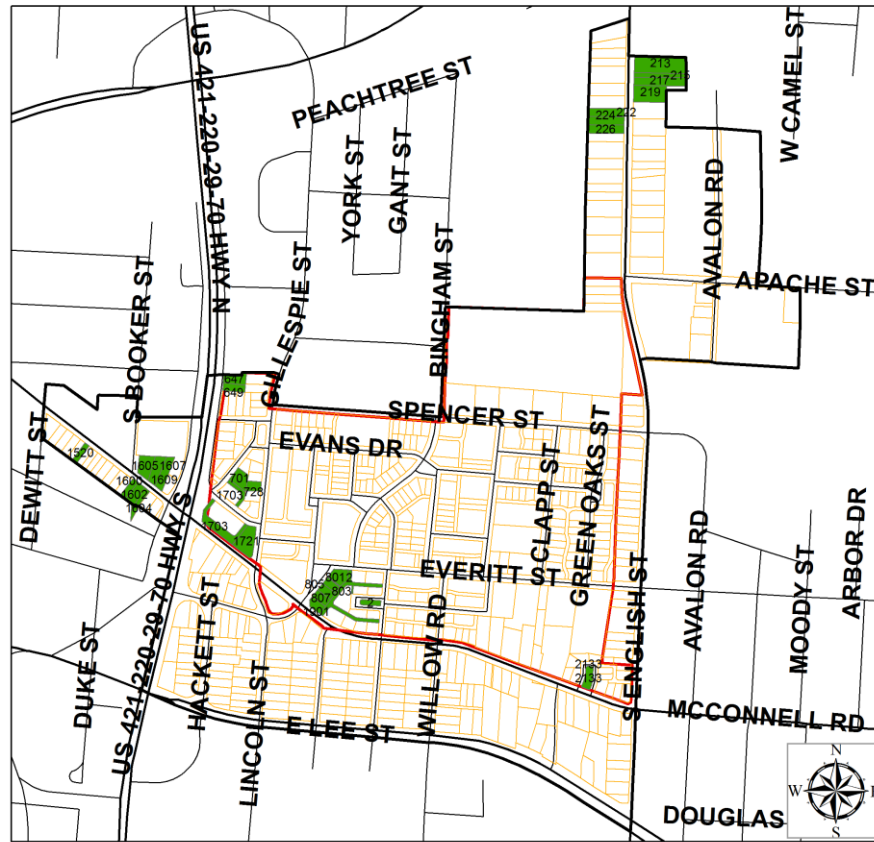
| Project Data | |
|-----------------------|---|
| Designated: | February 2007 |
| Estimated Completion: | 2025 |
| Area: | 10 acres |
| \$ Spent: | \$7,858,080 |
| Est. \$ to complete: | \$4,000,000* |
| Funding Sources: | BEDI, Section 108 Loan, CDBG, EPA, City Funds |
| Project Manager: | Dyan Arkin |
| 336.433.7377 | <i>dyan.arkin@greensboro-nc.gov</i> |
| | <i>*Developer may make additional public funding requests during the life of the project.</i> |

| Project Accomplishments | |
|--|--|
| ■ 25 parcels purchased and remediated | ■ Sanitary sewer lines upgraded |
| ■ Awarded EPA Cleanup grants, HUD BEDI grant, and Section 108 Loan Guarantee | ■ Brownfield Agreement finalized with NCDENR |
| ■ South Elm Development Group selected as Master Developer | ■ Site selected for Union Square Campus |

Annual Look-Ahead (FY 16-17)

- Union Square Campus scheduled to open in summer of 2016.
- Complete design and construction of streetscape and infrastructure improvements.
- Coordinate and oversee development of remainder of site with selected developer.
- Completion of Downtown Greenway design for segment along Bragg Street.

Willow Oaks



| Willow Oaks FY 2015-16 Budget | | | |
|----------------------------------|-----------------------|--------------------|------------------|
| Source | Funds Carried Forward | 2015-16 Allocation | Total |
| CDBG | \$125,249 | \$50,000 | \$175,249 |
| HOME | \$75,000 | \$0 | \$75,000 |
| Total | \$200,249 | \$50,000 | \$250,249 |

| Willow Oaks FY 2015-16 Expenditures | | |
|--|-----------------|---|
| Activity | Spent | Carried Forward (unencumbered) to 2016-17 |
| Property Mgmt | \$35,111 | \$0 |
| Disposition | \$6,743 | \$168,551 |
| Housing Dev | \$0 | \$75,000 |
| Total | \$41,854 | \$243,551 |

Willow Oaks FY 15-16 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.

- Acquired 2115, 2116, 2122, and 2128 McConnell Road by Deed in Lieu of Foreclosure
- Procured Technical Assistance for updates to Redevelopment Plan

| Project Data | |
|-----------------------|---|
| Designated: | 2000 |
| Estimated Completion: | 2020 |
| Area: | 250 acres |
| \$ Spent: | \$13,720,000 |
| Est. \$ to complete: | TBD |
| 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: | Russ Clegg |
| 336.373.2211 | russ.clegg@greensboro-nc.gov |

| 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 |
| <ul style="list-style-type: none"> ■ Two single family homes moved to Eastside Park for rehab and resell | <ul style="list-style-type: none"> ■ 821 Clapp, purchased w/ Neighborhood Stabilization Program funds, rehabbed and sold to owner-occupant |

Annual Look-Ahead (FY 16-17)

- Update Morningside/Lincoln Grove Redevelopment Plan.

REDEVELOPMENT COMMISSION OF GREENSBORO

**FY 2015-16 ANNUAL REPORT
PROPERTY LOG**

Redevelopment Commission of Greensboro Property Inventory

July 1, 2015- June 30,2016

| <i>Arlington Park Redevelopment Area</i> | | | | | | | |
|--|--------------------------|---------------|---------------------|-------------|-------------------------|--------|---|
| St# | Street | Date Acquired | Tax Value 6/30/2016 | Acreage | Use | Zoning | Disposition |
| 418 | BURTNER ST | 6/13/1990 | \$8,000 | 0.16 | Vacant | R-5 | |
| 1002 | CALDWELL ST | 8/30/1979 | \$15,000 | 0.07 | Vacant Not buildable | R-5 | |
| 1402 | PLYMOUTH ST | 9/11/1992 | \$8,800 | 0.33 | Vacant | R-5 | |
| 1404 | PLYMOUTH ST | 9/11/1992 | \$8,000 | 0.30 | Vacant | R-5 | |
| 1524 | RANDOLPH AV | 3/25/1996 | \$8,000 | 0.24 | Vacant | R-5 | |
| | | | \$47,800 | 1.10 | | | |
| <i>Eastside Park Redevelopment Area</i> | | | | | | | |
| St# | Street | Date Acquired | Tax Value 6/30/2016 | Acreage | Use | Zoning | Disposition |
| 201 | GILLESPIE ST | 4/19/1995 | \$8,000 | 0.22 | Vacant | RM-18 | |
| 209 | GILLESPIE ST | 1/16/2003 | \$8,000 | 0.14 | Community Garden | RM-18 | Leased |
| 407 | GILLESPIE ST | 12/1/1994 | \$10,000 | 0.17 | Vacant | RM-18 | |
| 409 | GILLESPIE ST | 6/15/2001 | \$12,000 | 0.41 | Community Center | RM-18 | Leased |
| 429 | GILLESPIE ST | 11/29/1995 | \$8,000 | 0.19 | Community Center | RM-18 | Leased |
| 206 | YORK ST | 2/7/2005 | \$8,000 | 0.21 | Vacant | RM-18 | |
| 208 | YORK ST | 2/7/2005 | \$8,000 | 0.14 | Vacant | RM-18 | |
| | | | \$62,000 | 1.48 | | | |
| <i>Ole Asheboro Redevelopment Area</i> | | | | | | | |
| St# | Street | Date Acquired | Tax Value 6/30/2016 | Acreage | Use | Zoning | Disposition |
| 400 | E BRAGG ST | 6/12/1989 | \$90,000 | 0.21 | Vacant | C-M | |
| 526 | DOUGLAS ST | 9/6/1994 | \$290,100 | 0.74 | Vacant | TN | |
| 528 | DOUGLAS ST | 9/6/1994 | \$8,000 | 0.15 | Vacant | TN | |
| 532 | DOUGLAS ST | 8/29/1990 | \$8,000 | 0.23 | Vacant | TN | |
| 614 - NEAR | DOUGLAS ST | 6/23/1992 | \$1,600 | 0.10 | Vacant Not buildable | R-5 | Will be sold to CHS for combination w/adjoining |
| 601 | MARTIN LUTHER KING JR DR | 4/16/1999 | | | Family Dollar Store | TN | Sold 4/27/16 |
| 605 | MARTIN LUTHER KING JR DR | 11/23/1992 | | | Family Dollar Store | TN | Sold 4/27/16 |
| 704 | MARTIN LUTHER KING JR DR | 3/13/2012 | \$8,000 | 0.17 | Vacant | R-5 | |
| 708 | MARTIN LUTHER KING JR DR | 3/13/2012 | \$8,000 | 0.30 | Vacant | R-5 | |
| 710 | MARTIN LUTHER KING JR DR | 3/13/2012 | \$8,000 | 0.19 | Vacant | R-5 | |
| 712 | MARTIN LUTHER KING JR DR | 3/13/2012 | \$8,000 | 0.20 | Vacant | R-5 | |
| 919 | PEARSON ST | 10/22/2010 | \$8,000 | 0.28 | Vacant | R-5 | |
| | | | \$437,700 | 2.57 | | | |

Redevelopment Commission of Greensboro Property Inventory

July 1, 2015- June 30,2016

| Phillips/Lombardy Redevelopment Area | | | | | | | |
|---|-------------------|----------------------|----------------------------|----------------|-------------------|---------------|-------------------------------|
| St# | Street | Date Acquired | Tax Value 6/30/2016 | Acreage | Use | Zoning | Disposition |
| 1209 | LOMBARDY ST | 6/29/1990 | \$10,000 | 0.21 | Vacant | R-5 | |
| 1211 | LOMBARDY ST | 6/29/1990 | \$10,000 | 0.22 | Vacant | R-5 | |
| 1215 | LOMBARDY ST | 6/29/1990 | \$10,000 | 0.22 | Vacant | R-5 | |
| 1301 | LOMBARDY ST | 6/29/1990 | \$10,000 | 0.23 | Vacant | R-5 | |
| 1303 | LOMBARDY ST | 6/29/1990 | \$10,000 | 0.22 | Vacant | R-5 | |
| 1305 | LOMBARDY ST | 6/29/1990 | | | Vacant | R-5 | Combined w/2110 Phillips |
| 1307 | LOMBARDY ST | 6/29/1990 | | | Vacant | R-5 | Combined w/2110 Phillips |
| 2110 | PHILLIPS AV | 6/15/1990 | \$152,500 | 6.28 | Vacant/urban farm | R-5 | Partial leased |
| 1412 | TILLERY DR | 1/15/1991 | \$18,000 | 1.94 | Vacant | R-5 | |
| | | | \$220,500 | 9.32 | | | |
| South Elm Street Redevelopment Area (Union Square @ South Elm) | | | | | | | |
| St# | Street | Date Acquired | Tax Value 6/30/2016 | Acreage | Use | Zoning | Disposition |
| 508 | ARLINGTON ST. | 6/27/2007 | \$170,800 | 0.49 | Vacant/cell tower | CD-CB | Partial leased through 5/2022 |
| 518 | ARLINGTON ST. | 11/6/2013 | \$82,300 | 0.21 | Vacant | CD-CB | |
| 100 | E GATE CITY BLVD | 6/27/2007 | \$357,700 | 0.73 | Temp parking | CD-CB | |
| 1015 | S EUGENE ST | 12/17/2015 | \$376,400 | 1.92 | Vacant | CD-CB | |
| 1201 | S EUGENE ST | 12/17/2015 | \$213,300 | 2.72 | Vacant | CD-CB | |
| 724 | SOUTH ELM ST | 3/23/2007 | \$44,300 | 0.11 | Vacant | CD-CB | |
| 702-714 | SOUTH ELM ST | 3/23/2007 | \$111,200 | 0.28 | Vacant | CD-CB | |
| 728 | SOUTH ELM ST | 6/28/2007 | \$264,900 | 0.68 | Vacant | CD-CB | |
| 730 | SOUTH ELM ST | 6/28/2007 | \$70,600 | 0.18 | Vacant | CD-CB | |
| 725 | SOUTH ELM ST | 11/6/2013 | \$294,000 | 0.75 | Temp parking | CD-CB | |
| 727 | SOUTH ELM ST | 11/6/2013 | \$125,500 | 0.32 | Temp parking | CD-CB | |
| 700 | SOUTH ELM ST | 6/22/2006 | \$245,000 | 0.50 | Vacant | CD-CB | |
| 734 | SOUTH ELM ST | 6/4/2007 | \$490,100 | 1.00 | Vacant | CD-CB | |
| 107 | W BRAGG ST | 3/10/2007 | \$40,800 | 0.52 | Vacant | CD-CB | |
| 121 | W GATE CITY BLVD | 6/26/2007 | \$11,800 | 0.03 | Vacant | CD-CB | |
| 123 | W GATE CITY BLVD | 6/26/2007 | \$7,800 | 0.02 | Vacant | CD-CB | |
| 125 | W. GATE CITY BLVD | 5/30/2007 | \$70,600 | 0.18 | Vacant | CD-CB | |
| | | | \$2,977,100 | 10.64 | | | |

Redevelopment Commission of Greensboro Property Inventory

July 1, 2015- June 30,2016

| Morningside/Lincoln Grove Redevelopment Area (Willow Oaks & Cottage Grove) | | | | | | | |
|---|----------------|----------------------|----------------------------|----------------|------------|---------------|--------------------|
| St# | Street | Date Acquired | Tax Value 6/30/2016 | Acreage | Use | Zoning | Disposition |
| 701 | DORGAN AVE | 3/21/2012 | \$12,000 | 0.20 | Vacant | TN-1 | |
| 2115 | EVERITT ST | 3/4/2016 | \$31,600 | 0.53 | Vacant | TN-1 | |
| 2116 | EVERITT ST | 3/4/2016 | \$37,400 | 0.62 | Vacant | TN-1 | |
| 2120 | EVERITT ST | 2/22/2016 | \$12,000 | 0.16 | Vacant | TN-1 | |
| 2128 | EVERITT ST | 3/4/2016 | \$56,500 | 0.94 | Vacant | TN-1 | |
| 1520 | MCCONNELL RD | 7/28/2000 | \$8,000 | 0.10 | Vacant | RM-18 | |
| 1721 | MCCONNELL RD | 1/6/2003 | \$32,200 | 0.37 | Vacant | TN-1 | |
| 1600 | MCCONNELL RD | 12/14/2004 | \$8,000 | 0.11 | Vacant | RM-18 | |
| 1602 | MCCONNELL RD | 12/31/2013 | \$8,000 | 0.17 | Vacant | RM-18 | |
| 1604 | MCCONNELL RD | 12/31/2013 | \$4,000 | 0.13 | Vacant | RM-18 | |
| 1605 | MCCONNELL RD | 9/13/2004 | \$8,000 | 0.24 | Vacant | PUD | |
| 1607 | MCCONNELL RD | 9/14/2004 | \$8,000 | 0.22 | Vacant | PUD | |
| 1609 | MCCONNELL RD | 9/22/2004 | \$8,000 | 0.22 | Vacant | PUD | |
| 2122 | McCONNELL RD | 2/22/2016 | \$6,000 | 0.22 | Vacant | TN-1 | |
| 1901 | MCCONNELL RD | 10/5/2001 | \$12,000 | 0.12 | Vacant | TN-1 | |
| 215 | S ENGLISH ST | 9/20/2002 | \$16,000 | 0.18 | Vacant | RM-18 | |
| 217 | S ENGLISH ST | 9/20/2002 | \$32,500 | 0.37 | Vacant | RM-18 | |
| 219 | S ENGLISH ST | 12/2/2003 | \$39,000 | 0.45 | Vacant | RM-18 | |
| 222 | S ENGLISH ST | 9/4/2002 | \$21,800 | 0.25 | Vacant | RM-18 | |
| 213 | S ENGLISH ST | 7/10/2001 | \$63,800 | 0.73 | Vacant | RM-18 | |
| 224 | S ENGLISH ST | 9/4/2002 | \$21,800 | 0.25 | Vacant | RM-18 | |
| 226 | S ENGLISH ST | 9/4/2002 | \$21,800 | 0.25 | Vacant | RM-18 | |
| 647 | S O'HENRY BLVD | 1/6/2003 | \$12,000 | 0.18 | Vacant | TN-1 | |
| 649 | S O'HENRY BLVD | 1/6/2003 | \$12,000 | 0.14 | Vacant | TN-1 | |
| 807 | WILLOW HOPE PL | | \$12,000 | 0.11 | Vacant | TN-1 | |
| 805 | WILLOW HOPE PL | | \$19,900 | 0.11 | Vacant | TN-1 | |
| 803 | WILLOW HOPE PL | | \$12,000 | 0.10 | Vacant | TN-1 | |
| 801 | WILLOW HOPE PL | | \$12,000 | 0.19 | Vacant | TN-1 | |
| | | | \$548,300 | 7.66 | | | |
| Miscellaneous | | | | | | | |
| St# | Street | Date Acquired | Tax Value 6/30/2016 | Acreage | Use | Zoning | Disposition |
| 2503 | EVERITT ST | 1/18/1978 | \$20,000 | 0.32 | Vacant | RM-18 | |