

**REDEVELOPMENT COMMISSION  
OF GREENSBORO**

**ANNUAL REPORT  
FY 2016-17**



**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

<b><u>Member</u></b>	<b><u>Meetings Attended</u></b>	<b><u>Meetings Absent</u></b>	<b><u>Date Appointed</u></b>
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 WERE HELD DURING THIS PERIOD.**



**REDEVELOPMENT COMMISSION OF GREENSBORO**

**FY 2016-17 ANNUAL REPORT  
SUMMARY**



## Redevelopment Commission of Greensboro - 2016-2017 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 - \$2554\*

### **East Market Street**      *Project Manager – Russ Clegg*

- Nine units completed at Jonesboro Landing Phase II
- Funds Expended: \$0

### **Eastside Park**      *Project Manager – Dyan Arkin*

- The Commission currently owns four buildable lots in Eastside Park
- Funds Expended: Property Management - \$2065\*

### **Heritage House**      *Project Manager – Hanna Cockburn*

- Eminent Domain procedure initiated for remaining 27 units
- Phase I Environmental Assessment Report completed
- Funds Expended: Acquisition - \$6000; Legal - \$110,000

### **Ole Asheboro**      *Project Manager – Hanna Cockburn*

- Engineering/design of Downtown Greenway segment through A-2 is underway
- Funds Expended: Disposition - \$31,800; Property Management - \$23,898\*

### **Phillips Lombardy**      *Project Manager – Dyan Arkin*

- No activities undertaken.
- Funds Expended: Property Management - \$1004\*

### **South Elm Street**      *Project Manager – Dyan Arkin*

- Union Square Campus construction completed.
- Phase 1 Streetscape and Infrastructure improvements completed.
- Phase 2 Streetscape and Infrastructure improvements in design.
- Design of Downtown Greenway segment along Bragg Street completed.
- Funds Expended: Infrastructure/Environmental - \$842,894; Disposition - \$83,000; Property Management - \$19,301\*

### **Willow Oaks**      *Project Manager – Russ Clegg*

- Acquired 2115, 2116, 2122, 2128 Everitt Street by Deed in Lieu of Foreclosure
- Procured Technical Assistance for updates to Redevelopment Plan
- Funds Expended: Property Management - \$38,114\*; Plan Update - \$73,500; Neighborhood Capacity Building - \$12,703

*\* 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.*

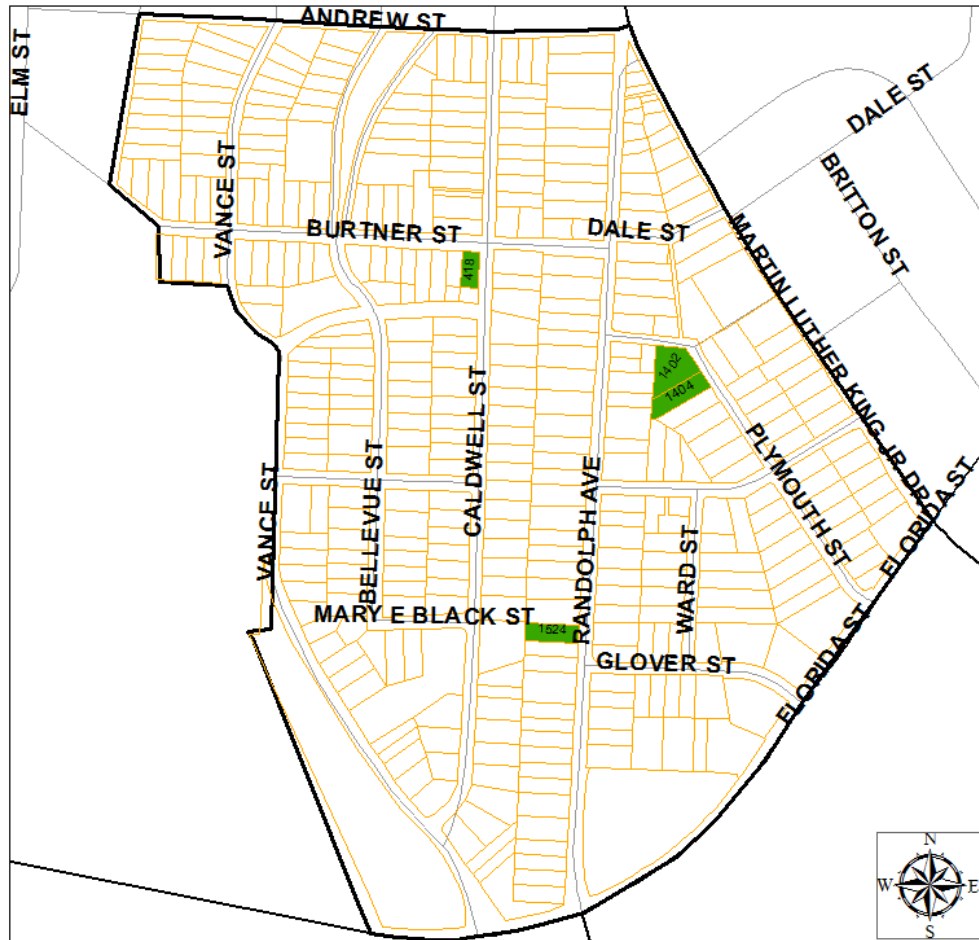




**REDEVELOPMENT COMMISSION OF GREENSBORO**

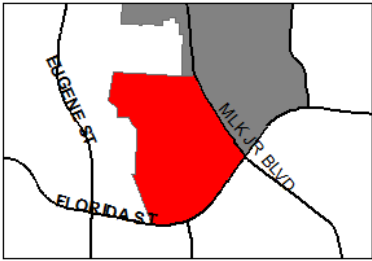
**FY 2016-17 ANNUAL REPORT  
PROJECT AREA REPORTS**

# Arlington Park



**Legend**

Redevelopment Commission Owned



Arlington Park FY 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Arlington Park FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Prop Mgmt	\$2554	\$0
<b>Total</b>	<b>\$2554</b>	<b>\$0</b>

## Arlington Park FY 16-17 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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<b>Project Data</b>	
Designated:	1979
Estimated Completion:	TBD
Area:	90 acres
\$ Spent	\$3,671,000
TBD	\$10,000
Funding Sources:	CDBG
Project Manager:	Hart Crane
336.373.2748	hart.crane@greensboro-nc.gov

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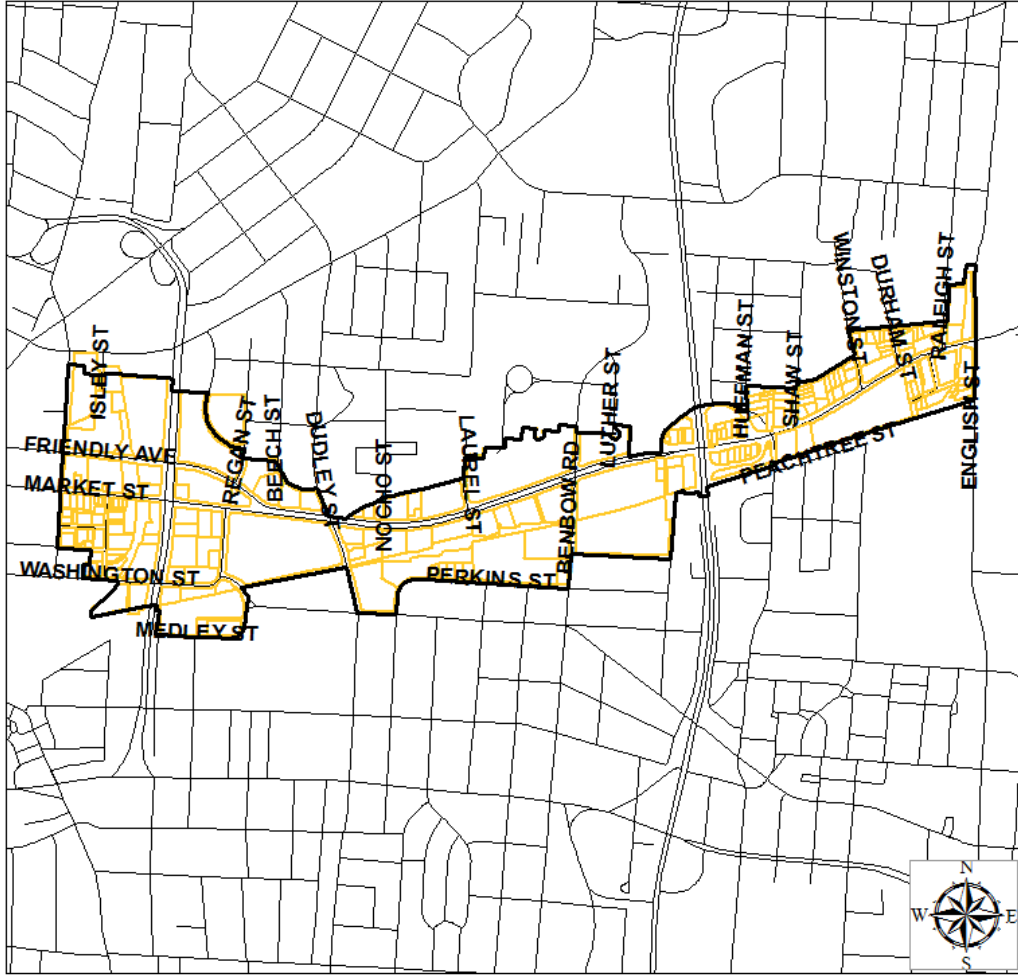
<b>Project Accomplishments</b>	
■ Over 60 homes rehabilitated	■ Bellevue Park upgraded
■ Removed 2 nuisance commercial properties	■ 4 historic homes renovated and 3 sold
■ Removed 9 dilapidated housing units	■ 3+ miles of streets, sidewalks and utilities improved
■ 36 home sites developed at "The Village"	■ 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 17-18)

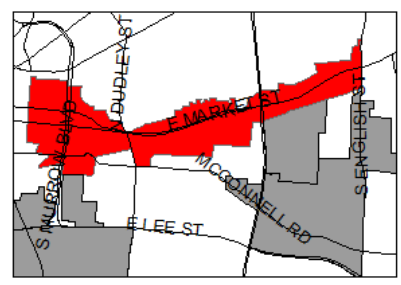
- Market remaining vacant lots for new single family home construction.
  - Continue housing rehabilitation and lead-safe housing assistance programs.
- Re-engage and work closely with the neighborhood association, which is under new leadership.

# East Market Street



**Legend**

Redevelopment Commission Owned



East Market Street FY 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

East Market Street FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Disposition	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>

## East Market Street FY 16-17 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.

- Nine units completed at Jonesboro Landing Phase II.



<b>Project Data</b>	
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



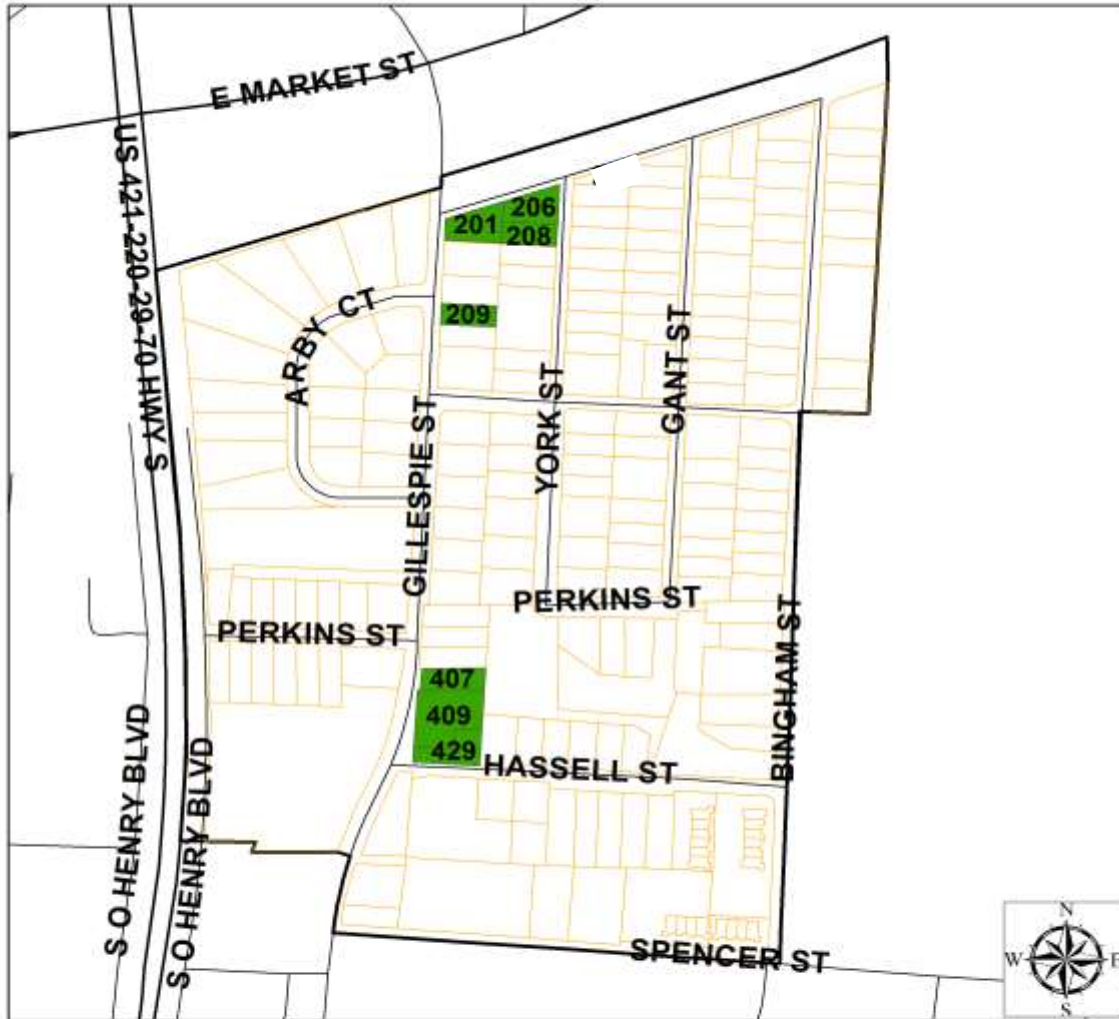
<b>Project Accomplishments</b>	
<ul style="list-style-type: none"> <li>■ EMSDC and HCD completed the Jonesboro Scott Park Neighborhood Plan</li> </ul>	<ul style="list-style-type: none"> <li>■ EMS Merchants Association formed</li> </ul>
<ul style="list-style-type: none"> <li>■ 301 Marshall Street was rehabilitated and sold to an owner-occupant</li> </ul>	<ul style="list-style-type: none"> <li>■ Phase I and II Streetscape and traffic management improvements completed</li> </ul>
<ul style="list-style-type: none"> <li>■ Jonesboro Landing, 17 rental units, rehabilitated</li> </ul>	<ul style="list-style-type: none"> <li>■ Adoption of Heath Community Strategic Plan</li> </ul>
<ul style="list-style-type: none"> <li>■ Jonesboro Landing II, 9 rental units constructed</li> </ul>	



### Annual Look-Ahead (FY 17-18)

- Continued support for activities associated with the redevelopment areas within the East Market Street Corridor Development Plan.

# Eastside Park



**Legend**

Redevelopment Commission Owned



Eastside Park FY 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Eastside Park FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Property Mgmt	\$2065	\$0
<b>Total</b>	<b>\$2065</b>	<b>\$0</b>

## Eastside Park FY 16-17 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 buildable lots in Eastside Park.

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<b>Project Data</b>	
Designated:	1993
Estimated Completion:	TBD
Area:	47 acres
\$ Spent:	\$4,565,000
Est.\$ to complete:	TBD
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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<b>Project Accomplishments</b>	
<ul style="list-style-type: none"> <li>■ Over 70 families purchased new homes on assembled lots</li> </ul>	<ul style="list-style-type: none"> <li>■ Land provided for the Eastside Park Community Center</li> </ul>
<ul style="list-style-type: none"> <li>■ Hassell Street extension built</li> </ul>	<ul style="list-style-type: none"> <li>■ Eight homes built in partnership with Greater Greensboro Builders Association</li> </ul>
<ul style="list-style-type: none"> <li>■ Additional open space areas developed</li> </ul>	<ul style="list-style-type: none"> <li>■ Over 80 apartment units renovated.</li> </ul>
<ul style="list-style-type: none"> <li>■ My Sister Susan’s House, a maternity home, completed</li> </ul>	<ul style="list-style-type: none"> <li>■ Habitat for Humanity built Arbor Court, 20 condominiums</li> </ul>
<ul style="list-style-type: none"> <li>■ Rehab completed on 2 houses relocated to RCG-owned land</li> </ul>	<ul style="list-style-type: none"> <li>■ Habitat for Humanity constructed community garden on RCG-owned lot</li> </ul>

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### Annual Look-Ahead (FY 17-18)

- 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.

# HERITAGE HOUSE



Heritage House FY 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
Gen Fund	\$578,010	\$0	\$578,010
<b>Total</b>	<b>\$578,010</b>	<b>\$0</b>	<b>\$578,010</b>

Heritage House FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Acquisition	\$6000	\$434,000
Legal	\$110,000	\$0
<b>Total</b>	<b>\$116,000</b>	<b>\$434,000</b>



## Heritage House FY 16-17 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.

- Eminent Domain procedure initiated for remaining 27 units.
- Phase I Environmental Assessment Report completed.



<b>Project Data</b>	
Designated:	2015
Estimated Completion:	2023
Area:	6.9 acres
\$ Spent:	\$660,000
Est. \$ to complete:	\$1,300,000
Funding Sources:	Nussbaum, Capital Reserve
Project Manager:	Hanna Cockburn
336.574.3576	<i>hanna.cockburn@greensboro-nc.gov</i>



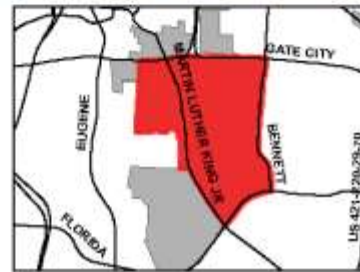
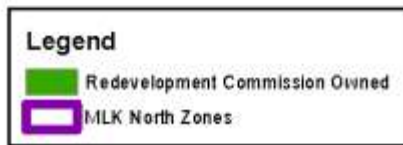
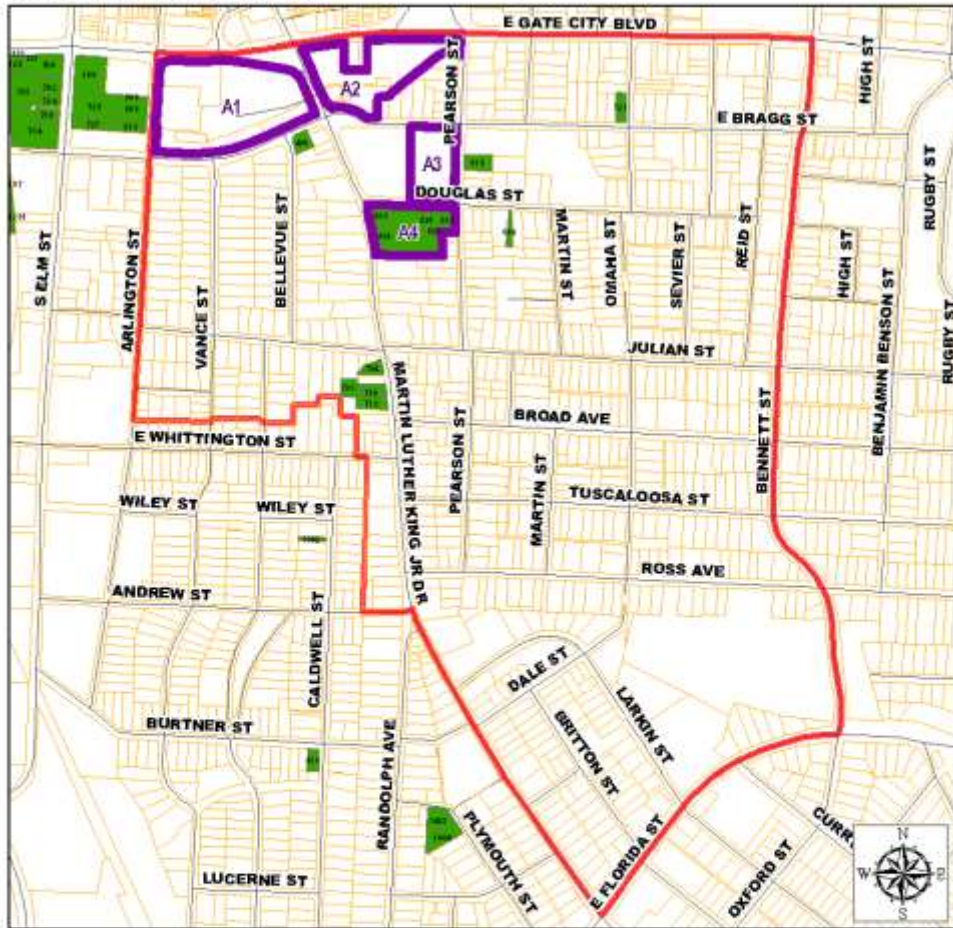
<b>Project Accomplishments</b>	
<ul style="list-style-type: none"> <li>■ Adoption of the Redevelopment Plan</li> </ul>	<ul style="list-style-type: none"> <li>■ Acquisition of 150 residential units by voluntary sale at appraised fair market value</li> </ul>



### Annual Look-Ahead (FY 17-18)

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

# Ole Asheboro



Ole Asheboro FY 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
CDBG	\$73,470	\$100,000	\$173,470
HOME	\$97,000	\$0	\$97,000
<b>Total</b>	<b>\$170,470</b>	<b>\$100,000</b>	<b>\$270,470</b>

Ole Asheboro FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Disposition	\$31,800	\$141,670
Housing Subsidy	\$0	\$97,000
Property Mgmt	\$23,898	\$0
<b>Total</b>	<b>\$55,698</b>	<b>\$238,670</b>

## Ole Asheboro FY 16-17 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.

- Engineering/design of Downtown Greenway segment through A-2 is underway.

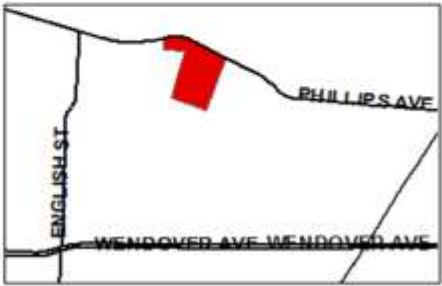
<b>Project Data</b>	
Designated:	1979
Estimated Completion:	2025
Area:	260 acres
\$ Spent:	\$13,684,000
Est. \$ to complete:	\$3,000,000
Funding Sources:	CDBG, Municipal Bond, HOME, Nussbaum
Project Manager:	Hanna Cockburn
336.574.3576	<i>hanna.cockburn@greensboro-nc.gov</i>

<b>Project Accomplishments</b>	
■ 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 CBDG 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 <sup>st</sup> phase of A-1 improvements (New Zion)

### Annual Look Ahead (FY 17-18)

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

# Phillips Lombardy



Phillips Lombardy FY 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
Bond	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Phillips Lombardy FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Property Mgmt	\$1004	\$0
<b>Total</b>	<b>\$1004</b>	<b>\$0</b>

## Phillips-Lombardy FY 16-17 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.

- No activities undertaken.

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Project Data	
Designated:	1990
Estimated Completion:	TBD
Area:	14 acres
\$ Spent:	\$800,000
Est. \$ to complete:	TBD
Funding Sources:	City Bond
Project Manager:	Dyan Arkin
336.433.7377	<i>dyan.arkin@greensboro-nc.gov</i>

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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	

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### Annual Look-Ahead (FY 17-18)

- 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 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
CDBG	\$45,550	\$150,000	\$195,550
DOT	\$1,815,312	\$	\$1,815,312
Water Resources	\$778,544		\$778,554
<b>Total</b>	<b>\$2,639,406</b>	<b>\$150,000</b>	<b>\$2,789,406</b>

South Elm Street FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Infrastructure/Environmental	\$842,894	\$2,593,866
Disposition	\$83,000	\$67,000
Property Management	\$19,301	\$0
<b>Total</b>	<b>\$945,195</b>	<b>\$2,660,866</b>

## South Elm Street Brownfields FY 16-17 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.

- Union Square Campus construction completed.
- Phase 1 Streetscape and Infrastructure improvements completed.
- Phase 2 Streetscape and Infrastructure improvements in design.
- Design of Downtown Greenway segment along Bragg Street completed.

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Project Data	
Designated:	February 2007
Estimated Completion:	2025
Area:	10 acres
\$ Spent:	\$8,845,000
Est. \$ to complete:	\$4,250,000*
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>

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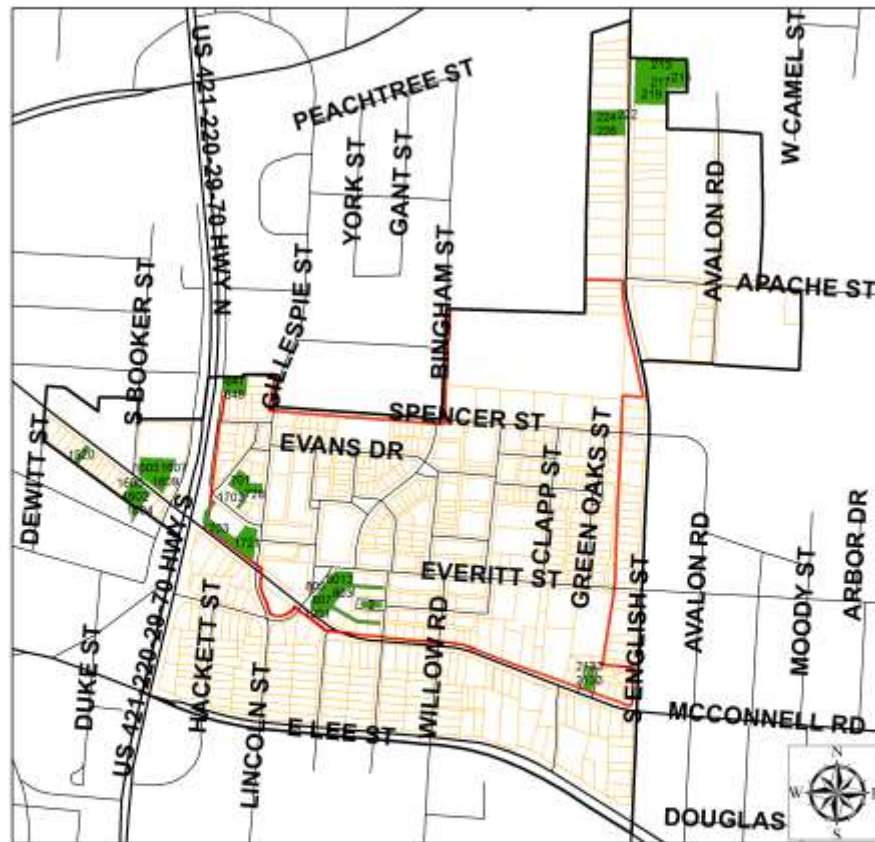
Project Accomplishments	
■ 25 parcels purchased and remediated	■ Sanitary sewer lines upgraded
■ Awarded EPA Cleanup grants, HUD BEDI grant, and Section 108 Loan Guarantee	■ Brownfield Agreement finalized with NCDENR
■ South Elm Development Group selected as Master Developer	■ Site selected for Union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

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### Annual Look-Ahead (FY 17-18)

- Complete design and construction of Phase 2 Streetscape and Infrastructure improvements.
- Coordinate and oversee development of remainder of site with selected developer.
- Completion of Downtown Greenway construction for segment along Bragg Street.
- Produce Brownfields Agreement for 5-acre Bragg/Eugene Street parcel owned by RCG.

# Willow Oaks



Willow Oaks FY 2016-17 Budget			
Source	Funds Carried Forward	2016-17 Allocation	Total
CDBG	\$168,551	\$	\$168,551
HOME	\$75,000	\$0	\$75,000
<b>Total</b>	<b>\$243,551</b>	<b>\$0</b>	<b>\$243,551</b>

Willow Oaks FY 2016-17 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2017-18
Property Mgmt	\$38,114	\$0
Disposition	\$86,203	\$82,348
Housing Dev	\$0	\$75,000
<b>Total</b>	<b>\$124,317</b>	<b>\$157,358</b>



## Willow Oaks FY 16-17 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	<a href="mailto:russ.clegg@greensboro-nc.gov">russ.clegg@greensboro-nc.gov</a>

Project Accomplishments	
<ul style="list-style-type: none"> <li>■ 40-unit senior village – “The Villas at Willow Oaks” constructed</li> </ul>	<ul style="list-style-type: none"> <li>■ 60-unit family rentals – “The Havens at Willow Oaks” constructed</li> </ul>
<ul style="list-style-type: none"> <li>■ Phase II Infrastructure Improvements constructed</li> </ul>	<ul style="list-style-type: none"> <li>■ 110-unit family rentals – “The Townhomes at Willow Oaks” constructed</li> </ul>
<ul style="list-style-type: none"> <li>■ Community Building constructed</li> </ul>	<ul style="list-style-type: none"> <li>■ 100+ single family homes constructed</li> </ul>
<ul style="list-style-type: none"> <li>■ Two single family homes moved to Eastside Park for rehab and resell</li> </ul>	<ul style="list-style-type: none"> <li>■ 821 Clapp, purchased w/ Neighborhood Stabilization Program funds, rehabbed and sold to owner-occupant</li> </ul>

### Annual Look-Ahead (FY 17-18)

- Update Morningside/Lincoln Grove Redevelopment Plan.



**REDEVELOPMENT COMMISSION OF GREENSBORO**

**FY 2016-17 ANNUAL REPORT  
PROPERTY LOG**



**Redevelopment Commission of Greensboro Property Inventory  
July 1, 2016-June 30, 2017**

<i>Arlington Park Redevelopment Area</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	Zoning	Disposition
418	BURTNER ST	6/13/1990	\$8,000	0.16	Vacant	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	
			<b>\$32,800</b>	<b>1.03</b>			
<i>Eastside Park Redevelopment Area</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	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	
			<b>\$62,000</b>	<b>1.48</b>			
<i>Ole Asheboro Redevelopment Area</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	Zoning	Disposition
400	E BRAGG ST	6/12/1989	\$90,000	0.21	Vacant	C-M	
1002	CALDWELL ST	8/30/1979	\$15,000	0.07	Vacant Not buildable	R-5	
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	Sold to CHS in 8/29/2016 for combination w/adjoining
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	
			<b>\$452,700</b>	<b>2.64</b>			
<i>Phillips/Lombardy Redevelopment Area</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	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	R-5	
1412	TILLERY DR	1/15/1991	\$18,000	1.94	Vacant	R-5	
			<b>\$220,500</b>	<b>9.32</b>			

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<i>South Elm Street Redevelopment Area (Union Square @ South Elm)</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	Zoning	Disposition
125	W. GATE CITY BLVD	5/30/2007	\$70,600	0.18	Vacant	CD-CB	collateral for Section 108 loan
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	collateral for Section 108 loan
728	SOUTH ELM ST	6/28/2007	\$264,900	0.68	Vacant	CD-CB	collateral for Section 108 loan
730	SOUTH ELM ST	6/28/2007	\$70,600	0.18	Vacant	CD-CB	collateral for Section 108 loan
725	SOUTH ELM ST	11/6/2013	\$294,000	0.75	Vacant	CD-CB	
727	SOUTH ELM ST	11/6/2013	\$125,500	0.32	Vacant	CD-CB	
734-738	SOUTH ELM ST	6/4/2007	\$490,100	1.00	Vacant	CD-CB	includes 116 W Bragg collateral for Section 108 loan
100	E GATE CITY BLVD	6/27/2007	\$357,700	0.73	Vacant	CD-CB	
508	ARLINGTON ST.	6/27/2007	\$170,800	0.49	Vacant	CD-CB	Leased through 5/2022 for cell tower
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	collateral for Section 108 loan
123	W GATE CITY BLVD	6/26/2007	\$7,800	0.02	Vacant	CD-CB	collateral for Section 108 loan
518	ARLINGTON ST.	11/6/2013	\$82,300	0.21	Vacant	CD-CB	
700	SOUTH ELM ST	6/22/2006	\$245,000	0.50	Vacant	CD-CB	collateral for Section 108 loan
			<b>\$2,387,400</b>	<b>6.00</b>			
<i>Heritage House Redevelopment Area</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	Zoning	Disposition
310-102	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-103	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-104	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-105	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-107	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-108	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-110	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-112	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-113	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-114	W MEADOWVIEW RD	11/17/2016	\$1,000	N/A	Vacant condo	HI	
310-115	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-117	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-118	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-119	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-120	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-121	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-122	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-123	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-124	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-126	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-127	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-128	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-129	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-130	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-131	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-132	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-133	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-134	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-135	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-136	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-137	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-138	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-139	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-140	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-141	W MEADOWVIEW RD	11/17/2016	\$1,000	N/A	Vacant condo	HI	
310-142	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-143	W MEADOWVIEW RD	11/17/2016	\$1,000	N/A	Vacant condo	HI	
310-144	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-145	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	



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310-412	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-415	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-416	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-417	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-418	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-419	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-423	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-425	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-501	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-502	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-503	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-504	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-506	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-507	W MEADOWVIEW RD	11/17/2016	\$5,000	N/A	Vacant condo	HI	
310-508	W MEADOWVIEW RD	11/17/2016	\$5,000	N/A	Vacant condo	HI	
310-509	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-510	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-511	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-512	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-513	W MEADOWVIEW RD	11/17/2016	\$5,000	N/A	Vacant condo	HI	
310-514	W MEADOWVIEW RD	11/17/2016	\$5,000	N/A	Vacant condo	HI	
310-515	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-516	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-517	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-518	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-519	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-523	W MEADOWVIEW RD	11/17/2016	\$2,000	N/A	Vacant condo	HI	
310-525	W MEADOWVIEW RD	11/17/2016	\$3,000	N/A	Vacant condo	HI	
310-601	W MEADOWVIEW RD	11/17/2016	\$5,000	N/A	Vacant condo	HI	
310-602	W MEADOWVIEW RD	11/17/2016	\$4,000	N/A	Vacant condo	HI	
310-603	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-604	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-605	W MEADOWVIEW RD	11/17/2016	\$5,000	N/A	Vacant condo	HI	
310-606	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-607	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-608	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-609	W MEADOWVIEW RD	11/17/2016	\$8,000	N/A	Vacant condo	HI	
310-610	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-611	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-612	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
310-613	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-614	W MEADOWVIEW RD	11/17/2016	\$8,000	N/A	Vacant condo	HI	
310-615	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-616	W MEADOWVIEW RD	11/17/2016	\$9,000	N/A	Vacant condo	HI	
310-617	W MEADOWVIEW RD	11/17/2016	\$6,000	N/A	Vacant condo	HI	
310-619	W MEADOWVIEW RD	11/17/2016	\$7,000	N/A	Vacant condo	HI	
			<b>\$109,000</b>	<b>0.00</b>			



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<i>Morningside/Lincoln Grove Redevelopment Area (Willow Oaks &amp; Cottage Grove)</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	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	
			<b>\$548,300</b>	<b>7.66</b>			
<i>Miscellaneous</i>							
St#	Street	Date Acquired	Tax Value 6/30/2017	Acreage	Use/Status	Zoning	Disposition
2503	EVERITT ST	1/18/1978	\$20,000	0.32	Vacant	RM-18	