

REDEVELOPMENT COMMISSION OF GREENSBORO

ANNUAL REPORT

FY 2004-05



**CITY OF GREENSBORO
DEPT. OF HOUSING & COMMUNITY DEVELOPMENT
PLANNING & OPERATIONS DIVISION**



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

Terms of Appointment

The Commission is comprised of five members appointed by City Council. Terms of office are three years or until a successor is appointed and qualified. Members may serve two full terms; after that, they may not be reappointed for at least one full year. Redevelopment Commissioners are citizen-volunteers and are not paid for their service.

2004-05 Redevelopment Commissioners

Joe Wood, Chair

Bill Benjamin, Vice-Chair

Scott Lilly

Nettie Coad

Jerry Leimenstoll

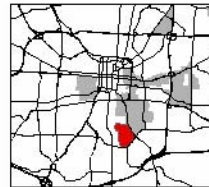
Appointment Date / 2004-05 Attendance

Commissioner	Date of Appointment	2004-05 Commission Meetings Attended (9 held in 2004-05)
Joe Wood	2/97	8
Bill Benjamin	2/97	7
Scott Lilly	12/99	5
Nettie Coad	4/00	9
Jerry Leimenstoll	8/01	7

ARLINGTON PARK



Arlington Park



Legend

Redevelopment Commission Owned

FY 2004-05 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG					
Property Disposition	\$208,000				\$208,000	\$229,800
Rehab Loans/Grants	93,000				93,000	0
Property Mgmt.	10,000				10,000	0
Administration	5,000				5,000	0
Totals	\$316,000				\$316,000	\$229,800

ARLINGTON PARK

FY 04-05 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 largest single activity undertaken in the neighborhood was 36 homesites and a public open space and trail developed at The Village at Arlington Park.

Remaining activities include sale of one renovated historic house, sale of several remaining vacant lots for new home construction and study of the possible extension of the pedestrian trail northward toward the center city.

Project Data

Designated: 1979
 Completion (Est.): 2005
 Area: 90 acres
 \$ Spent: \$3,444,400
 Est. \$ to complete: \$200,000
 Funding Sources: CDBG,
 Section 108 Loan

Project Manager: Dan Curry
 373-2751
 dan.curry@greensboro-nc.gov

Project Accomplishments

- | | |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Over 60 homes rehabilitated | <input type="checkbox"/> Bellevue Park upgraded |
| <input type="checkbox"/> Removed 2 nuisance commercial properties | <input type="checkbox"/> 3 historic homes renovated, one sold |
| <input type="checkbox"/> Removed 9 dilapidated housing units | <input type="checkbox"/> 3+ miles of streets, sidewalks and utilities improved |
| <input type="checkbox"/> 36 homesites developed at "The Village" | <input type="checkbox"/> Andrew/Randolph/MLK intersection realigned |
| <input type="checkbox"/> Linear open space and pedestrian trail developed along Vance Street | <input type="checkbox"/> Five homes received assistance for lead testing and remediation |
| <input type="checkbox"/> Three homeowners received assistance to rehab/repair their homes | <input type="checkbox"/> |



Annual Look Ahead (FY 05-06)

- Sell 1602 Martin Luther King, Jr. Drive
- Participate in city-wide pedestrian trail feasibility study
- Market remaining vacant lots for new single family home construction

EAST MARKET STREET

FY 04-05 Project Summary

The East Market Street Corridor (EMSC) Development Plan, approved in 1998, was designed to recommend implementation strategies that enhanced business/retail development, university development (NC A&T State University), and neighborhood development.

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 City of Greensboro has designated the East Market Street Development Corporation as 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.

A major focus of EMSDC is to find an appropriate reuse for the old postal facility, which is approximately 10 acres in size but has significant environmental concerns.

Project Data

Designated:	1998
Completion (Est.):	2008
Area:	2 miles
\$ Spent:	\$1,100,000
Est. \$ to complete:	\$1,000,000
Funding Sources:	1996 & 2000 Redevelopment Bond Funds
Project Manager:	Sue Schwartz 373-2149 sue.schwartz@greensboro-nc.gov

Project Accomplishments

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ❑ Community Workshop to update plan ❑ Initiated update to 1998 Corridor Plan ❑ Phase I Streetscape and traffic management improvements completed | <ul style="list-style-type: none"> ❑ Mid- Course Review Report Completed ❑ EMS Merchants Association meeting monthly ❑ Two development loans approved |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Annual Look Ahead (FY 05-06)

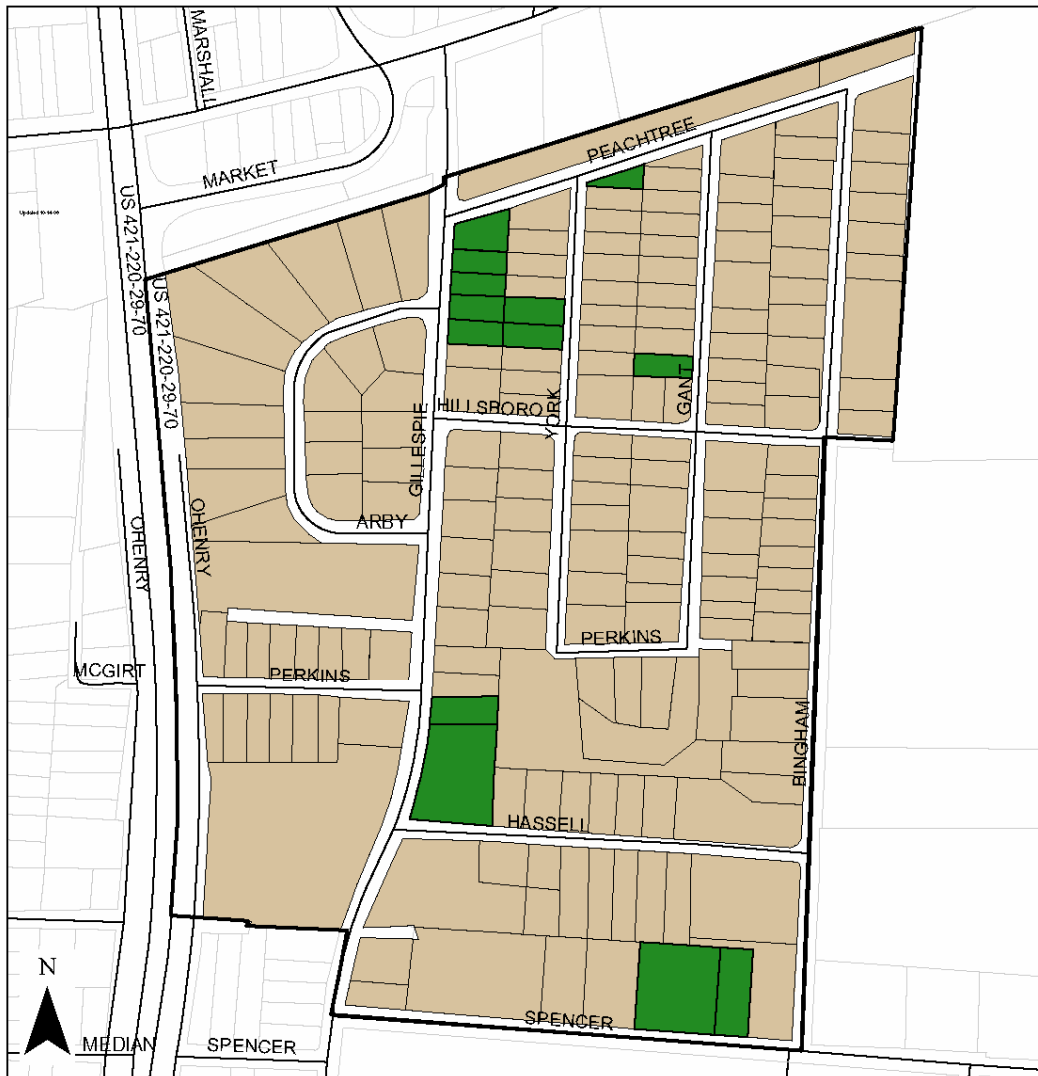
- ❑ Phase 2 Streetscape to be initiated (US 29 – English Street)
- ❑ Launch next phase development effort



East Market Street

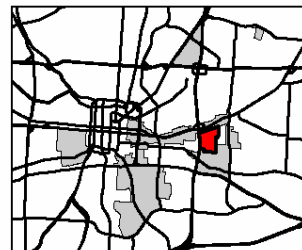


Eastside Park



Legend

Owned by Redevelopment Commission



FY 04-05 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG	HOME	Bond	Other		
Acquisition	31,075	190,071	0	0	221,146	93,320
Demolition	0	25,000	0	0	25,000	25,000
Disposition	0	0	0	0		0
Property Management	0	0	0	0	0	0
Relocation	0	66,000	0	0	66,000	66,000
Totals	\$31,075	\$281,071	\$0	\$0	\$312,146	\$184,320

EASTSIDE PARK

FY 04-05 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. In February 2004, the Revitalization Plan was amended to add four improved parcels to the acquisition map and subtract four parcels. The four added properties complete the acquisition program for this neighborhood.

The Commission currently owns 14 vacant parcels in Eastside Park. Staff is working with the Eastside Park Neighborhood Association to create a land reuse plan for these.

Habitat for Humanity has presented a proposal to build 20 townhomes for sale to very low income citizens at the corner of Bingham and Spencer Street. The neighborhood supports this initiative, and staff has been working with Habitat to finalize design and development details.

Several other development possibilities are being investigated for the Peachtree/Gillespie site. The YWCA has expressed interest in building a house for teenage mothers; the Greater Greensboro Builders Association has proposed building a sustainable house designed by A&T students in 2003; the church on the adjacent property is interested in possibly expanding.

Project Data

Designated:	1993
Completion (Est.):	2005
Area:	47 acres
\$ Spent:	\$4,041,269
Est. \$ to complete:	\$97,731
Funding Sources:	CDBG, City Bond Funds, HOME

Partnerships: Greater Greensboro Builders Association, Habitat for Humanity, Neighborhoods United, Westminster Presbyterian Church, Eastside Park Neighborhood Association

Project Manager: Dyan Arkin
433-7377
dyan.arkin@greensboro-nc.gov

Project Accomplishments

- Over 70 families have purchased new homes on lots assembled by the program
- Over 80 apartment units have been renovated
- Hassell Street extension was built
- Additional open space areas were developed
- Land was provided for the Eastside Park Community Center



Eastside Park Community Center

Annual Look Ahead (FY 05-06)

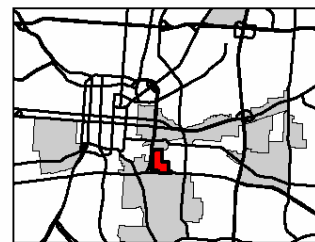
- Complete Habitat new construction at Bingham/Spencer site
- Complete neighborhood reuse plan for RCG-owned parcels
- Complete Bingham Park upgrade plan with neighborhood and Parks & Rec Department
- Begin disposition of RCG parcels for development as defined in neighborhood plan

Correll Street



Legend

Redevelopment Commission Owned



FY 2004-05 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG	Bonds				
Property Disposition	\$10,000	\$1,700			\$11,700	\$7,261
Magnolia House Architectural	12,000				12,000	0
Magnolia House Stabilization	50,000				50,000	16,000
Totals	\$72,000	\$1,700			\$73,700	\$23,261

GORRELL STREET

FY 04-05 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 is also supporting the stabilization of the historic Magnolia House Motel property. This project was approximately 75% complete at this fiscal year.

The Redevelopment Commission has also leased one site to Bennett College for temporary use as a Middle College. This lease expires in 2005 and negotiations are underway for Bennett College to purchase this site.

This neighborhood revitalization effort should be completed during the next fiscal year with the disposition of the final four lots for housing development.

Project Data

Designated:	1990
Completion (Est.):	2006
Area:	20 acres
\$ Spent:	\$993,000
Est. \$ to complete:	\$10,000
Funding Sources:	City Bond funds, CDBG
Project Manager:	Guy Land 373-2214 guy.land@greensboro-nc.gov

Project Accomplishments

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ❑ 27 deteriorated residential and commercial properties purchased ❑ Most of neighborhood rezoned to single family use | <ul style="list-style-type: none"> ❑ 8 lots conveyed to nonprofit homebuilders for single family home construction ❑ Assisted the relocation of the PATHWays facility |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

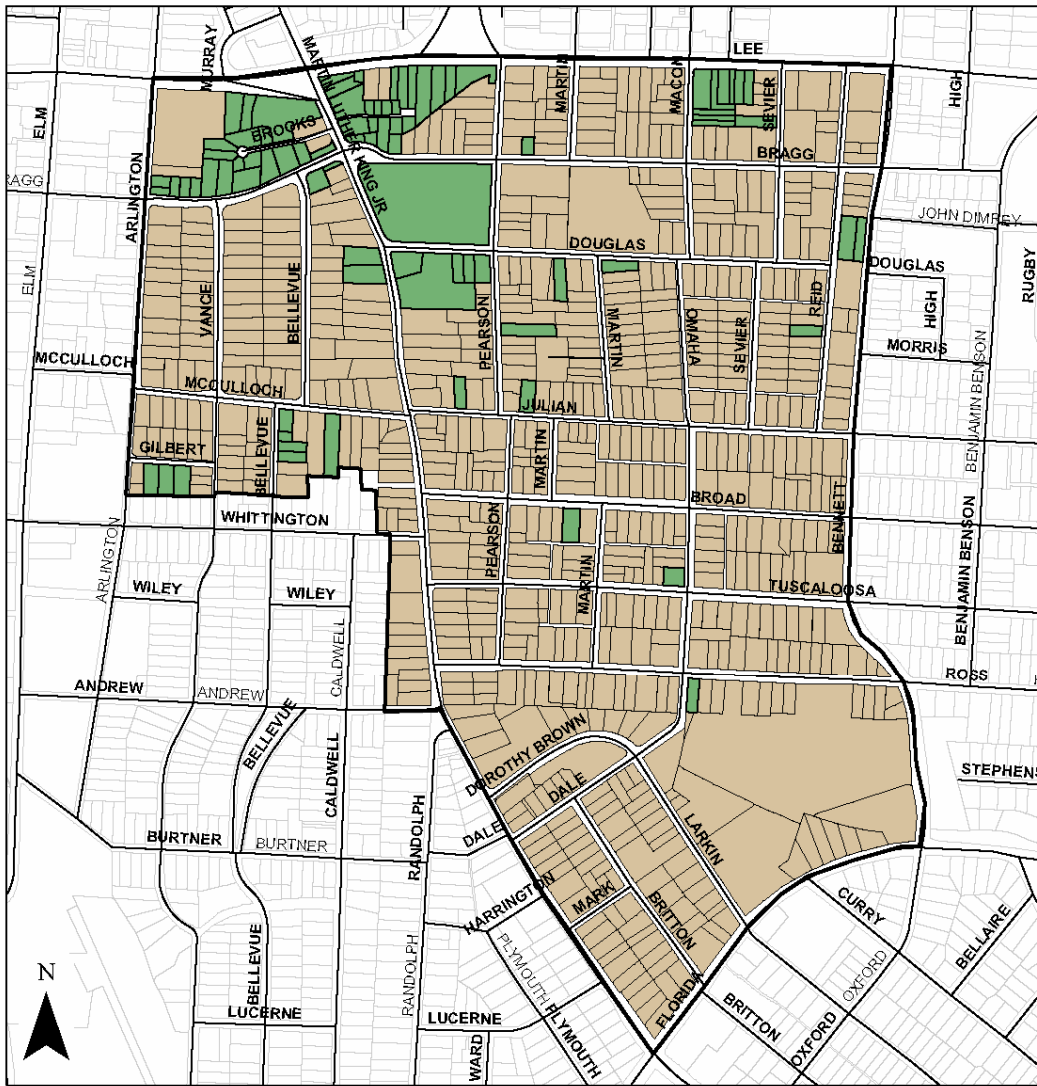


Magnolia House Motel, Inc.

Annual Look Ahead (FY 05-06)

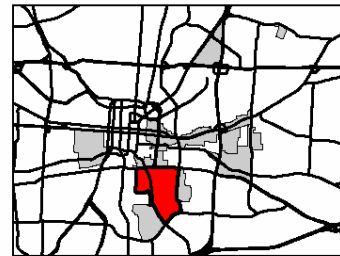
- ❑ Sell or transfer 4 remaining lots to homebuilders for construction of single family homes
- ❑ Complete sale of land to Bennett College for construction of a building to house the Middle College.
- ❑ Continue support to Magnolia House Motel, Inc. for completion of their building stabilization project

Ole Asheboro



Legend

Purchased by Redevelopment Commission



FY 2004-05 Budget					
Activity	Funding Amount & Source			Totals	Unused Balance
	CDBG				
Acquisition	\$105,000			\$105,000	\$60,000
Relocation					19,000
Demolition	10,000			10,000	10,000
Property Mgmt.	134,000			134,000	17,000
Loans/Grants	529,000			529,000	529,000
Disposition	78,000			78,000	17,000
Administration	25,000			25,000	0
Totals	\$881,000			\$881,000	\$652,000

OLE ASHEBORO

FY 04-05 Project Summary

The Ole Asheboro area was designated in 1979 and a comprehensive neighborhood plan was adopted in 1983. This large neighborhood revitalization project has encompassed many initiatives, including stabilizing housing conditions, providing sites for new housing development, adaptive reuse of a former elementary school for affordable housing, development of a building for a neighborhood day care center, and considerable upgrading of the neighborhood's deteriorated infrastructure.

A significant element of the revitalization effort has also been the restoration of approximately twelve significant historic homes that have been returned to productive use.

In early 2004, a revised Redevelopment Plan was adopted. This Plan provides guidance for an extensive new development initiative that will be underway in the neighborhood over the next three to five years. The completion of property assembly and the preparation of development prospectus packages will be the focus during the next year. New construction should be underway on these sites by mid-2006.

Project Data

Designated: 1979
 Completion (Est.): 2007
 Area: 260 acres
 \$ Spent: \$12,625,000
 Est. \$ to complete: \$1,750,000
 Funding Sources: CDBG, City Housing Bonds

Project Manager: Dan Curry
 373-2751
 dan.curry@greensboro-nc.gov

Project Accomplishments

- Over 120 homes rehabilitated
- 90 new homes built on lots provided through the City
- Martin Luther King, Jr. Drive streetscape project built
- 12 historic homes renovated
- 2 parks upgraded
- Lee Street Day Care Center built
- Demolished 130 dilapidated housing units
- Adaptive reuse of Caldwell School for Nettie Coad Apts.
- 5+ miles of street and utility work
- 1 new neighborhood open space developed



Proposed View of Martin Luther King, Jr. Drive North
 Sketch by Urban Design Associates

Annual Look Ahead (FY 05-06)

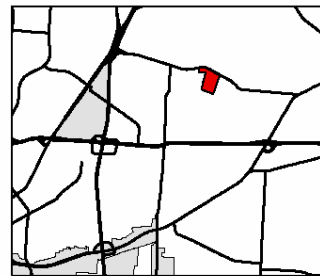
- Prepare and adopt a Traditional Neighborhood Development (TND) Plan for the MLK North Initiative area
- Purchase 1-2 sites to complete site assembly for new development
- Prepare infrastructure construction plans for new development sites
- Solicit development proposals for the initial phase of single family home construction and mixed-use developments

Phillips-Lombardy



Legend

Redevelopment Commission Owned



FY 2004-05 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	Bond					
Property Mgmt.	\$10,400				\$10,400	\$6,469
						0
						0
Totals	\$10,400				\$10,400	\$6,469

PHILLIPS - LOMBARDY

FY 04-05 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.

The Redevelopment Commission continues to work with the residents of this community in development of a reuse plan for this site.

Project Data

Designated:	1990
Completion (Est.):	2010
Area:	14 acres
\$ Spent:	\$713,100
Est. \$ to complete:	\$550,000
Funding Sources:	City Bond Funds
Project Manager:	Barbara Harris 373-2509 barbara.harris@greensboro-nc.gov

Project Accomplishments

- Purchased and demolished substandard commercial buildings
- Maintained active use of the site for 2 years as a “Community Farm” in partnership with UNC-G.
- Provided an opportunity for community residents to generate revenue, learn about farming and produce crops to feed their families



Annual Look Ahead (FY 05-06)

- Develop a property reuse plan compatible with development efforts in the surrounding neighborhood
- Dispose of all properties

ROSEWOOD

FY 04-05 Project Summary

The remaining three infill lots will be sold to Habitat for Humanity of Greater Greensboro for development. Habitat has agreed to use the same standards for construction that were used on previous infill along Gatewood Avenue and Mayfair Avenue, with some slight modifications. Construction should begin on the final three lots by winter of 2005.

Project Data

Designated: 1994
 Completion (Est.): 2006
 Area: 86 acres
 \$ Spent: \$1,200,000
 Est. \$ to complete: \$150,000
 Funding Sources: CDBG

Project Manager: Barbara Harris
 373-2509
 barbara.harris@greensboro-nc.gov

Project Accomplishments

- | | |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Removed 22 substandard buildings | <input type="checkbox"/> Removed 22 substandard buildings |
| <input type="checkbox"/> Constructed 12 new single family homes | <input type="checkbox"/> Constructed 12 new single family homes |
| <input type="checkbox"/> 3 second mortgage loans | <input type="checkbox"/> 3 second mortgage loans |
| <input type="checkbox"/> Installed 20 street lights | <input type="checkbox"/> Installed 20 street lights |
| <input type="checkbox"/> Referred dozens of Local Ordinance Enforcement & zoning complaints to appropriate city staff | <input type="checkbox"/> Referred dozens of Local Ordinance Enforcement & zoning complaints to appropriate city staff |

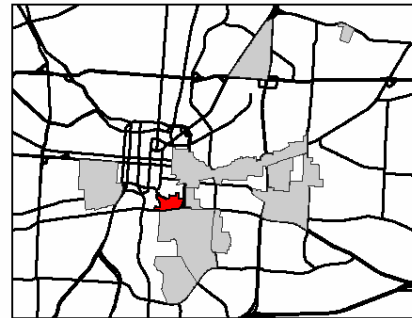
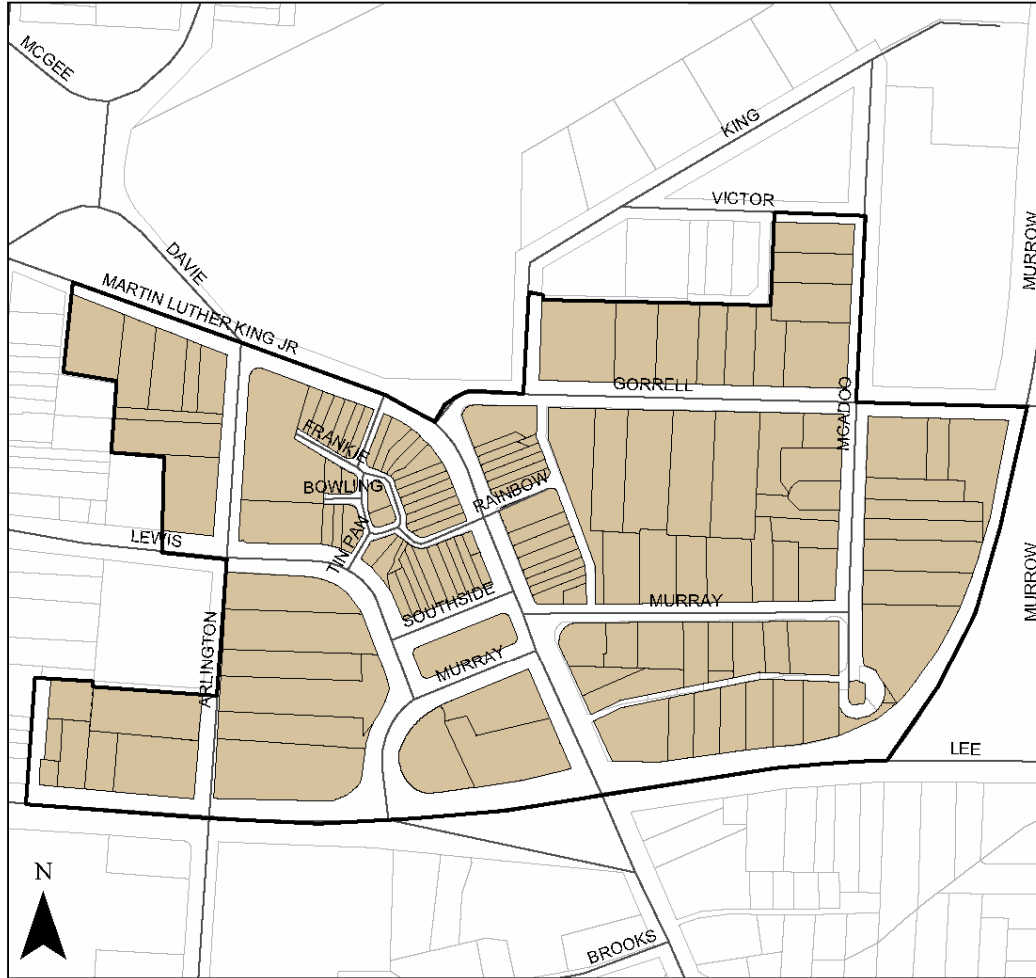
Annual Look Ahead (FY 05-06)

- Respond to requests for assistance as needed



Rosewood Neighborhood Park with signage in four languages

Southside



FY 2004-05 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG	HOME	Bond	Other		
Disposition			\$6,300,000		\$6,300,000	\$1,000,000
Totals			\$6,300,000		\$6,300,000	\$1,000,000

SOUTHSIDE

FY 04-05 Project Summary

The Southside Development Plan was adopted by City Council in 1995. The primary goal of the plan was to re-establish 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 now mixed use area that includes historic homes expertly rehabilitated, new single family houses, townhouses, live-work units, apartments and a small office/commercial area.

After a sluggish 2001-02 development season, the area has taken off and is now developing ahead of schedule. Build-out is now anticipated in 2006.

Project Data

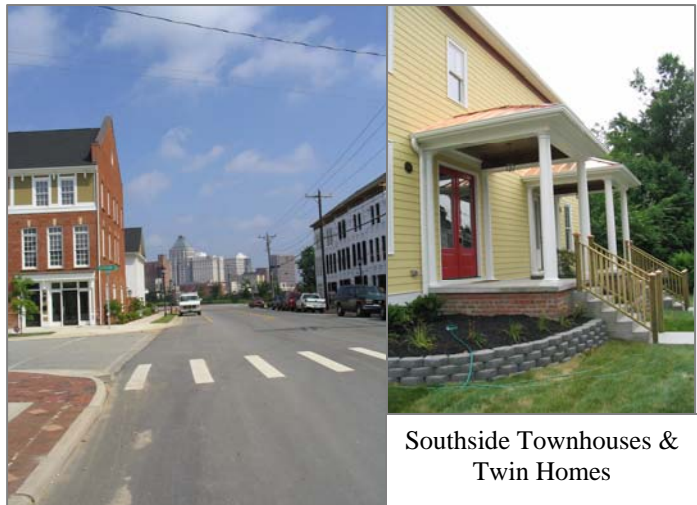
Designated:	1995
Completion (Est.):	2006
Area:	22 acres
\$ Spent:	\$5 million
Est. \$ to complete:	\$1.3 million
Funding Sources:	1990 & 2000 Redevelopment Bond Funds
Project Manager:	Sue Schwartz 373-2149 sue.schwartz@greensboro-nc.gov

Project Accomplishments

- 23 Townhouses / live-work Units Completed
- 17 Townhouses / live-work Units Underway
- 10 historic Houses Rehabbed
- Last historic house underway
- Phase 2 Streetscape design completed
- Infrastructure improvements completed
- Land acquisitions completed
- TND Plan Update Initiated
- Phase 1 Streetscape Completed

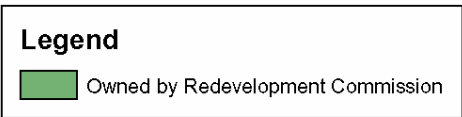
Annual Look Ahead (FY 05-06)

- Phase 2 Streetscape Designs completed
- Land transfers completed
- Last historic house completed
- Streetscape out for bid
- Streetscape under construction



Southside Townhouses & Twin Homes

Willow Oaks



FY 2004-05 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG/108	HOME	Bond	Other		
Acquisition	0	300,499	0	0	300,499	300,499
Demolition	0	0	0	0	0	0
Disposition	0	0	0	0	0	0
Infrastructure	2,000,000	0	0	750,000	2,750,000	2,462,022
Property Mgmt	0	0	0	0	0	0
Development Services	0	0	0	0	0	0
Project Admin	0	0	0	0	0	0
Relocation	0	0	0	0	0	0
Totals	\$2,000,000	\$300,499	\$0	\$750,000	\$3,050,499	\$2,762,521

WILLOW OAKS

FY 04-05 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.

Site assembly, divided into three phases, has been underway since February 2000. Phases I and II are complete; Phase III site assembly work has begun. The Redevelopment Commission currently owns 70 parcels in Willow Oaks.

Planning is underway for the land in Phase III, which was not master-planned as part of the original charrette process. Phase II Infrastructure improvements are under construction.

Construction is complete on the first two multifamily components, "The Villas at Willow Oaks," and "The Townhomes at Willow Oaks." All 150 units have been leased. Crosland/Bradsher Developers should be awarded Low Income Housing Tax Credits for the 60-unit family rental project in August 2005 and will begin construction in October 2005 if successful.

Construction of the community/child care building is essentially underway, as is construction of single family homes.

Project Data

Designated:	2000
Completion (Est.):	2006
Area:	250 acres
\$ Spent:	\$9,983,192
Est. \$ to complete:	\$ 4,341,192
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
433-7377

dyan.arkin@greensboro-nc.gov

Project Accomplishments

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ❑ Completion of 40-unit senior village – "The Villas at Willow Oaks" ❑ Completion of design for community building/childcare center | <ul style="list-style-type: none"> ❑ Completion of 40-unit senior village – "The Villas at Willow Oaks" ❑ Completion of design for Phase II Infrastructure Improvements |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Annual Look Ahead (FY 05-06)

- ❑ Complete Phase II infrastructure
- ❑ Convey Phase I and II RCG-acquired properties to GHA and/or builders for development
- ❑ Finalize land use plans for Phase III properties
- ❑ Commence community marketing program
- ❑ Continue construction of SF detached and attached for-sale homes
- ❑ Complete construction of community center/child care center
- ❑ Begin development of retail/commercial component



**Redevelopment Commission of Greensboro
2004-05 Property Inventory**

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Arlington Park	52-3-8	418	BURTNER ST	6,720		vacant lot
Arlington Park	32-8-2	1002	CALDWELL ST	3,234		vacant lot
Arlington Park	51-5-1	1402	PLYMOUTH ST	30,800		vacant lot
Arlington Park	51-5-19	1404	PLYMOUTH ST	13,520		vacant lot
Arlington Park	76-3-1	1524	RANDOLPH AV	11,484		vacant lot
Eastside Park	128-3-14	220	GANT ST	6,250		vacant lot
Eastside Park	128-2-1	201	GILLESPIE ST	6,450		vacant lot
Eastside Park	128-2-3	203	GILLESPIE ST	6,250		vacant lot
Eastside Park	128-2-4	205	GILLESPIE ST	6,250		vacant lot
Eastside Park	128-2-5	207	GILLESPIE ST	6,250		vacant lot
Eastside Park	128-2-6	209	GILLESPIE ST	6,250		vacant lot
Eastside Park	129-1-56	407	GILLESPIE ST	7,250		vacant lot
Eastside Park	129-1-55	409	GILLESPIE ST	12,750		Leased to Eastside Park Community Center
Eastside Park	129-1-54	429	GILLESPIE ST	3,465		Leased to Eastside Park Community Center
Eastside Park	129-3-9	1845	SPENCER ST	34,390	1,218	vacant lot
Eastside Park	129-3-17	1847	SPENCER ST	9,200		vacant lot
Eastside Park	129-3-8	1851	SPENCER ST	22,552	4,500	vacant lot
Eastside Park	128-3-1	201-R1	YORK ST			vacant lot
Eastside Park	128-2-14	214	YORK ST	6,250	1,300	Duplex
Eastside Park	128-2-13	216	YORK ST	6,250	1,300	Duplex
Eastside Park	128-2-12	218	YORK ST	6,250	1,002	SF
Gorrell Street	29-10-16	600	GORRELL ST	5,432		Leased to Bennett College 7/15/03-7/14/05
Gorrell Street	29-10-6	608	GORRELL ST	2,813		Leased to Bennett College 7/15/03-7/14/05
Gorrell Street	29-10-5	604-606	MACON ST	1,230		Leased to Bennett College 7/15/03-7/14/05
Gorrell Street	29-10-14	608-610	MACON ST	2,460		Leased to Bennett College 7/15/03-7/14/05
Gorrell Street	29-8-2	725	PLOTT ST	5,100		Hold for sale/transfer to Magnolia Hotel, Inc.
Gorrell Street	29-10-1	601	WATSON ST	3,850		Leased to Bennett College 7/15/03-7/14/05
Gorrell Street	29-10-2	603	WATSON ST	3,500		Leased to Bennett College 7/15/03-7/14/05
Gorrell Street	29-10-4	605	WATSON ST	3,420		Leased to Bennett College 7/15/03-7/14/05
Gorrell Street	29-10-7	609	WATSON	8,480		Leased to Bennett College 7/15/03-7/14/05
Hampton	203-9-23	2503	EVERITT ST	13,600		vacant lot
Ole Asheboro	17-11-19	909	BELLEVUE ST	2,700		vacant lot
Ole Asheboro	17-11-17	913	BELLEVUE ST	7,020		vacant lot
Ole Asheboro	17-11-18	911	BELLEVUE ST	6,345		vacant lot
Ole Asheboro	17-6-1	400	E BRAGG ST	7,650		vacant lot
Ole Asheboro	30-2-9	605	E BRAGG ST	4,480		vacant lot
Ole Asheboro	31-6-5	630	BROAD AV	12,880		vacant lot

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Ole Asheboro	17-2-39	200	BROOKS CT	7,600		vacant lot
Ole Asheboro	17-2-16	201	BROOKS CT	4,130		vacant lot
Ole Asheboro	17-2-18	202	BROOKS CT	3,350		vacant lot
Ole Asheboro	17-2-15	203-205	BROOKS CT	11,500		vacant lot
Ole Asheboro	17-2-19	204	BROOKS CT	5,789		vacant lot
Ole Asheboro	17-2-12	207	BROOKS CT	4,600		vacant lot
Ole Asheboro	30-7-3	526	DOUGLAS ST	6,864		vacant lot
Ole Asheboro	30-7-4	528	DOUGLAS ST	6,600		vacant lot
Ole Asheboro	30-7-22	532	DOUGLAS ST	9,768		vacant lot
Ole Asheboro	30-8-8	614-NEAR	DOUGLAS ST	2,400		vacant lot
Ole Asheboro	30-8-37	616	DOUGLAS ST	10,000		vacant lot
Ole Asheboro	17-9-2	202	GILBERT ST	10,220		vacant lot
Ole Asheboro	17-9-3	204	GILBERT ST	10,220		vacant lot
Ole Asheboro	17-9-5	206	GILBERT ST	10,360		vacant lot
Ole Asheboro	30-7-25	515	JULIAN ST	7,980		vacant lot
Ole Asheboro	30-8-30	525	JULIAN ST	10,850		vacant lot
Ole Asheboro	17-2-4	220	E LEE ST	14,630		vacant lot
Ole Asheboro	17-2-5	222	E LEE ST	8,670		vacant lot
Ole Asheboro	17-2-8	224	E LEE ST	33,770		vacant lot
Ole Asheboro	49-1-1	630	E LEE ST	8,960		vacant lot
Ole Asheboro	49-1-4	704	E LEE ST	7,200		vacant lot
Ole Asheboro	49-1-2	700	E LEE ST	3,520		vacant lot
Ole Asheboro	49-1-3	702	E LEE ST	7,200		vacant lot
Ole Asheboro	17-2-9	408	MARTIN LUTHER KING JR DR	9,796		vacant lot
Ole Asheboro	17-6-34	500	MARTIN LUTHER KING JR DR	2,250		vacant lot
Ole Asheboro	17-6-7	600	MARTIN LUTHER KING JR DR	13,939		vacant lot
Ole Asheboro	30-7-2	601	MARTIN LUTHER KING JR DR	15,246		vacant lot
Ole Asheboro	30-7-1	605	MARTIN LUTHER KING JR DR	1.54 acre		vacant lot
Ole Asheboro	17-6-8	606	MARTIN LUTHER KING JR DR	16,553		vacant lot
Ole Asheboro	30-9-1	901	MARTIN ST	8,712		vacant lot
Ole Asheboro	17-11-1	400	E MCCULLOCH ST	6,825		vacant lot
Ole Asheboro	30-8-13	1013	PEARSON ST	15,800		vacant lot
Ole Asheboro	49-9-11	809	REID ST			vacant lot
Ole Asheboro	49-13-10	910	REID ST	7,800		vacant lot
Ole Asheboro	50-7-1	800	ROSS AV	9,600		vacant lot
Ole Asheboro	49-1-9	710	SEVIER ST	10,192		vacant lot
Ole Asheboro	31-7-12	711	TUSCALOOSA ST	9,984		vacant lot
Phillips/Lombard	195-2-54	1209	LOMBARDY ST			Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-52	1215	LOMBARDY ST			Leased to Project Greenleaf 4/21/03 - 4/20/05

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Phillips/Lombard	195-2-53	1211	LOMBARDY ST			Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-51	1301	LOMBARDY ST			Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-50	1303	LOMBARDY ST			Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-49	1305	LOMBARDY ST			Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-48	1307	LOMBARDY ST			Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-6	2108	PHILLIPS AV	1 acre		Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-5	2104	PHILLIPS AV			Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-4	2106	PHILLIPS AV	1 acre		Leased to Project Greenleaf 4/21/03 - 4/20/05
Phillips/Lombard	195-2-30	2206-2208	PHILLIPS AV	5 acres		vacant lot
Phillips/Lombard	195-2-41	1412	TILLERY DR			vacant lot
Rosewood	305-1-9	1318	MAYFAIR AV			vacant lot
Rosewood	305-1-17	1322	MAYFAIR AV	6,030		vacant lot
Rosewood	305-1-10	1319	MEADOW ST			vacant lot
Swan Street	163-1-20	1409	SWAN ST			vacant lot
Swan Street	163-1-19	1411	SWAN ST			vacant lot
Swan Street	169-7-20	1415	SWAN ST			vacant lot
Swan Street	169-7-19	1417	SWAN ST			vacant lot
Willow Oaks	130-5-9	700	CLAPP ST	60,880		vacant lot
Willow Oaks	192-3-13	703	CLAPP ST	22,501		vacant lot
Willow Oaks	130-5-2	704	CLAPP ST	32,000		vacant lot
Willow Oaks	192-3-9	705	CLAPP ST	22,560		vacant lot
Willow Oaks	192-3-3	707	CLAPP ST	22,345		vacant lot
Willow Oaks	192-3-11	709	CLAPP ST	19,456		vacant lot
Willow Oaks	102-7-32	700	DORGAN AV	4,876		vacant lot
Willow Oaks		703	DORGAN AV			vacant lot
Willow Oaks	102-7-28	705	DORGAN AV	10,469		vacant lot
Willow Oaks	102-7-27	717	DORGAN AV	17,846		vacant lot
Willow Oaks	130-6-14	800	DUNBAR ST	11,952		vacant lot
Willow Oaks	130-7-10	801	DUNBAR ST	54,343		vacant lot
Willow Oaks	191-2-2	213	S ENGLISH ST	32,475		vacant lot
Willow Oaks	191-2-4	215	S ENGLISH ST	8,043		vacant lot
Willow Oaks	191-2-5	217	S ENGLISH ST	16,250		vacant lot
Willow Oaks	191-2-6	219	S ENGLISH ST	19,567		vacant lot
Willow Oaks	191-1-10	222	S ENGLISH ST	11,250		vacant lot
Willow Oaks	191-1-11	224	S ENGLISH ST	11,250		vacant lot
Willow Oaks	191-1-12	226	S ENGLISH ST	11,250		vacant lot
Willow Oaks	203-1-5	1018	S ENGLISH ST	8,930		vacant lot
Willow Oaks	203-1-4	1020	S ENGLISH ST	11,771		vacant lot
Willow Oaks	130-8-1	2100	EVERITT ST	18,378		vacant lot

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Willow Oaks	130-8-3	2108	EVERITT ST	9,231		vacant lot
Willow Oaks	130-8-4	2110	EVERITT ST	9,250		vacant lot
Willow Oaks	130-8-5	2112	EVERITT ST	14,214		vacant lot
Willow Oaks	192-3-4	2119	EVERITT ST	13,872		vacant lot
Willow Oaks	192-3-5	2121	EVERITT ST	30,675		vacant lot
Willow Oaks	192-3-6	2123	EVERITT ST	39,715		vacant lot
Willow Oaks	192-3-7	2129	EVERITT ST	36,619		vacant lot
Willow Oaks	102-4-3	604	GILLESPIE ST	6,800		vacant lot
Willow Oaks	102-4-4	606	GILLESPIE ST	6,815		vacant lot
Willow Oaks	102-4-5	608-610	GILLESPIE ST	6,457		vacant lot
Willow Oaks	102-7-11	714	GILLESPIE ST	20,639		vacant lot
Willow Oaks	102-7-13	718	GILLESPIE ST	5,137		vacant lot
Willow Oaks	102-7-12	722	GILLESPIE ST	4,940		vacant lot
Willow Oaks	102-7-14	726	GILLESPIE ST	5,208		vacant lot
Willow Oaks	102-7-16	732	GILLESPIE ST	5,339		vacant lot
Willow Oaks	102-7-17	734	GILLESPIE ST	7,000		vacant lot
Willow Oaks	102-7-33	736	GILLESPIE ST	7,056		vacant lot
Willow Oaks	192-3-14	1-9999	GLADE ST	65,340		vacant lot
Willow Oaks	130-5-6	701	JENNIFER ST	22,957		vacant lot
Willow Oaks	130-5-1	703	JENNIFER ST	22,955		vacant lot
Willow Oaks	102-8-50	1520	MCCONNELL RD	4,435		vacant lot
Willow Oaks	102-8-13	1600	MCCONNELL RD			vacant lot
Willow Oaks	102-6-18	1605	MCCONNELL RD			vacant lot
Willow Oaks	102-6-17	1607	MCCONNELL RD			vacant lot
Willow Oaks	102-6-16	1609	MCCONNELL RD			vacant lot
Willow Oaks	102-7-25	1703	MCCONNELL RD	4,250		vacant lot
Willow Oaks	102-7-24	1705	MCCONNELL RD	5,500		vacant lot
Willow Oaks	102-7-23	1713	MCCONNELL RD	11,000		vacant lot
Willow Oaks	102-7-22	1717	MCCONNELL RD	3,299		vacant lot
Willow Oaks	102-7-19	1719	MCCONNELL RD	5,131		vacant lot
Willow Oaks	102-7-18	1723 (aka 1721)	MCCONNELL RD	8,463		MCU site office-leased
Willow Oaks	130-6-10	1917	MCCONNELL RD	95,574		vacant lot
Willow Oaks	130-6-13	1927	MCCONNELL RD	13,804		vacant lot
Willow Oaks	130-7-1	2001	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-7-3	2005	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-7-4	2007	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-7-5	2009	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-7-6	2011	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-8-11	2101	MCCONNELL RD	9,760		vacant lot

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Willow Oaks	130-8-10	2103	MCCONNELL RD	10,168		vacant lot
Willow Oaks	130-8-9	2105	MCCONNELL RD	10,163		vacant lot
Willow Oaks	130-8-8	2107	MCCONNELL RD	10,942		vacant lot
Willow Oaks	203-1-16	2131	MCCONNELL RD	7,741		vacant lot
Willow Oaks	203-1-15	2133	MCCONNELL RD	15,040		vacant lot
Willow Oaks	203-1-14	2137	MCCONNELL RD	23,283		vacant lot
Willow Oaks	203-1-2	2141	MCCONNELL RD	13,716		vacant lot
Willow Oaks	203-1-3	2143	MCCONNELL RD	16,143		vacant lot
Willow Oaks	102-4-10	1707	SPENCER ST	11,064		vacant lot
Willow Oaks	102-4-8	1709	SPENCER ST	12,500		vacant lot
Willow Oaks	102-4-6	1711-1713	SPENCER ST	13,042		vacant lot
Willow Oaks	102-7-10	1714	SPENCER ST	10,200		vacant lot
Willow Oaks	192-3-8	2110	SPENCER ST	8,998		vacant lot