

REDEVELOPMENT COMMISSION  
OF GREENSBORO

ANNUAL REPORT  
FY 2008-09



CITY OF GREENSBORO  
DEPT. OF HOUSING & COMMUNITY DEVELOPMENT



# **REDEVELOPMENT COMMISSION OF GREENSBORO**

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

## **Redevelopment Commissioners:**

Nettie Coad, Chair

Jerry Leimenstoll, Vice-Chair

Portia Shipman, Secretary

Bob Mays, Treasurer

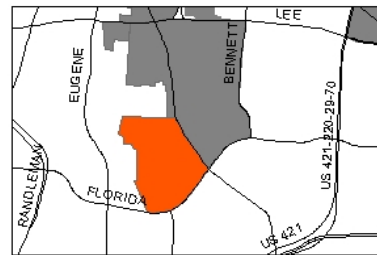
Angela Carmichael

Portia Shipman (appointment ended December 2008)

<b><u>Member</u></b>	<b><u>Meetings Attended</u></b>	<b><u>Meetings Absent</u></b>	<b><u>Date Appointed</u></b>
Nettie Coad	13	2	3/00
Jerry Leimenstoll	15	0	8/01
Bob Mays	14	1	3/07
Angela Carmichael	15	0	5/08
Portia Shipman	6	1	10/06

**TOTAL OF 11 REGULAR MEETINGS AND 4 SPECIAL  
MEETINGS WERE HELD**

# Arlington Park



FY 2008-09 Budget			
Source	Funds Carried Forward	2008-09 Allocation	Total
CDBG	\$ 22,000	\$ 10,000	\$ 32,000
Total	\$ 22,000	\$ 10,000	\$ 32,000

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Disposition	\$ 15,078	\$ 6,855
Total	\$ 15,078	\$ 6,855

# ARLINGTON PARK

## FY 08-09 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 Village at Arlington Park subdivision was developed as the largest single activity undertaken in the neighborhood with 36 homesites and a public open space and trail.

Remaining activities include sale of one renovated historic house, sale or demolition of one additional house needing renovation, and sale of two remaining vacant lots for new home construction.

## Project Data

Designated:	1979
Completion (Est.):	2009
Area:	90 acres
\$ Spent:	\$3,643,000
Est. \$ to complete:	\$30,000
Funding Sources:	CDBG
Project Manager:	Dan Curry 336.373.2751 dan.curry@greensboro-nc.gov

## Project Accomplishments

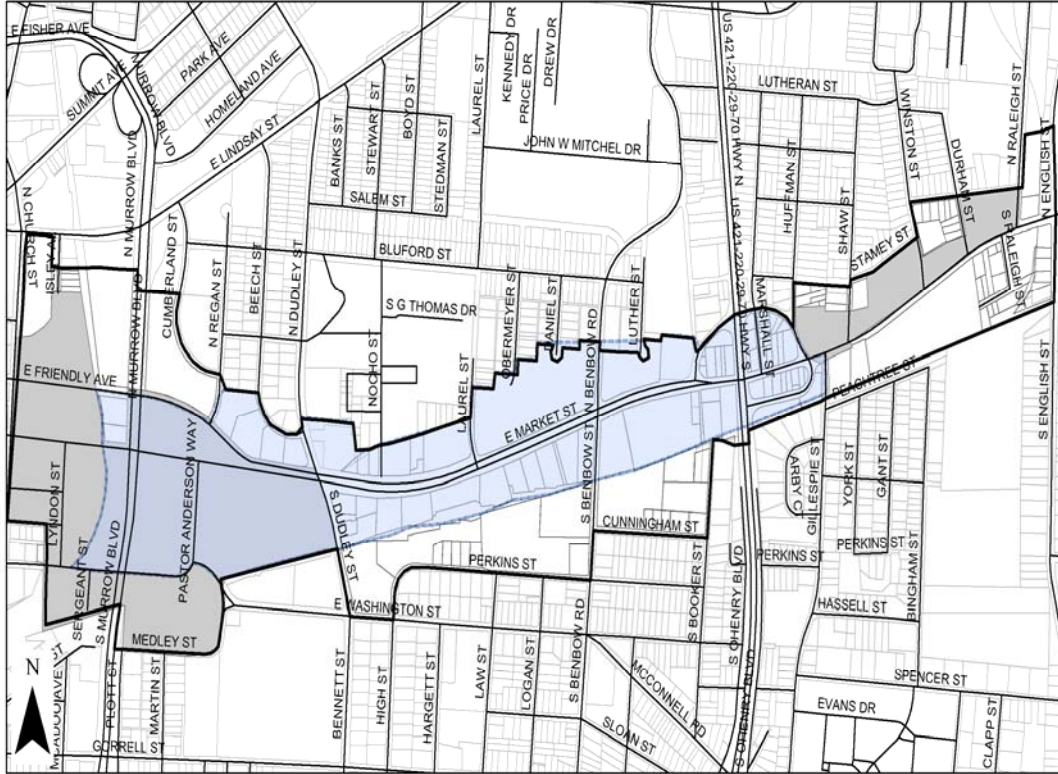
■ Over 60 homes rehabilitated.	■ Bellevue Park upgraded.
■ Removed 2 nuisance commercial properties.	■ 4 historic homes renovated and 3 sold.
■ Removed 9 dilapidated housing units.	■ 3+ miles of streets, sidewalks and utilities improved.
■ 36 homesites developed at "The Village."	■ Andrew/Randolph/MLK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

## Annual Look Ahead (FY 09-10)

- Sell subject to rehabilitation or demolish 1220 Randolph Avenue.
- Sell 1600 Martin Luther King Jr. Drive.
- Market remaining vacant lots for new single family home construction.
- Continue housing rehabilitation and lead-safe housing assistance programs.



# East Market Street



**Legend**

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

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



FY 2008-09 Budget				FY 2008-09 Expenditures		
Source	Funds Carried Forward	2008-09 Allocation	Total	Activity	Spent	Carried Forward (unencumbered) to 2009-10
Bond	\$ 822,245	\$ 0	\$ 822,245	Disposition	\$ 70,304	\$ 749,933
<b>Total</b>	<b>\$ 822,245</b>	<b>\$ 0</b>	<b>\$ 822,245</b>	<b>Total</b>	<b>\$ 70,304</b>	<b>\$ 749,933</b>

# EAST MARKET STREET

## FY 08-09 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.

EMSDC and HCD staff have been working with the Jonesboro Scott Park Neighborhood on a neighborhood Plan. This area is bounded by East Market Street, Lutheran, Street, US 29 and English Street. A draft plan has been completed, anticipating City Council adoption in August 2009. EMSDC will oversee the implementation of the neighborhood plan.

## Project Data

Designated: 1998  
 Completion (Est.): 2011  
 Area: 2 miles  
 \$ Spent: \$1,570,000  
 Est. \$ to complete: \$1,000,000  
 Funding Sources: 1996 & 2000  
 Redevelopment  
 Bond Funds  
 Project Manager: Sue Schwartz  
 336.373.2149  
 sue.schwartz@greensboro-nc.gov

## Project Accomplishments

<ul style="list-style-type: none"> <li>■ EMSDC and HCD began work on Jonesboro Scott Park Neighborhood Plan.</li> </ul>	<ul style="list-style-type: none"> <li>■ EMS Merchants Association meeting monthly.</li> </ul>
<ul style="list-style-type: none"> <li>■ EMSDC completed the rehabilitation of 301 Marshall Street.</li> </ul>	<ul style="list-style-type: none"> <li>■ Phase II Streetscape and traffic management improvements completed.</li> </ul>

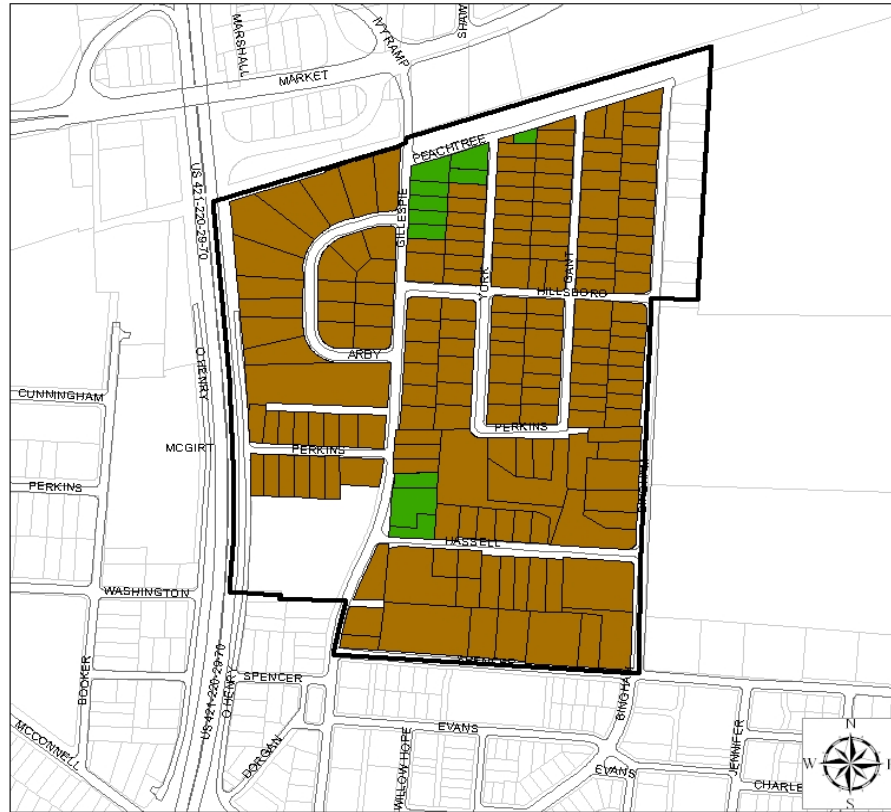
## Annual Look Ahead (FY 09-10)

- Launch next phase development effort.
- Implementation of the Jonesboro-Scott Park Neighborhood in partnership with East Market Street Development Corporation.
- Support EMSDC's work with the Heath Community.



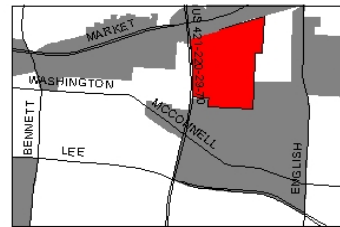
301 Marshall St.

# Eastside Park



**Legend**

Redevelopment Commission Owned



FY 2008-09 Budget			
Source	Funds Carried Forward	2008-09 Allocation	Total
CDBG	\$ 0	\$ 25,000	\$ 25,000
HOME	\$ 0	\$ 0	\$ 0
<b>Total</b>	<b>\$ 0</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Admin/Property Mgmt	\$ 6,275	\$ 25,976
Housing Development	\$ 0	\$ 0
<b>Total</b>	<b>\$ 6,275</b>	<b>\$ 25,976</b>

# EASTSIDE PARK

## FY 08-09 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 7 vacant lots in Eastside Park. Staff is working with the Eastside Park Neighborhood Association to create a land reuse plan for the Peachtree/Gillespie site. Youth Focus and UNCG Design Studio are building a maternity housing facility on a portion of the site.

Construction by Habitat for Humanity is underway on Arbor Court, a 20-unit condominium project on the Bingham/Spencer site. Four units have been completed and additional construction is expected to begin in the summer 2009.

No new funds were allocated this fiscal year.

## Project Data

Designated: 1993  
 Completion (Est.): 2010  
 Area: 47 acres  
 \$ Spent: \$4,500,000  
 Est.\$ to complete: \$140,000  
 Funding Sources: CDBG, City Bond Funds, HOME  
 Partnerships: Greater Greensboro Builders Association, Habitat for Humanity, Neighborhoods United, Westminster Presbyterian Church, Eastside Park Neighborhood Association  
 Project Manager: Shawna Tillery  
 336.373.7944  
 shawna.tillery@greensboro-nc.gov

## Project Accomplishments

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>■ Over 70 families have purchased new homes on lots assembled by the program.</li> </ul> | <ul style="list-style-type: none"> <li>■ Land was provided for the Eastside Park Community Center.</li> </ul> |
| <ul style="list-style-type: none"> <li>■ Hassell Street extension was built.</li> </ul>   | <ul style="list-style-type: none"> <li>■ All acquisitions have been completed.</li> </ul>                     |
| <ul style="list-style-type: none"> <li>■ Additional open space areas were developed.</li> </ul>                                 | <ul style="list-style-type: none"> <li>■ Over 80 apartment units have been renovated.</li> </ul>              |

## Annual Look Ahead (FY 09-10)

- Complete Habitat construction at Bingham/Spencer project site.
- Complete neighborhood reuse plan for RCG-owned parcels.
- Complete Bingham Park upgrade plan with neighborhood and Parks & Rec Department.
- Complete disposition of RCG parcels for development as defined in neighborhood plan.
- Begin completion report for Eastside Park Neighborhood Redevelopment Plan.



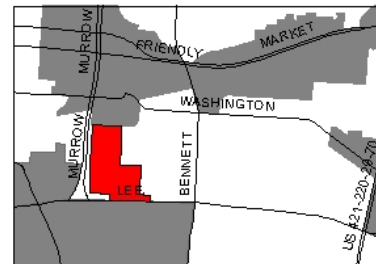


# Gorrell Street



**Legend**

Redevelopment Commission Owned



FY 2008-09 Budget			
Source	Funds Carried Forward	2008-09 Allocation	Total
CDBG	\$ 4,200	\$ 0	\$ 4,200
<b>Total</b>	<b>\$ 4,200</b>	<b>\$ 0</b>	<b>\$ 4,200</b>

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Disposition	\$ 631	\$ -631
<b>Total</b>	<b>\$ 631</b>	<b>\$ -631</b>

# GORRELL STREET

## FY 08-09 Project Summary

Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting nonprofit housing providers who have constructed and sold new single family homes.

The City has also supported the stabilization of the historic Magnolia House Motel property. One lot on Plott Street is still owned by the Commission.

Property has been sold to Bennett College for development of a Middle College/Administrative building, scheduled to begin construction in 2010.

A developer has purchased the remaining four RCG-owned lots for single family housing development. Two of four proposed houses have been completed. Revenue from the sale, paid at closing with homebuyer will be reallocated for future CD activities.

No new funds were allocated this fiscal year.

## Project Data

Designated: 1990

Completion (Est.): 2010

Area: 20 acres

\$ Spent: \$935,000

Est. \$ to complete: \$0

Funding Sources: CBDG, City Bond Funds

Project Manager: Shawna Tillery  
336.373.7944  
shawna.tillery@greensboro-nc.gov

## Project Accomplishments

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>■ 27 deteriorated residential and commercial properties purchased.</li> </ul>                    | <ul style="list-style-type: none"> <li>■ 4 lots conveyed to nonprofit homebuilders for single family home construction.</li> </ul> |
| <ul style="list-style-type: none"> <li>■ Most of neighborhood rezoned to single family use.</li> </ul>                                  | <ul style="list-style-type: none"> <li>■ Assisted the relocation of the PATHWays facility.</li> </ul>                              |
| <ul style="list-style-type: none"> <li>■ Completed disposition of 609 Gorrell to Bennett College for Middle College Program.</li> </ul> | <ul style="list-style-type: none"> <li>■ 4 lots conveyed to homebuilder for construction of single family homes.</li> </ul>        |

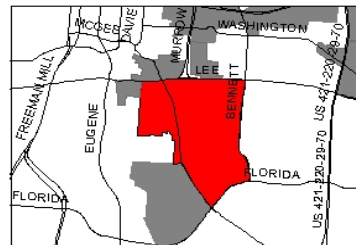
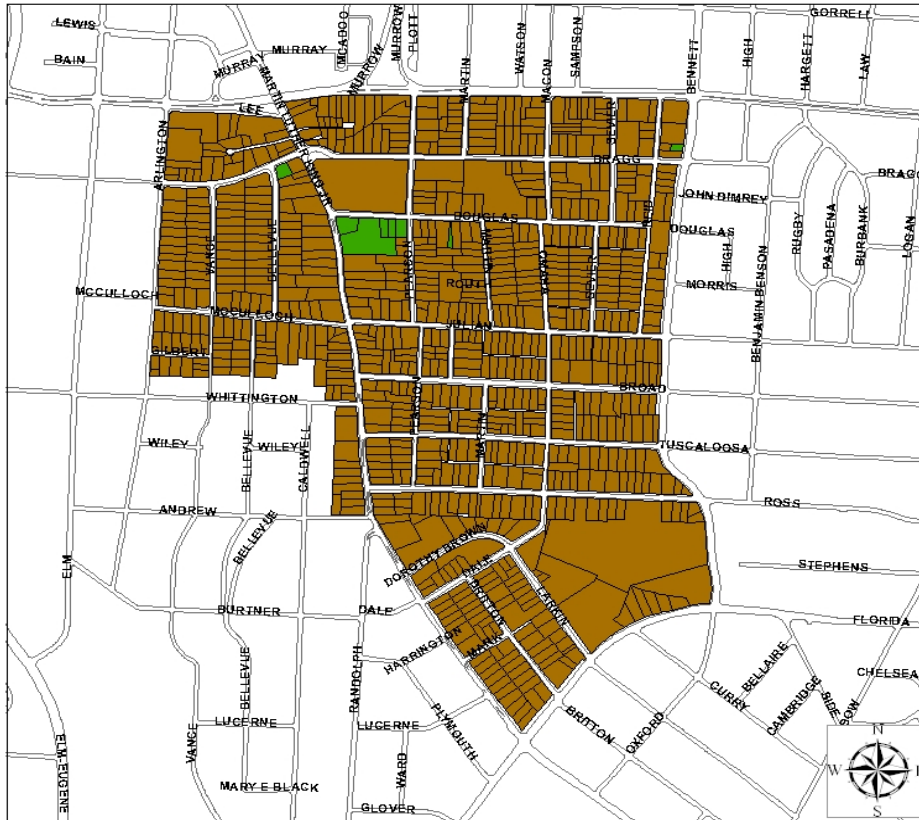
## Annual Look Ahead (FY 09-10)

- Continue support for revitalization of to Magnolia House Motel, Inc. as requested.
- Disposition of Plott Street lot.



Sold Single Family Home

# Ole Asheboro



FY 2008-09 Budget			
Source	Funds Carried Forward	2008-09 Allocation	Total
CDBG	\$ 340,703	\$ 200,000	\$ 540,703
HOME		\$ 100,000	\$ 100,000
Total	\$ 340,703	\$ 300,000	\$ 640,703

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Acquisition	\$ 289	\$ 31,416
Demolition	\$ 4,350	\$ 5,650
Disposition	\$ 118,117	\$ 161,798
Water & Sewer	\$ 0	\$ 40,000
Total	\$ 122,756	\$ 238,924

# OLE ASHEBORO

## FY 08-09 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.

Three single family homes are under construction by Self-Help. Block A-1 development is scheduled to begin late fall 2009. Negotiations are underway with a second developer for Block A-2. 18 single family building lots remain available, along with blocks A-3 and A-4 of the Martin Luther King, Jr. Drive North Initiative which will be marketed later in 2009.

The City's Housing Rehabilitation and Lead-Safe Housing Assistance Programs have been very active in Ole Asheboro over the past several years. Eight homes in Ole Asheboro have been made lead-safe.

In spring 2009, representatives from the Ole Asheboro neighborhood Association requested that City Council approve enough funding to complete redevelopment activities in the neighborhood. Staff and neighborhood representatives are working together to clarify the scope of remaining activities and the associated funding requirements. It is projected that a recommendation for completion will be provided by the community to Council in early fall 2009.

## Project Data

Designated: 1979  
 Completion (Est.): 2012  
 Area: 260 acres  
 \$ Spent: \$12,688,000  
 Est. \$ to complete: \$1,500,000  
 Funding Sources: CDBG  
 Project Manager: Dyan Arkin  
 336.433.7377  
 dyan.arkin@greensboro-nc.gov

## Project Accomplishments

■ Over 120 homes rehabilitated.	■ Lee Street Day Care Center built.
■ 97 new homes built on lots provided through the City.	■ Demolish 130 dilapidated housing units.
■ Martin Luther King Jr. Drive streetscape project built.	■ Adaptive reuse of Caldwell School for Nettie Coad Apartments.
■ 13 historic homes renovated.	■ 5+ miles of street and utility work.
■ 2 parks upgraded.	■ 1 new neighborhood open space developed.
■ 67 housing units made lead safe.	■ MLK North TN zoning district approved.

## Annual Look Ahead (FY 09-10)

- Continue to assist New Zion Missionary Baptist Church with their development plans for Block A-1.
- Continue negotiations with developer for Block A-2.
- Continue marketing of remaining 18 vacant lots for single family homes.
- Begin marketing of MLK North Initiative-Phases A-3 & A-4 sites for mixed-use development.
- Coordinate implementation of Bicentennial Greenway segment along Bragg Street.
- Pursue housing rehabilitation opportunities, including possible additions of blighted properties to the neighborhood acquisition list for purchase/rehabilitation/resale.

New Single Family Home Construction by Self-Help



# Phillips Lombardy



**Legend**

Redevelopment Commission Owned



FY 2008-09 Budget			
Source	Funds Carried Forward	2008-09 Allocation	Total
Bond	\$ 0	\$ 27,000	\$ 27,000
Total	\$ 0	\$ 27,000	\$ 27,000

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Disposition	\$ 20,100	\$ 0
Total	\$ 20,100	\$ 0

# PHILLIPS – LOMBARDY

**FY 08-09 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. Interest by potential developers has resulted in a feasibility study and geotechnical analysis of the area.

When development for the remaining land is proposed, additional funds may be allocated in future fiscal years.

**Project Data**

Designated: 1990

Completion (Est.): 2010

Area: 14 acres

\$ Spent: \$753,957

Est. \$ to complete: \$0

Funding Sources: City Bond Funds

Project Manager: Shawna Tillery  
336.373.7944  
shawna.tillery@greensboro-nc.gov

Project Accomplishments	
<ul style="list-style-type: none"> <li>■ 3 single family homes built.</li> </ul>	<ul style="list-style-type: none"> <li>■ Site for childcare center sold and developed.</li> </ul>
<ul style="list-style-type: none"> <li>■ 2 substandard and detrimental commercial buildings purchased and demolished.</li> </ul>	<ul style="list-style-type: none"> <li>■ Completed Phase I geotechnical analysis of former rock quarry site.</li> </ul>
<ul style="list-style-type: none"> <li>■ Completed Site Specific Constraints Analysis (February 2009).</li> </ul>	

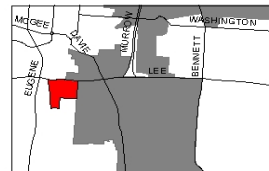
**Annual Look Ahead (FY 09-10)**

- Complete Phase II study of development scenarios.
- Develop a property reuse plan compatible with development effort in the surrounding neighborhood.
- Disposition of all properties.



Lombardy Street View

## South Elm



FY 2008-09 Budget			
Source	Funds Carried Forward	2008-09 Allocation	Total
BEDI	\$ 305,851	\$ 0	\$ 305,851
Section 108	\$ 552,288	\$ 0	\$ 552,288
CDBG	\$ 0	\$ 0	\$ 0
EPA	\$ 843,603	\$ 0	\$ 843,603
HOME	\$ 0	\$ 395,000	\$ 395,000
<b>Total</b>	<b>\$ 1,701,742</b>	<b>\$ 395,000</b>	<b>\$ 2,096,742</b>

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Acquisition	\$ 670	\$ 60,985
Relocation	\$ 0	\$ 16,141
Demolition	\$ 349,523	\$ 213,653
Environmental Remediation	\$ 0	\$ 0
Infrastructure	\$ 21,347	\$ 3,652
Engineering/Site Prep	\$ 0	\$ 0
Disposition/Property Mgmt.	\$ 74,206	\$ 650,595
Consultant Services	\$ 31,650	\$ 478,673
Project Administration	\$ 31,194	\$ 34,362
Financing Costs	\$ 7,913	\$ 596
<b>Total</b>	<b>\$ 516,503</b>	<b>\$ 1,458,657</b>

# SOUTH ELM STREET

**FY 08-09 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.

The Redevelopment Commission has purchased 25 of the 28 parcels within the redevelopment area. Phase 1 and 2 environmental studies have been completed for the area. Demolition of buildings is complete and remediation work is scheduled for fall of 2009. Once remediation is complete a Brownfield Agreement for the project will be prepared.

The Redevelopment Commission will be seeking private development proposals for site reuse in late 2009. Staff is also coordinating with the Bicentennial Greenway Steering Committee that has proposed running the greenway along Bragg Street through the project site.

**Project Data**

Designated: February 2007

Completion (Est.): 2012

Area: 10 acres

\$ Spent: \$5,601,103

Est. \$ to complete: \$5,601,397

Funding Sources: EPA  
HUD BEDI  
HUD 108 Loan  
HUD CDBG  
City General Fund

Project Manager: Dyan Arkin  
336.433.7377  
dyan.arkin@greensboro-nc.gov

Project Accomplishments	
<ul style="list-style-type: none"> <li>■ Redevelopment Plan adopted.</li> <li>■ 25 parcels purchased.</li> <li>■ EPA Cleanup grants awarded (three \$200,000 grants).</li> </ul>	<ul style="list-style-type: none"> <li>■ Phase 1 &amp; 2 Environmental Studies completed.</li> <li>■ Sanitary sewer line upgrades completed.</li> <li>■ Brownfield Agreement application submitted to NCDENR.</li> </ul>
<ul style="list-style-type: none"> <li>■ Building demolition underway.</li> </ul>	

**Annual Look Ahead (FY 09-10)**

- Finalize Brownfield Agreement with NCDENR.
- Complete site remediation activities.
- Prepare design for public infrastructure upgrades.
- Issue solicitation for private development proposals and select one or more primary site developers.
- Update project web-site and communication strategy.



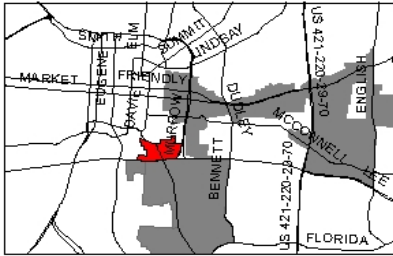
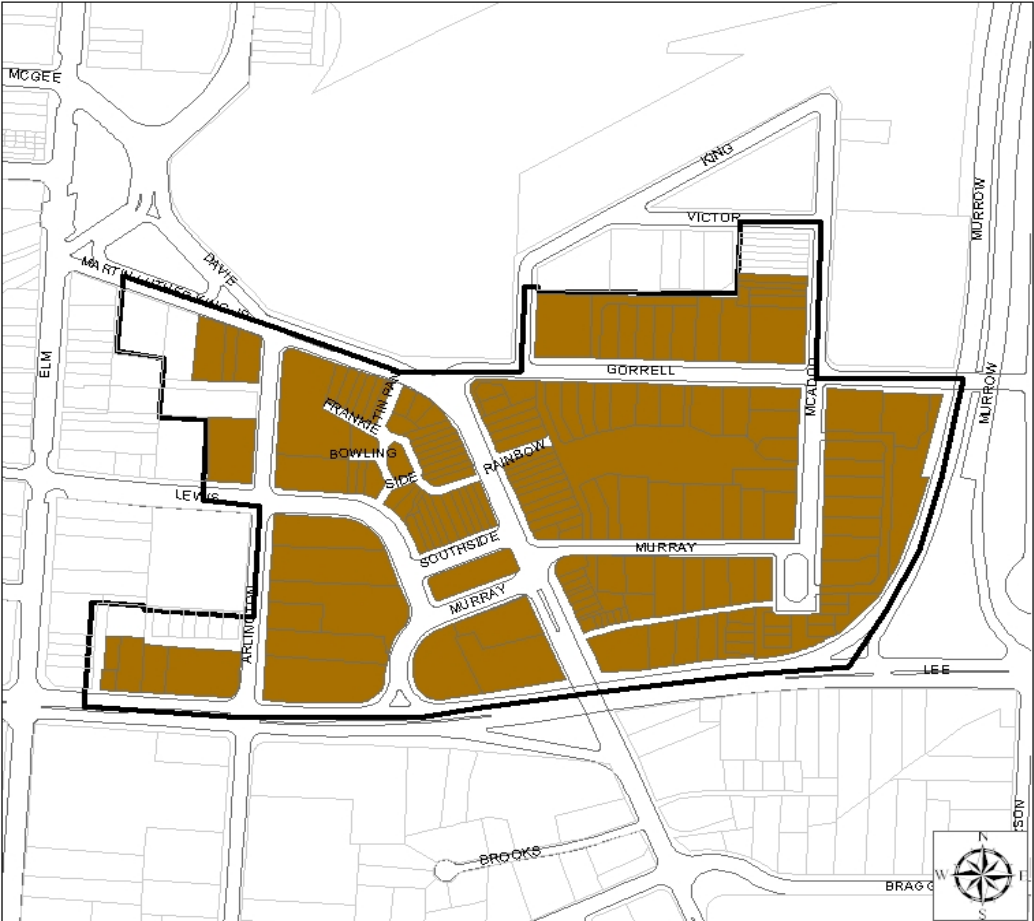
Arlington St. and Lee St.



South Elm St. toward Bragg St.



# Southside



FY 2008-09 Budget			
Source	Funds Carried Forward	2008-09 Allocation	Total
Bond	\$ 1,016,788	\$ 0	\$ 1,016,788
<b>Total</b>	<b>\$ 1,016,788</b>	<b>\$ 0</b>	<b>\$ 1,016,788</b>

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Disposition	\$ 148,780	\$ 843,980
<b>Total</b>	<b>\$ 148,780</b>	<b>\$ 843,980</b>

# SOUTHSIDE

## FY 08-09 Project Summary

The Southside Development Plan was adopted by City Council in 1995. The primary goal of the plan was to reestablish the turn of the 20<sup>th</sup> century neighborhood on the edge of Greensboro's downtown. After several years of property acquisition, establishment of design development standards and an initial streetscape improvement, a primary developer was recruited.

Southside, LLC. is the prime developer for this mixed-use area that includes historic homes expertly rehabilitated, new single family houses, townhouses, live-work units, apartments and a small office/commercial area.

This project is scheduled to be completed within the next 12 months. Final activities include completion of Phase 2 streetscape and sign-off on remaining development activities

## Project Data

Designated:	1995
Completion (Est.):	2007
Area:	22 acres
\$ Spent:	\$5.4 million
Est. \$ to complete:	\$300,000
Funding Sources:	1990 & 2000 Redevelopment Bond Funds
Project Manager:	Sue Schwartz 336.373.2149 sue.schwartz@greensboro-nc.gov

## Project Accomplishments

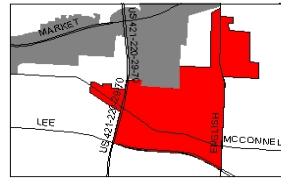
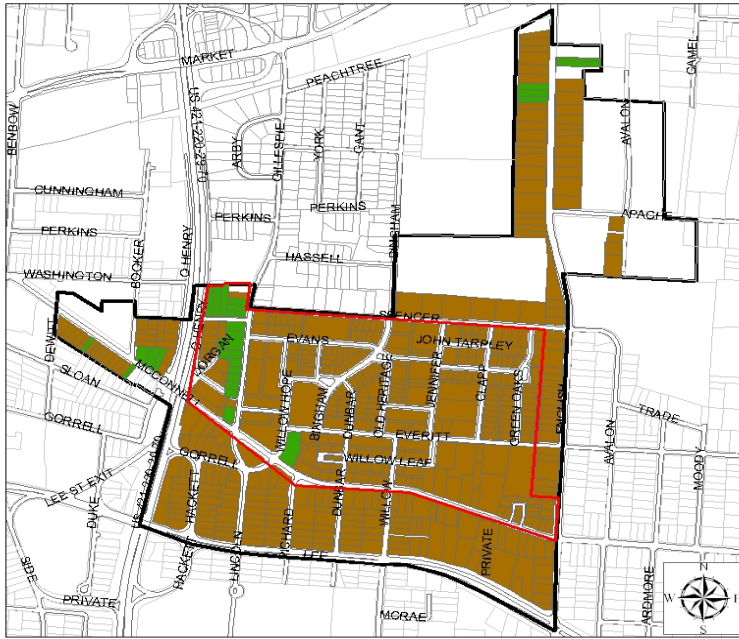
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|--|---|
| ■ Pocket Park design completed with residents. | ■ Phase 2 streetscape construction completed. |
| ■ Fields Historic house renovations begun.     |   |

## Annual Look Ahead (FY 09-10)

- Pocket Park completed.
- Completion of Fields House renovation.
- Closeout of area.



# Willow Oaks



FY 2008-09 Budget			
Source	Funds Carried Forward	2007-08 Allocation	Total
Section 108	\$ 267,516	\$ 0	\$ 267,516
CDBG		\$ 300,000	\$ 300,000
HOME	\$ 662,384		\$ 662,384
<b>Total</b>	<b>\$ 929,900</b>	<b>\$ 300,000</b>	<b>\$ 962,384</b>

FY 2008-09 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2009-10
Acquisition	\$ 0	\$ 300,499
Demolition	\$ 0	\$ 61,885
Disposition	\$ 0	\$ 179,826
Infrastructure	\$ 32,375	\$ 0
Property Mgmt.	\$ 10,535	\$ 17,264
Development Services	\$ 0	\$ 0
Project Administration	\$ 20,000	\$ 40,000
Relocation	\$ 0	\$ 0
<b>Total</b>	<b>\$ 362,910</b>	<b>\$ 599,474</b>

# WILLOW OAKS

## FY 08-09 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 has acquired approximately 50 acres in Willow Oaks, much of which has been conveyed to the Greensboro Housing Authority for development of rental and for-sale housing.

Phase I housing construction is essentially complete. 210 units of the multifamily are leased with waiting lists. Construction of the community building is complete. Phase II Infrastructure Construction is complete and single-family housing production is underway with 3 builders.

Planning is underway for the land in Phase III, which was not master-planned as part of the original charrette process. Planning is also underway for the commercial/retail component of the Willow Oaks Village Center.

The HOPE VI portion of the project is essentially complete and the Greensboro Housing Authority is looking to close out their grant. Changes to the organizational structure of the remainder of the project may occur in late 2009.

## Project Data

Designated: 2000  
 Completion (Est.): 2010  
 Area: 250 acres  
 \$ Spent: \$13,100,000  
 Est. \$ to complete: \$3,000,000

Funding Sources: CDBG, Bond, HOME, Powell Bill, UDAG  
 Partnerships: GHA, Mid-City Urban LLC, Habitat for Humanity, Eastside Park Neighborhood Association, Willow Oaks Neighborhood Coalition

Project Manager: Dyan Arkin  
 336.433.7377  
 dyan.arkin@greensboro-nc.gov

## Project Accomplishments

<ul style="list-style-type: none"> <li>■ Completion of 40-unit senior village – “The Villas at Willow Oaks.”</li> </ul>	<ul style="list-style-type: none"> <li>■ Completion of Phase I and Phase II site assembly and relocation.</li> </ul>
<ul style="list-style-type: none"> <li>■ Substantial completion of Phase II Infrastructure Improvements.</li> </ul>	<ul style="list-style-type: none"> <li>■ Completion of 110-unit family rentals – “The Townhomes at Willow Oaks.”</li> </ul>
<ul style="list-style-type: none"> <li>■ Completion of 60-unit family rentals – “The Havens at Willow Oaks.”</li> </ul>	<ul style="list-style-type: none"> <li>■ Conveyance of land to Greensboro Housing Authority for development completed, except for Zone D.</li> </ul>
<ul style="list-style-type: none"> <li>■ Construction of Community Building completed.</li> </ul>	<ul style="list-style-type: none"> <li>■ Phase I single family homebuilding is substantially complete with 70+ units built and occupied.</li> </ul>
<ul style="list-style-type: none"> <li>■ Phase II single family homebuilding is underway with 14+ units built and occupied.</li> </ul>	

## Annual Look Ahead (FY 09-10)

- Define and formalize organization structure for completion of project.
- Finalize land use plans for Phase III properties.
- Commence community marketing program.
- Continue construction of SF detached and attached for-sale homes.
- Begin construction of retail/commercial component.



Phase II Construction



Completed Phase II Construction

## Redevelopment Commission of Greensboro Property Inventory

July 1 2008-June 30, 2009

Area	PM	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Arlington Park	Dan	52-3-8	418	BURTNER ST	6,720		Vacant lot
Arlington Park	Dan	32-8-2	1002	CALDWELL ST	3,234		Vacant lot-not buildable
Arlington Park	Dan	51-5-1	1402	PLYMOUTH ST	30,800	1,204	Vacant lot
Arlington Park	Dan	51-5-19	1404	PLYMOUTH ST	11,500	1,204	Vacant lot
Arlington Park	Dan	76-3-1	1524	RANDOLPH AV	8,547	870	Vacant lot
Arlington Park	Dan	31-12-14	1220	RANDOLPH AV	7,257	3,285	Historic rehab
Arlington Park	Dan	51-8-1	1600	MARTIN LUTHER KING JR DR	7,000	2,345	Single family home
Eastside Park	Shawna	128-2-1	201	GILLESPIE ST	6,450	2,780	Vacant lot
Eastside Park	Shawna	128-2-3	203	GILLESPIE ST	6,250		Vacant lot
Eastside Park	Shawna	128-2-4	205	GILLESPIE ST	6,250	3,024	Vacant lot
Eastside Park	Shawna	128-2-5	207	GILLESPIE ST	6,250	3,024	Vacant lot
Eastside Park	Shawna	128-2-6	209	GILLESPIE ST	6,250	3,024	Vacant lot
Eastside Park	Shawna	129-1-56	407	GILLESPIE ST	7,250		Vacant lot
Eastside Park	Shawna	129-1-55	409	GILLESPIE ST	12,750		Leased to Eastside Park Community Center
Eastside Park	Shawna	129-1-54	429	GILLESPIE ST	3,465		Leased to Eastside Park Community Center
Eastside Park	Shawna	128-3-1	201-R1	YORK ST	2,800		Vacant lot
Eastside Park	Shawna	128-2-18	206	YORK ST	14,813		Vacant lot
Eastside Park	Shawna	128-2-17	208	YORK ST	14,813		Vacant lot
Eastside Park	Shawna	128-3-14	220	GANT ST	6,250	744	vacant lot
Gorrell Street	Shawna	29-8-2	725	PLOTT ST	5,100	3,006	Vacant lot
Ole Asheboro	Dyan	17-6-1	400	E BRAGG ST	7,650		Vacant lot
Ole Asheboro	Dyan	30-7-3	526	DOUGLAS ST	6,864		Vacant lot
Ole Asheboro	Dyan	30-7-4	528	DOUGLAS ST	6,600		Vacant lot
Ole Asheboro	Dyan	30-7-22	532	DOUGLAS ST	9,768	3,460	Vacant lot
Ole Asheboro	Dyan	30-8-8	614-NEAR	DOUGLAS ST	2,400	1,018	Vacant lot-12' x 200' strip between 614 & 616
Ole Asheboro	Dyan	30-7-2	601	MARTIN LUTHER KING JR DR	15,246		Vacant lot
Ole Asheboro	Dyan	30-7-1	605	MARTIN LUTHER KING JR DR	1.54 acre		Vacant lot

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Other		203-9-23	2503	EVERITT ST	13,000		Vacant lot
Phillips/Lombardy	Shawna	195-2-54	1209	LOMBARDY ST	9,000		Vacant lot
Phillips/Lombardy	Shawna	195-2-52	1215	LOMBARDY ST	9,052		Vacant lot
Phillips/Lombardy	Shawna	195-2-53	1211	LOMBARDY ST	9,052		Vacant lot
Phillips/Lombardy	Shawna	195-2-51	1301	LOMBARDY ST	9,052		Vacant lot
Phillips/Lombardy	Shawna	195-2-50	1303	LOMBARDY ST	9,052		Vacant lot
Phillips/Lombardy	Shawna	195-2-49	1305	LOMBARDY ST	9,052		Vacant lot
Phillips/Lombardy	Shawna	195-2-48	1307	LOMBARDY ST	8,680		Vacant lot
Phillips/Lombardy	Shawna	195-2-6	2108	PHILLIPS AV	22,672	1,960	Vacant lot
Phillips/Lombardy	Shawna	195-2-5	2104	PHILLIPS AV	8,450	1,517	Vacant lot
Phillips/Lombardy	Shawna	195-2-4	2106	PHILLIPS AV	9,945		Vacant lot
Phillips/Lombardy	Shawna	195-2-30	2206-2208	PHILLIPS AV	5.25 acres		Vacant lot
Phillips/Lombardy	Shawna	195-2-41	1412	TILLERY DR	1.94 acres		Vacant lot
S. Elm Street	Dyan	18-3-1	1201-1215	S. Eugene St	2.72 acres		Vacant lot
S. Elm Street	Dyan	8-3-1	125	W. LEE ST	7,841	2,440	Vacant lot
S. Elm Street	Dyan	17-1-8	520	ARLINGTON ST	5,700	2,026	Vacant lot
S. Elm Street	Dyan	8-3-5 & 8-3-6	702-714 & 724	SOUTH ELM ST	17,792	5,554	Vacant bldg. on 724 S. Elm St.
S. Elm Street	Dyan	8-3-4/8-3-7	728 & 730	SOUTH ELM ST	33,994	3,900	Vacant lot
S. Elm Street	Dyan	17-1-12	741 R1	SOUTH ELM ST	17,907	3,900	Vacant lot
S. Elm Street	Dyan	8-3-8, 10, 11, & 12	734, 736, 738, & 116	SOUTH ELM ST & W. BRAGG	44,088		Vacant bldg. on 734-736 S. Elm St.
S. Elm Street	Dyan	17-1-2/17-1-6	508 & 104	ARLINGTON & E. LEE ST	111,372	37,600	Vacant lot
S. Elm Street	Dyan	17-1-3	124	E. LEE ST	11,100		Vacant lot
S. Elm Street	Dyan	18-3-6	107	W.BRAGG	22,780		Vacant lot
S. Elm Street	Dyan	8-3-13 8-3-14	121 & 123	W. LEE ST	2,400		Vacant lot
S. Elm Street	Dyan	17-1-10	115	E. BRAGG	4,500		Vacant lot
S. Elm Street	Dyan	17-1-9	524	ARLINGTON ST	5,700		Vacant lot
S. Elm Street	Dyan	17-1-11	113	E. BRAGG	11,875		Vacant lot
S. Elm Street	Dyan	8-3-3	700	SOUTH ELM ST	162,300	7,100	Vacant lot

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Willow Oaks	Dyan	102-8-50	1520	MCCONNELL RD	4,435		Vacant lot
Willow Oaks	Dyan	102-7-18	<sup>1723</sup> (aka 1721)	MCCONNELL RD	8,463		Vacant lot
Willow Oaks	Dyan	102-6-18	1605	MCCONNELL RD	11,430		Vacant lot
Willow Oaks	Dyan	102-6-17	1607	MCCONNELL RD	9,078		Vacant lot
Willow Oaks	Dyan	102-6-16	1609	MCCONNELL RD	10,600		Vacant lot
Willow Oaks	Dyan	102-8-13	1600	MCCONNELL RD	5,544		Vacant lot
Willow Oaks	Dyan	130-6-10	1917	MCCONNELL RD	95,574		Vacant lot; 75% transferred to GHA; RCG owns 25%
Willow Oaks	Dyan	191-2-4	215	S ENGLISH ST	8,043		Vacant lot
Willow Oaks	Dyan	191-2-5	217	S ENGLISH ST	16,250		Vacant lot
Willow Oaks	Dyan	191-1-10	222	S ENGLISH ST	11,250		Vacant lot
Willow Oaks	Dyan	191-2-6	219	S ENGLISH ST	19,567		Vacant lot
Willow Oaks	Dyan	191-2-2	213	S ENGLISH ST	32,475		Vacant lot
Willow Oaks	Dyan	191-1-11	224	S ENGLISH ST	11,250		Vacant lot
Willow Oaks	Dyan	191-1-12	226	S ENGLISH ST	11,250		Vacant lot
Willow Oaks	Dyan	102-7-32	700	DORGAN AV	4,876		Vacant lot
Willow Oaks	Dyan	102-7-11	714	GILLESPIE ST	20,639		Vacant lot
Willow Oaks	Dyan	102-7-16	732	GILLESPIE ST	5,339		Vacant lot; 50% transferred to GHA
Willow Oaks	Dyan	102-4-3	604	GILLESPIE ST	6,800		Vacant lot
Willow Oaks	Dyan	102-4-4	606	GILLESPIE ST	6,815		Vacant lot
Willow Oaks	Dyan	102-4-5	608-610	GILLESPIE ST	6,457		Vacant lot; 50% transferred to GHA
Willow Oaks	Dyan	102-7-13	718	GILLESPIE ST	5,137		Vacant lot
Willow Oaks	Dyan	102-7-12	722	GILLESPIE ST	4,940		Vacant lot
Willow Oaks	Dyan	102-7-14	726	GILLESPIE ST	5,208		Vacant lot
Willow Oaks	Dyan	102-7-17	734	GILLESPIE	7,000		Vacant lot
Willow Oaks	Dyan	102-7-33	736	GILLESPIE	7,056		Vacant lot
Willow Oaks	Dyan	102-4-10	1707	SPENCER ST	11,064		Vacant lot
Willow Oaks	Dyan	102-4-8	1709	SPENCER ST	12,500		Vacant lot
Willow Oaks	Dyan	102-4-6	1711-1713	SPENCER ST	13,042		Vacant lot
Willow Oaks	Dyan	102-7-10	1714	SPENCER ST	10,200		Vacant lot

\*Lot & building dimensions from Guilford County Tax records