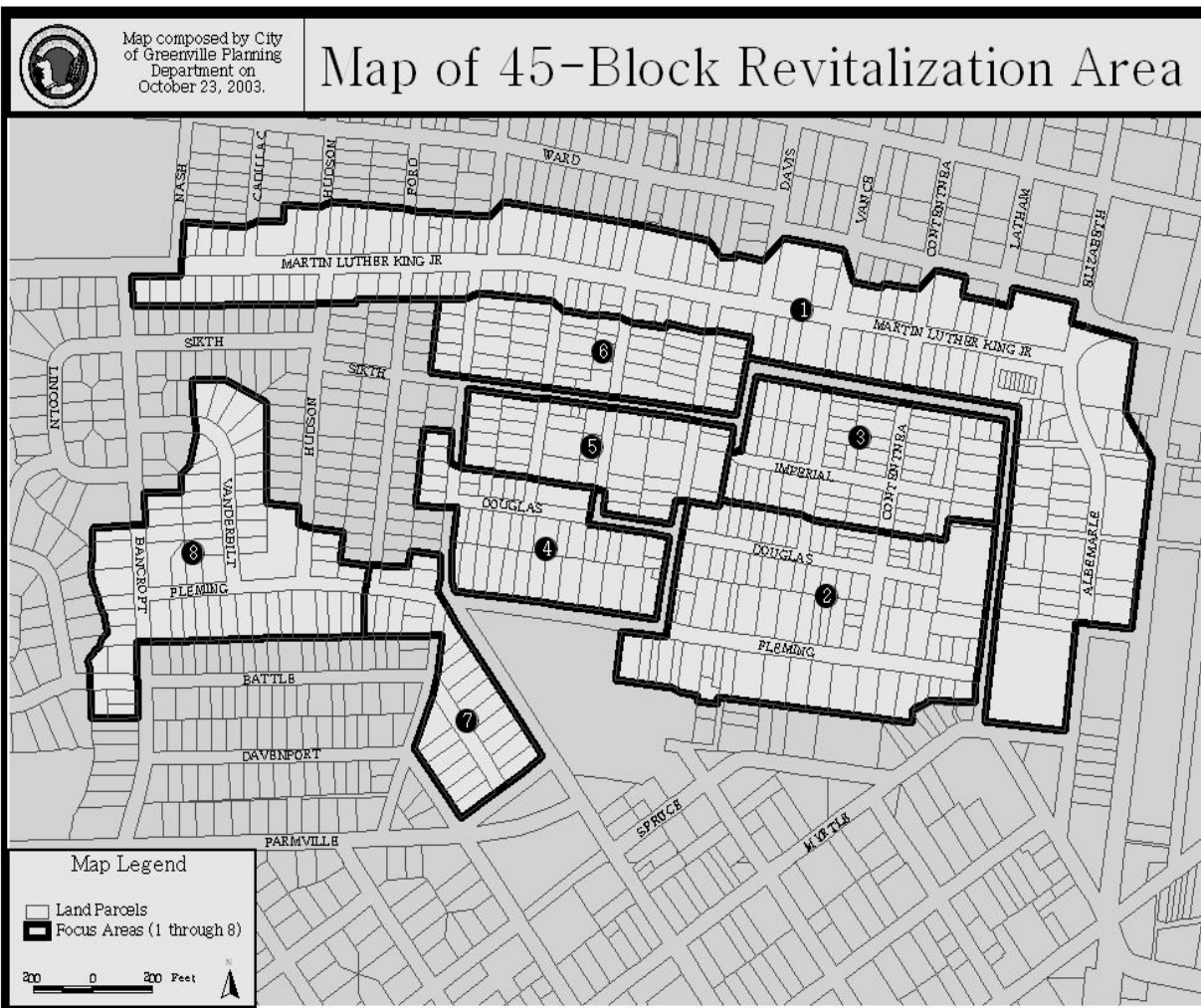


City of Greenville

WEST GREENVILLE 45-BLOCK REVITALIZATION PROGRAM



252-329-4481

PURPOSE

The West Greenville 45-Block Revitalization Program is an effort to revitalize depressed areas in and adjacent to the neighborhoods of Cherry View, Perkins Town, Biltmore, and Lincoln Park. There are 475 parcels included in this area, of which +/- 250 parcels may require some type of assistance.

HOW

With financial assistance from the U.S. Department of Housing and Urban Development, the City of Greenville will address issues within the 45-block area over the next 8 to 10 years. Utilizing funding from the Community Development Block Grant Program, the City will initiate revitalization efforts in 8 specific areas (see map on cover) that make up the 45-Block Revitalization Area.

OBJECTIVES

The West Greenville 45-Block Revitalization Program is an effort to revitalize depressed areas in and adjacent to the neighborhoods of Cherry View, Perkins Town, Biltmore, and Lincoln Park through the following:

- Removal of blighted structures and undesirable land uses.
- Retention (by current owners) and rehabilitation of owner-occupied homes.
- Acquisition and assembly of land for suitable building sites.
- Redevelopment of acquired properties for affordable owner-occupied and rental housing.
- Improvements to public facilities and infrastructure.
- Creation of a neighborhood commercial node with positive services for the community.
- Development of relationships with the private sector to leverage public funds to assist with revitalization efforts.
- Extensive code enforcement measures to ensure lasting changes.
- Stimulation of homeownership to 50% of all residences (currently 80% of residential structures are rental) through downpayment/secondary mortgage assistance and creative financing tools.
- Creation of parks, open space, and streetscape improvements.
- Community involvement in the development of activities.
- Collaboration with other service providers to create a services network for residents of the area.
- Regular assessment for necessary re-adjustments to revitalization activities and programs.

WHEN

All activities listed will not begin at the same time due to funding restraints. Currently we are in the second year of action for areas 1 and 2 of the 8-area plan. During the first year, which extended into the summer of 2004, activities such as owner occupied housing rehabilitation and acquisition/demolition of dilapidated properties were carried out. Other activities will begin within the 2nd year of the program and will follow recommendations from the Center City and West Greenville 45-Block Revitalization plan currently being developed.

QUESTIONS AND ANSWERS

1. What is the purpose of the West Greenville 45-Block Revitalization program?

The West Greenville Revitalization program is designed to remove unsafe and unsightly structures, provide street and utility improvements, increase affordable home ownership, and promote redevelopment and new construction. This effort will establish a safer, more attractive area for residents, visitors, and the entire Greenville community. Total cost of the revitalization program is estimated to be \$13.8 million, with approximately \$8.8 million coming from federal funds.

2. Will Community Development Block Grant (CDBG) and HOME Investment Partnership money be spent in the neighborhoods?

Yes. CDBG and HOME funds will be spent within those areas of Cherry View, Perkins Town, Biltmore and Lincoln Park neighborhoods. CDBG and HOME are both community development programs funded by the US Department of Housing and Urban Development. All needs for which CDBG or HOME funds are spent, must meet one of the following National Objectives: benefit low to moderate income persons, aid in preventing slum and blight, or meet an urgent need.

3. Who identifies the needs?

While working with the residents of the neighborhood, the city will inspect all properties located within the program area to determine the need.

4. I live in the Moyewood neighborhood and feel my neighborhood should have been included in the revitalization program. Why isn't Moyewood in the 45-Block revitalization area.

The City of Greenville surveyed many areas of West Greenville for this initiative and developed the boundaries based upon areas of the community that has no other government assistance. The Moyewood area is owned and operated by the Greenville Housing Authority. The Housing Authority serves as the lead entity for issues in the Moyewood area and provides a much needed service to the community. The City works with the Housing Authority on a regular basis and understands the goals of the Housing Authority. The City has no plans for the Moyewood area.

5. I remember the City urban renewal projects in the late '60s and early '70s with the wholesale demolition and relocation of residents out of the project areas. Will this happen again with West Greenville revitalization?

No. The West Greenville Revitalization Program is a different kind of program from what was done in the '60s and '70s. The West Greenville 45-Block Revitalization Program is an effort to revitalize depressed areas in and adjacent to the neighborhoods of Cherry View, Perkins Town, Biltmore and Lincoln Park. It is designed to improve and maintain the character of the neighborhoods in the revitalization area that have declined over the years. It will focus on preserving existing homeowner's

homes and increasing home ownership from the current 20% to over 50% within the 45-Block program area. Most properties acquired will be redeveloped with new family housing. When relocation is necessary, the City will assist occupants with relocation to decent, safe and sanitary housing within the same area when possible.

6. Does the city currently have redevelopment plans for those properties acquired in the revitalization program?

The primary goals will be neighborhood revitalization and homeownership in these areas. Most properties acquired will be redeveloped with new single family housing.

7. Will current residents of the areas identified be given priority in terms of assistance towards purchasing a home?

Assistance will be provided on a first come, first serve basis; however tenants that are eligible for assistance will be encouraged to become homeowners within the targeted neighborhoods.

8. Will rental properties bought by the city be made available for homeownership with buyer assistance in the form of loans or grants?

Any rental properties that are acquired by the city will be inspected to determine the feasibility of rehabilitating the unit. If the unit is repairable, it will be rehabilitated and offered to a homebuyer and assistance will be available for eligible applicants.

9. Can I purchase the home I am currently renting?

Yes. If the owner of the property you are currently renting is willing to sell the unit to you, there is a possibility that you can purchase the home with assistance, if eligible. The City has several programs for potential homeowners such as down payment assistance and secondary mortgages. Banks and financial institutions provide mortgages and also have special programs. Interested homeowners will have to meet requirements for the programs offered. For additional information please contact the Planning and Community Development Department at 329-4481.

10. Will I be forced to move?

The first priority will be to preserve existing homeowner's homes. Owner occupied properties will be rehabilitated to the greatest extent possible. If rehabilitation of the home is not feasible, other options will be explored to assist the owner. The primary purpose of the program is to improve and maintain the character of the neighborhoods in the revitalization area.

11. What relocation assistance will be made available to those who may be displaced as a result of West Greenville revitalization?

Acquisition of occupied properties will be held to a minimum. However, if an occupied property is acquired, occupants will receive relocation assistance. The amount of assistance will vary by person, depending on income, current rent, and other factors.

12. Where will relocated persons go?

As part of the program, actions to partner with builders to develop multi-family rental properties and single-family homes will be pursued. If relocation is necessary, staff will assist occupants with relocation to decent, safe, and sanitary housing within the same area when possible and in some cases individuals may be relocated to other areas.

13. Are there eligibility qualifications for housing rehabilitation assistance?

Yes. There are qualifications regarding household income, ownership, current taxes, and major liens and judgments attached to the property. Contact the Community Development Division for more information at 329-4481.

14. Will elderly persons be given priority for housing rehabilitation?

Yes. Elderly persons, 62 years of age or greater, will be given priority for assistance.

15. Will rental properties be acquired because of the dilapidated condition of the dwelling?

Yes. Dilapidated rental properties will be acquired and the owner will be paid fair market value as established through the required appraisal process. Substandard rental properties will be addressed through code enforcement.

16. What is substandard?

A substandard structure is a structure that falls substantially below the approved housing code for the City of Greenville and the State of North Carolina. Such units are considered unsafe for inhabitants. Repairs for the unit cannot exceed 90% of the resale value of the units once repaired.

17. What types of businesses will be encouraged?

Businesses such as barber shops, neighborhood drug stores, neighborhood grocery stores, specialty shops, and restaurants will be encouraged in agreement with the Center City and West Greenville 45-Block Revitalization Plan.

18. How will businesses obtain financial assistance?

The City of Greenville will work with local lending institutions to provide loan programs for businesses which locate within areas identified as appropriate for commercial development by the Center City and West Greenville 45-Block Revitalization plan. In addition, the City of Greenville will make assistance available to businesses or developers in appropriate areas. This assistance will be in the form of a loan to eligible applicants. For additional information please contact the Planning and Community Development Department at 329-4481.

19. I am a minority homebuilder and see West Greenville revitalization as an opportunity for me to build affordable housing or make repairs within the community. What process should I follow and are there any incentives for me?

Women and Minority Contractors are always encouraged to participate in any bid opportunities that are extended. All contractors must be qualified to work under City of Greenville housing programs. Staff is available to assist anyone interested in participating. Construction financing may be available to qualified contractors for new construction in the 45-Block Area. Workshops to qualify new contractors will be held. Planning and Community Development staff will be happy to provide information on this subject and can be reached at 329-4481.

20. I have lived in West Greenville nearly all my life and am concerned that the City will tear down houses and replace them with new houses that will not fit in our neighborhood. What is the City doing to ensure that new construction will be compatible with our community?

All homes that are built within the neighborhood will take into consideration the type of construction already in place and will be constructed with similar materials and architectural characteristics.

21. What will happen to vacant lots?

Vacant lots will be acquired and assembled to create buildable lots for the construction of new housing to encourage homeownership.

22. How will older adults be handled in situations in which they are unwilling to cooperate?

The city will work with local residents and advocate groups to assist in situations that arise with older homeowners that are unwilling to share information or participate in the programs.

23. How will the revitalized neighborhoods be maintained in the future to ensure they do not decline over time?

The areas involved in the revitalization program will be maintained through strict code enforcement provided by the City of Greenville Neighborhood Services, zoning enforcement, and other city agencies.

24. Once activities begin, how will homeowners be contacted?

Homeowners will be contacted directly by phone, through mailings, and in some cases door to door.

25. How much of the citizens input will be included in the program?

The program will be developed and revised with citizen's feedback. All comments and concerns will be considered as the program is developed.

26. What activities will take place north of Martin Luther King Jr. Drive or along the proposed 10th Street corridor?

All activities will be limited to the areas identified due to the limited funding received by the city. No activities will take place within areas north of Martin Luther King Jr. Drive or along the 10th Street corridor at this time.

27. Will traffic concerns be addressed?

Yes. Staff will work closely with the City of Greenville Public Works Department to identify traffic problems and solutions.

28. How can the city assist with trash concerns?

The Planning Department will work closely with the Public Works Department to ensure frequent pick up of debris are made once activities have begun. Code enforcement will also be a tool in combating the concerns over trash within these areas.

29. Will sidewalks be installed?

Sidewalks are anticipated to be installed in areas that are redeveloped where feasible and where there is sufficient right of way to do so.

30. How will crime be addressed?

The Planning Department will work closely with the City of Greenville Police Department to assist with addressing the crime issues in these areas.

31. Will lighting be improved?

The Planning Department will work closely with Greenville Utilities Commission to review current lighting in the area and to determine what improvements are needed.

ADDITIONAL INFORMATION:

Citizens with questions regarding the revitalization efforts should contact the City of Greenville, Planning and Community Development Department at (252) 329-4481. Numerous neighborhood meetings have been held throughout the development of the program. As the program matures and efforts continue, additional meetings will be held. Notification of such meetings can be found on the City Page of the Daily Reflector, GTV, and through direct mailing to property owners and tenants in the affected areas. Citizen participation is invaluable and is vital to the success of any program.