

**ROSEWOOD
NEIGHBORHOOD PLAN**



*Department of Housing
and
Community Development*

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1. Background

a. *How This Project Got Started*

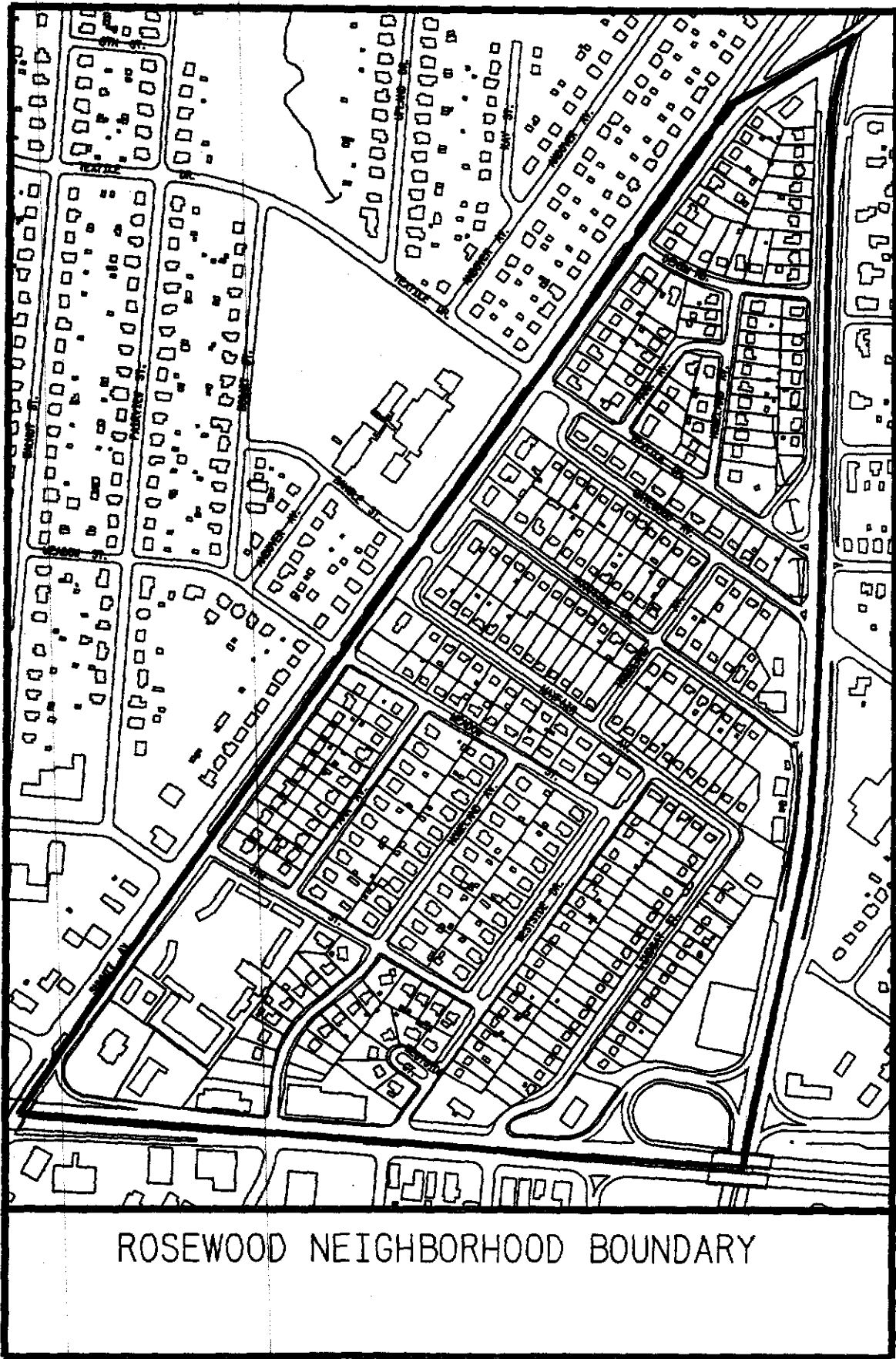
In June of 1992, staff from the City of Greensboro, Department of Housing and Community Development were invited to a Rosewood Neighborhood meeting. Area residents had been meeting with Greensboro Police concerning problems with vagrants breaking into boarded-up houses, trash, and the general decline of sections of the neighborhood. This dialogue and personal contact with the officers was possible through the Police Department's Community Oriented Policing Program (COP). It was the two COP officers assigned to Rosewood who made the initial contact with Housing & CD staff to ask for assistance.

At the June meeting, City Staff agreed to investigate the area for possible inclusion in the City's Community Development Block Grant Program (CDBG) for fiscal year 1993-94. In July, 1993 the Rosewood Neighborhood, as defined on Map 1, was designated a Community Development Target Area. This designation allows the City to use CDBG funds it receives each year from the Federal government for neighborhood improvements such as the rehabilitation of housing units, the purchase and demolition of deteriorated housing units and other improvements. A neighborhood plan is prepared identifying the improvements needed and a time frame for their implementation. Plans are prepared in accordance with North Carolina Redevelopment Law and are adopted by City Council after public hearings before the Redevelopment Commission, Planning Board and City Council.

b. *The Planning Process*

During the Spring of 1993, staff was invited to attend two Rosewood Neighborhood meetings to discuss their initial concerns and ideas for their community. Residents were kept informed of the department's progress and timetable for the neighborhood plan. The following chronology is an outline of the overall planning process.

- June, 1992—Initial request by the neighborhood
- May, 1993—Neighborhood is designated a Community Development Target Area
- July, 1993—Housing & Community Development staff begin collecting data for neighborhood plan
- January, 1994—Department staff meet with residents to review data and to establish neighborhood goals for plan.
- January, 1994—Planning Board designates the Rosewood Neighborhood as "Rehabilitation, Conservation and Reconditioning Area" as defined by North Carolina Redevelopment Law
- February, 1994—Draft plan is reviewed by neighborhood
- March, 1994—Public hearing process begins



ROSEWOOD NEIGHBORHOOD BOUNDARY

c. Rosewood Neighborhood History

The history of the Rosewood neighborhood can be considered a chapter in the history of the textile industry in Greensboro, which was the driving industrial force in Greensboro for the first half of the twentieth century. In 1896, brothers Moses and Caesar Cone established the first of their cotton mills on some 2,000 acres of land they had acquired to the northeast of the city. They called it Proximity Manufacturing Company. On surrounding land, they built a village for their employees complete with streets, houses, stores schools, churches, parks, ballfields, and a YMCA. The Rosewood neighborhood was born in 1928 as a small addition to the Proximity Mill Village to meet burgeoning housing demand created by rapid expansion. The neighborhood was known as Proximity New Town.

Street names recorded on the original subdivision plats attest to the pervasive influence of the textile mill on the neighborhood: Textile Drive, Denim Road, and most curious of all, Arkwright (now Westside Drive). It is presumed that it was named for Sir Richard Arkwright, an Englishman who lived in the eighteenth century, who is credited with inventing a cotton spinning machine.

On Upland and Homeland Avenues can be found some of the earliest of the Proximity New Town's houses. Built shortly before the Depression, these one-story, brick-veneer bungalows have been little altered, retaining their characteristic Flemish bond veneer, front porches, and triangular knee braces. During the Depression years, building in the neighborhood slowed as it did nearly everywhere in the city. The Cone Mills Corporation resumed building houses for its employees in the neighborhood after World War II. The neighborhood was completed with modest tract houses constructed during the 1940s and 1950s.

2. Existing Conditions

a. Neighborhood Boundaries

The Rosewood Neighborhood is northeast of Greensboro's downtown. It is a triangular area bounded by three major thoroughfares: Summit Avenue, E. Wendover Avenue, and O'Henry Boulevard (U.S. 29). These boundaries as per North Carolina redevelopment law are described in the Attachment Section.

b. Land Use

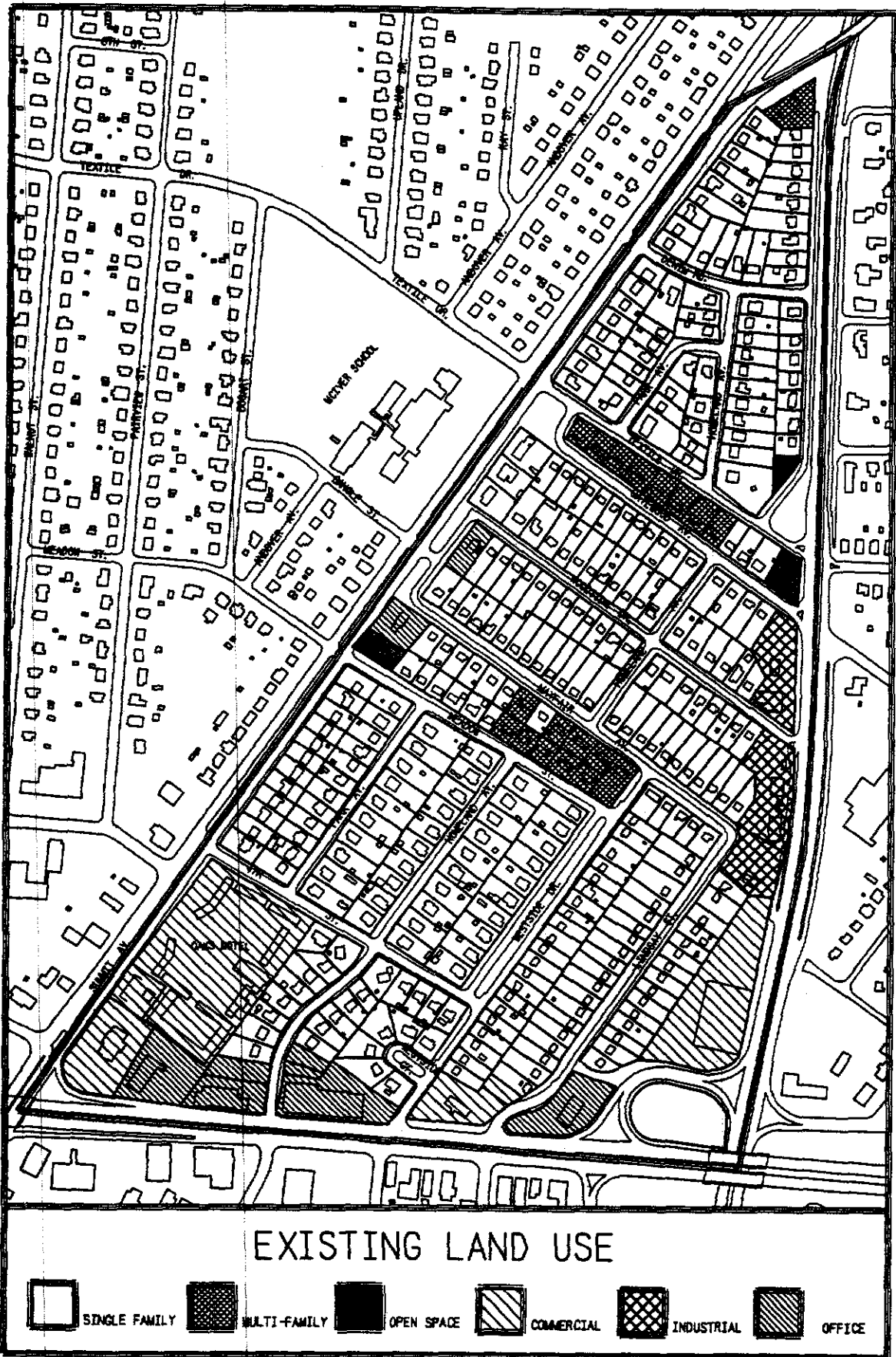
Rosewood is almost completely developed (Map 2). There are only a few pieces of vacant land in the area. This area is predominately comprised of single family homes. There are 42 multi-family units in the area. There are two clusters of duplexes: eight structures (16 units) on the north side of Gatewood Avenue and ten lots (20 units) which back up to one another facing Meadow Street and Mayfair Avenue. At the northern tip of the neighborhood on Summit Avenue is an apartment house containing 6 units.

Non-residential land uses are confined to the edges of the neighborhood. On O'Henry Boulevard between Gatewood and Wendover Avenue, are commercial and industrial uses. All of the lots fronting on E. Wendover Avenue are either office or commercial uses. Along Summit Avenue from E. Wendover Avenue to Fourth Street, there are three businesses. Further north on Summit are two small offices.

c. Housing Conditions

In December 1993, Department of Housing & Community Development staff conducted a housing conditions survey of the Rosewood Neighborhood. External housing conditions were evaluated for all residential structures using the following criteria:

- **Minor Deficiencies**—minor cracks in foundation; minor deterioration of siding and trim; deteriorating roof shingles. Sleaning walls, considerable deteriorated wall or trim materials; roof sagging or obvious leaks.
- **Major Deficiencies**--extensive cracking, settling or missing sections of foundation; sagging or leaning wall, considerable deteriorated wall or trim materials; roof saggin or obvious leaks.
- **Severe Deficiencies**—major failure of foundation system indicated by extensive sagging or leaning walls; considerable rotten or missing siding, trim, windows, and doors; excessive warping or sagging of roof structure or lack of roof covering.



MAP 2

Results of Housing Conditions Survey:

137 Structures—Standard: No major problems apparent

149 Structures—Minor Deficiencies: Limited problems, 1 possible structural problem, if not corrected, could become more serious

41 Structures—Major Deficiencies: More than 1 structural problem

3 Structures—Severe Deficiencies: Serious decline of the structure, rehabilitation possibilities limited

Overall, the housing conditions in Rosewood are fairly good (Map 3). There are however, "pockets" of houses in the area that are in decline. Most notable are the two clusters of duplexes along Meadow & Mayfair Streets and along Gatewood Avenue. There is also a grouping of houses along Westside Drive with serious problems as well as a few others scattered throughout the area.

d. Homeownership Patterns

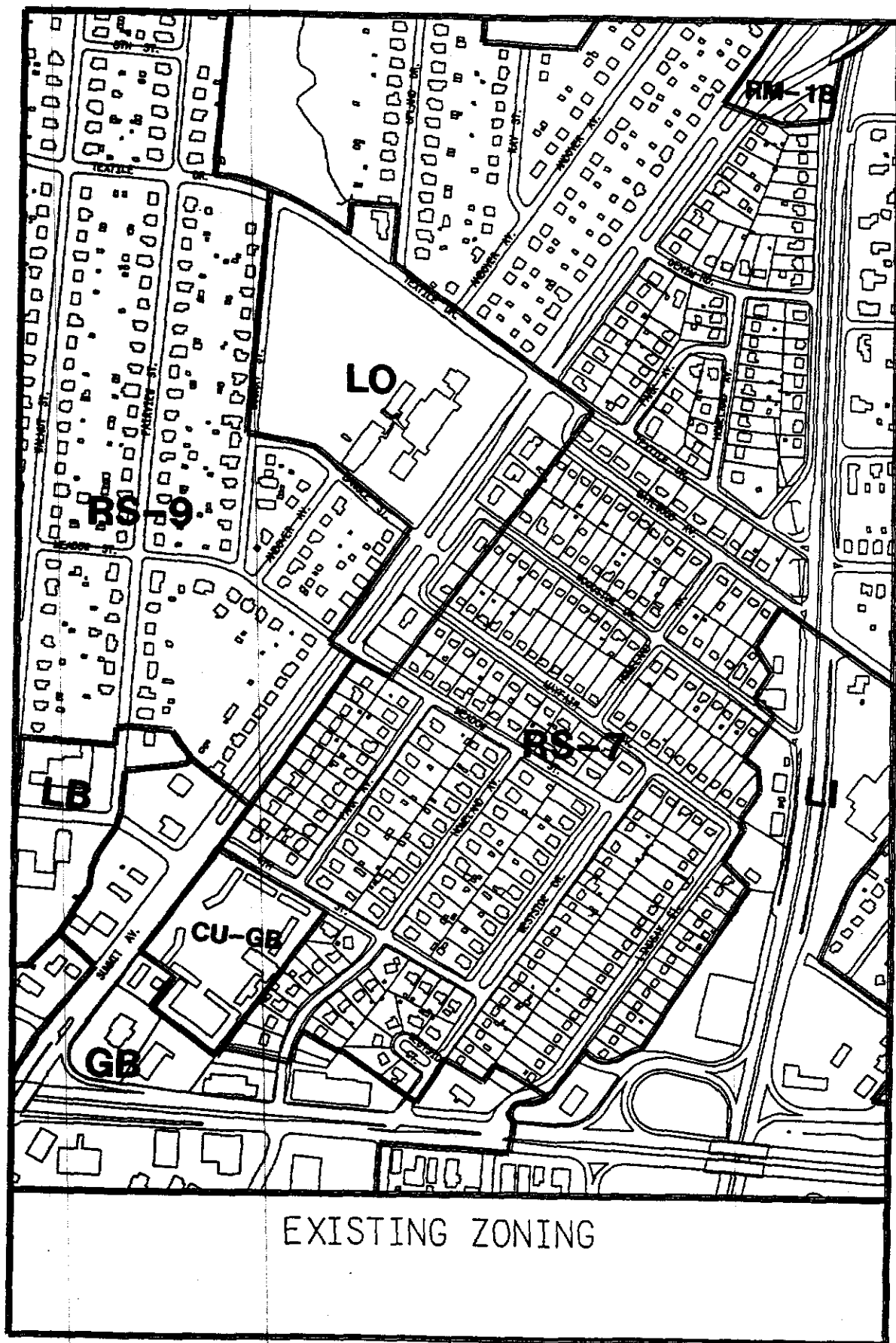
Owner/Renter information was determined from Guilford County property tax data (Map 4). Owner occupied and rental structures are almost even in number. There are 169 owner-occupied houses and 163 rental structures. Because there is more than one unit per structure (the previously mentioned clusters of duplexes and the apartment house), the number of rental units is higher than owner occupied units at 202.

Rental units can be found on virtually every block in the Rosewood Neighborhood. However the bulk of the units are located in the core of the area, south of Textile Drive and north of Meadow Street. Also, the majority of the units on Lindsay Street are rental properties.

e. Zoning

The zoning designations in this area match the existing land uses (Map 5) with one exception. There are three single-family homes on Summit Avenue that are zoned Limited Office(LO).

There has been one recent zoning change in the area. In August, 1993 the Oaks Motel on Summit Avenue was rezoned from General Office Moderate Intensity(GO-M) to Conditional Use General Business(CU-GB). At the time of the zoning, the owners of the motel expressed their intent to investigate other possible commercial uses for the motel. This rezoning is not anticipated to have a negative impact on Rosewood.



f. *Utilities*

In December, 1993 the Utilities Department of the City of Greensboro was asked to investigate the Rosewood Neighborhood for any possible deficiencies in the water or sewer lines that serve the neighborhood. Utilities Department staff reported that service in this area was acceptable in terms of condition and size of the lines. No new lines are anticipated for this area.

g. *Population Characteristics*

Socioeconomic characteristics of the Rosewood Neighborhood were determined from the 1990 Census of Population & Housing, done by the U.S. Bureau of the Census. The neighborhood fits exactly into the boundaries of Census Tract 103, Block Groups 3 & 4. There is however, only limited data at the block group level. The following is a discussion of what data was available at the time of this report.

According to the Census, the Rosewood Neighborhood has a population of 708 people. In terms of racial composition, the neighborhood is very similar to the City of Greensboro overall.

Racial composition as a percentage of total population

	<u>Rosewood</u>	<u>City</u>
White	62.1	63.9
Minority	37.9	36.1

The median age of the population for the City and Rosewood are 32.2 and 32.8 years respectively. Despite this similarity in median age, there are some differences in age group composition. There is a slightly higher percentage of school age children in Rosewood when compared to the City. Also, the proportion of older adults in this community is 6.4 percent higher than for the City as a whole.

Age as percentage of total population

	<u>Rosewood</u>	<u>City</u>
Under 18	24.0	21.4
65 & Older	17.2	11.8

The male/female ratio in Rosewood also varies from the City's census figures. In the City of Greensboro men outnumber women by 6.4%. In Rosewood, there are more women than men by the very same margin.

Male/Female as a percentage of total population

	<u>Rosewood</u>	<u>City</u>
Males	47.2	53.6
Females	52.8	46.4

One of the other sets of statistics that stood out from the 1990 Census concerned housing values. The table below shows the percentage of owner occupied units by value category. Nearly two-thirds of the units are valued at less than \$50,000 (1989 Values).

Percentage of Owner Occupied Units By Value

	<u>Rosewood</u>	<u>City</u>
Less than \$50,000	65.8	4.3
\$50,000—\$99,999	33.5	55.8
\$100,000—\$149,000	0	16.9

h. Neighborhood Concerns

The Rosewood Neighborhood Plan is an initiative of the residents of the community growing out of their concern about deteriorating conditions in the area. At the January 15, 1994 neighborhood meeting, Housing & Community Development staff presented their data and asked for feedback on concerns and ideas for improvements for Rosewood.

The following list of neighborhood concerns is the result of three small group discussions among the residents and property owners present at the January 15, 1994 meeting.

1. Improve housing conditions.
2. Address noise problems.
3. Address problem of cars speeding through the neighborhood.
4. Develop a neighborhood park.
5. Encourage comprehensive enforcement of City codes that involve housing conditions, trash, overgrown lots, etc.

3. The Future of Rosewood: Goals & Recommendations

a. Goals

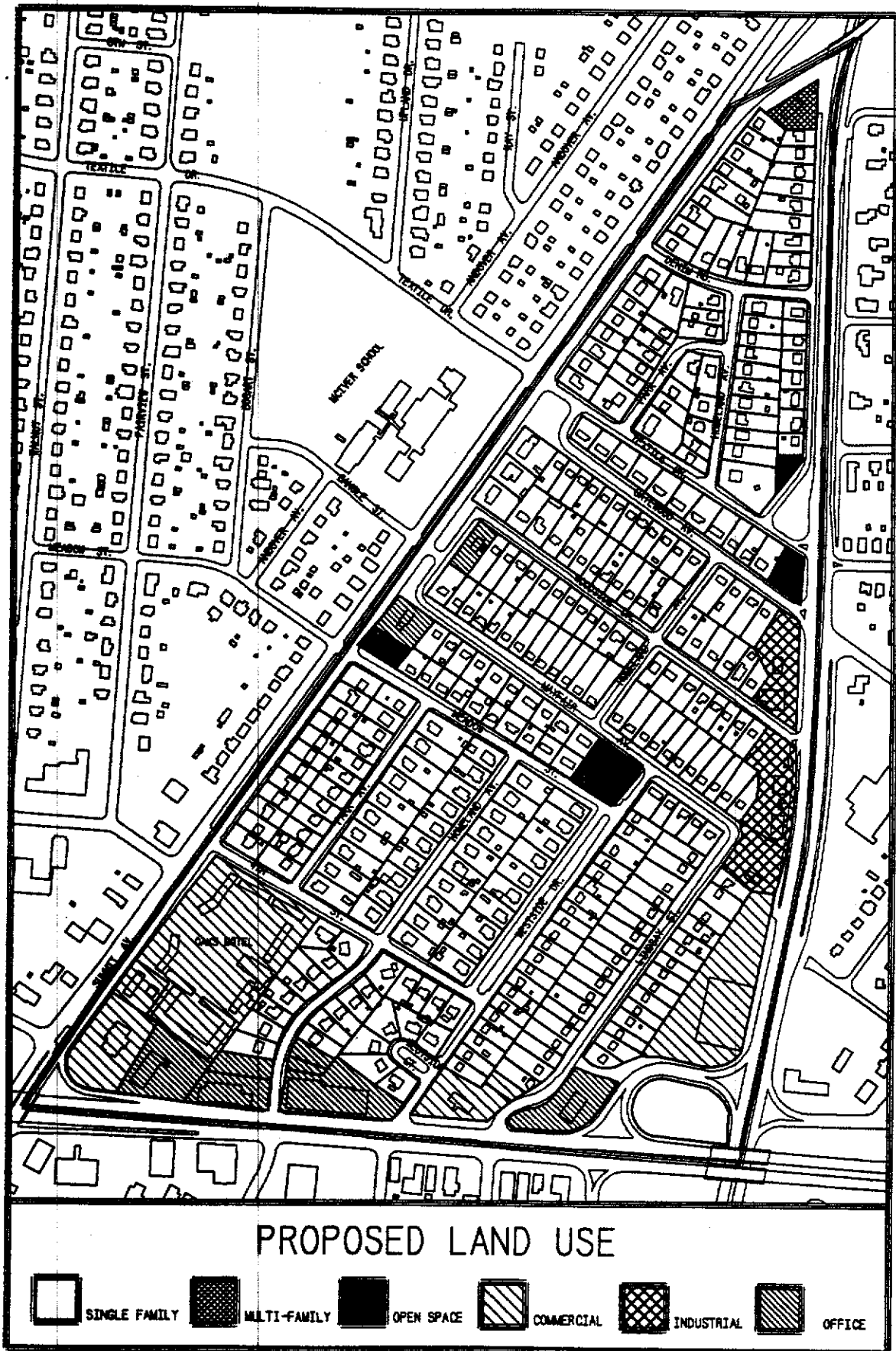
The residents of Rosewood are very proud of their neighborhood. Its convenient location to shopping, downtown, doctor's offices, etc. and sense of community make it a very desirable place to live. From the discussions at the neighborhood meetings, it is clear that residents and property owners want to protect their neighborhood and to address negative elements before any further deterioration occurs. To do this, the following neighborhood goals are recommended:

- To reverse declining housing conditions.
- To protect the neighborhood from any further intrusion of non-residential land uses.
- To provide and encourage single-family homeownership opportunities.
- To encourage the allocation of City resources to ensure public infrastructure items such as streets, storm sewer, and street lighting are of the condition that encourages neighborhood quality.
- To develop a small public park in the heart of the neighborhood.

b. Proposed Land Use

Proposed land uses for Rosewood are identified on Map 6. There are three main recommendations for the future development of this area. The neighborhood at present has a good mixture of single-family homes with nonresidential land uses on the edges. To preserve the character of the neighborhood, intrusion of nonresidential land uses further into the neighborhood should be prevented. In addition, buffers between residential and nonresidential land uses should be encouraged to protect the residential property owner from nuisances associated with nonresidential uses.

The duplex units on Mayfair, Meadow, and Gatewood Avenue are nonconforming uses for their zoning designation according to the City of Greensboro's Unified Development Ordinance. Due to their condition and long periods of vacancy in the past, they have been a source of major problems for neighborhood residents. These units should be acquired and replaced with single-family owner-occupied homes.



The third recommended land use change is the development of a small neighborhood park. The need for this facility has been consistently brought up by the residents in neighborhood meetings. The area identified by the neighborhood is composed of the three end lots at the corner of Mayfair, Meadow and Westside Drive. A detailed discussion of the park's development is found in section f of this chapter.

c. Proposed Zoning

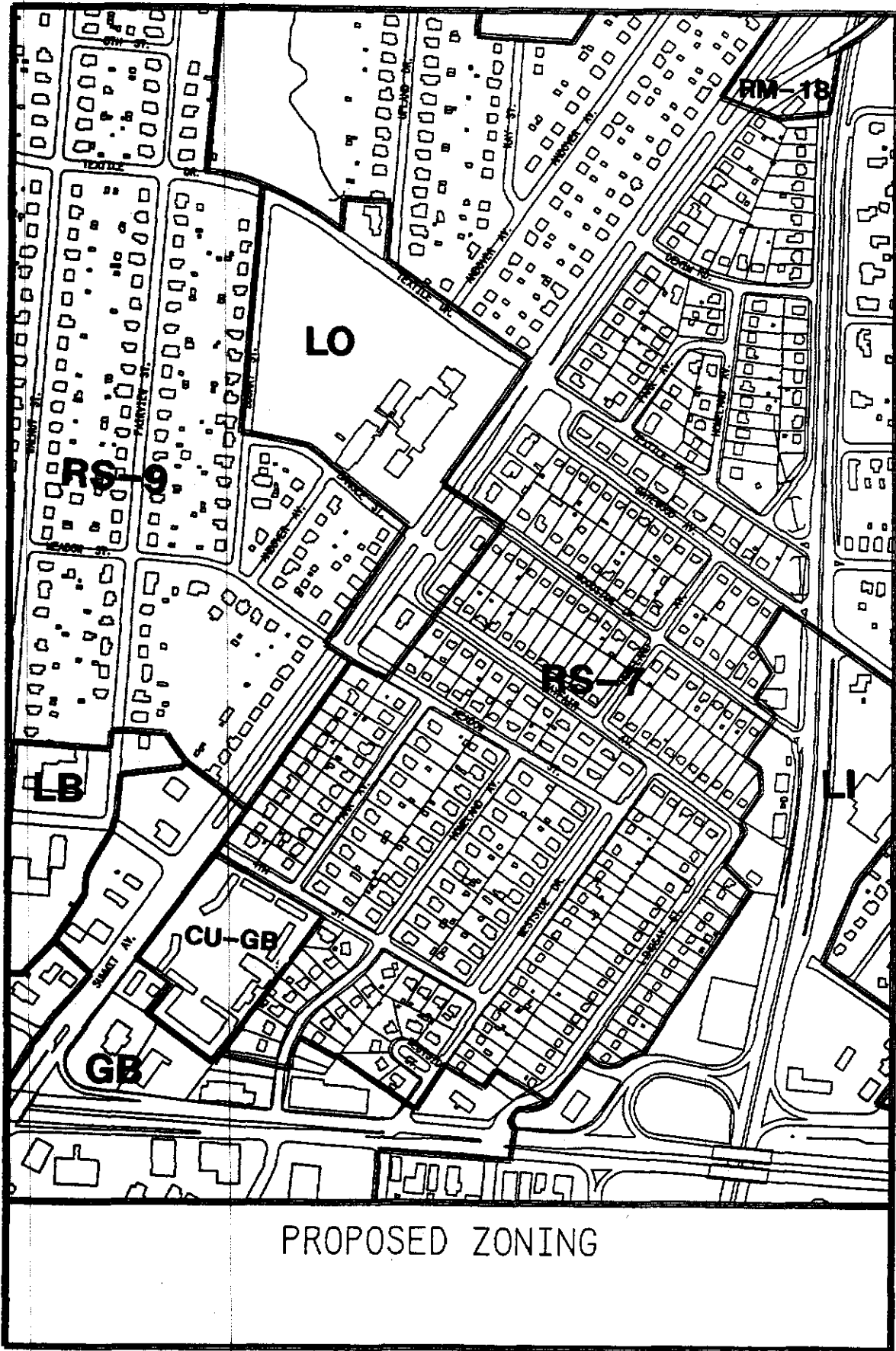
There is only one recommended change to the existing zoning designations for the area (Map 7). The area along Summit Avenue between Woodside Drive and Textile Drive is currently zoned Low intensity Office (LO). At this location are three single family owner occupied homes and one vacant lot owned by the City. To maintain the integrity of the neighborhood, these homes should be retained and the property be rezoned to RS-7 like the rest of the residential area. On several visits to the neighborhood, staff observed that the houses that have been converted to offices immediately south of Woodside Drive along Summit Avenue appear to have inadequate parking, which causes parking to intrude into the neighborhood.

d. Improve Existing Housing Conditions

The areas which had declining housing conditions were identified on Map 3. The City will employ several different methods to address this. Several of the houses are badly deteriorated and will be purchased by the City. If rehabilitation is not possible, they will be demolished and the land made available for the construction of new single-family owner-occupied homes. The land identified for purchase is discussed on the next section under "Acquisition".

The City's Local Ordinance Enforcement Division will add another dimension to this situation. Inspectors from this division will work with Community Development staff and neighborhood residents to identify property that is in violation of the City's codes. They will work together to help relieve the neighborhood of problems with abandoned cars, overgrown lots, housing code violations, accumulated trash, etc.

To help property owners improve the condition of their homes, there are three programs offered by the Department of Housing & Community Development. It is recommended that these programs be strongly marketed in the Rosewood area. The following is a brief discussion of each program. Detailed information and applications for these programs are available from the Department of Housing & Community Development (373-2144).



Housing Rehabilitation and Repair Program

This program offers loans to low and moderate income homeowners for rehabilitation work. This is for structural or housing code repairs or for the installation of handicapped facilities. The 3% loan is for the actual cost of rehabilitation. At this time, the loan amount is not to exceed \$25,000, however, it will be recommended to City Council to increase this amount. Action is expected later in 1994. The term of the loan is 20 years.

If the homeowner meets the low income guidelines (income ranges for both low and moderate income limits vary according to family size and are adjusted by the U.S. Department of Housing & Urban Development each April), they may qualify for a grant or a grant/loan combination for repairs. Grants are available for up to \$6,500. If the cost of repairs exceeds the grant amount, the homeowner may obtain a 3% loan for up to \$25,000 to complete the work. (These limits are also being recommended to be increased.) Payments on the loans may be deferred until the property is sold or transferred.

Operation Paintbrush

This program is designed to help homeowners with the expense of painting the exterior of their homes. The Department of Housing & Community Development will reimburse for the cost of supplies such as paint, thinner, drop cloths, etc. up to \$250 per structure. Homeowners must meet the same low to moderate income guidelines as the Housing Rehabilitation program discussed above.

This program is also available for rental property. Landlords or renters may apply. Tenants must have their landlord's written permission. Qualification is based on the income of the tenant.

Project Deadbolt

This is a cooperative effort between the Greensboro Police Department and the Department of Housing & Community Development. It is available to both homeowners and renters (low to moderate income guidelines apply). The program pays for the installation of basic home security devices: Deadbolt locks, strike plates, peepholes, and window pins.

e. Homeownership Opportunities

As the City acquires property, there will be several opportunities for new construction of owner-occupied, single-family homes. Because of its economic diversity and location, Rosewood will be a very desirable area for new construction especially for first time homebuyers and young families. To encourage this, it shall be the goal of the City that whenever three or more lots can be assembled, to offer that land for private development of market rate housing. The City will also have individual lots scattered throughout the neighborhood. These lots will be offered first to for-profit homebuilders for new housing construction. If no interest is shown by for-profit builders, the City will solicit proposals from one or more non-profit housing developers for the development of affordable single-family owner-occupied houses.

To encourage homeownership opportunities, the City of Greensboro has two loan programs available through the Greensboro Housing Counseling Service which can assist current or prospective residents of Rosewood.

Affordable Home Loan Initiative (GAHLI)

The Greensboro Affordable Home Loan Initiative is a program by which the City of Greensboro provides financial assistance to eligible clients in the form of a Deferred Second Mortgage. To be eligible, a person has to be a first time homebuyer or have not owned a home in three years. The amount of funds loaned through this program is based on household size and income. City funds can be used for downpayment assistance, closing costs and write-down of the first mortgage loan. Repayment of this interest-free loan occurs when with the first mortgage has been paid out or upon the sale of the property.

Individuals interested in receiving assistance through this program must first be qualified through the Greensboro Housing Counseling Service (GHCS). GHCS provides counseling to the potential homebuyer, offers an eight hour homebuyer training program and offers post purchasing counseling.

HUD 203 (k) Loan Program

The HUD 203(k) Loan Program is a program developed to aid in neighborhood revitalization efforts. It allows an owner/occupant or rehabber to borrow the funds needed to cover either rehabilitation or the cost of purchasing and renovating a home based on the "upon completion" value of the property.

This program has been developed through the Greensboro Housing Development Partnership, Inc. (GHDP). GHDP originates, processes and underwrites the mortgage loan and then sells them on the secondary market.

Detailed information about both of these programs are available from the Greensboro Housing Counseling Service at 373-5933.

f. Park Development

There are no existing public open spaces in Rosewood. Because the neighborhood is bounded by three major thoroughfares, residents (especially children) do not have easy access to public parks. The staff of both the Parks & Recreation Department and the Housing & Community Development Department agree that a small park at the suggested location at Mayfair, Meadow and Westside Drive would be warranted (see Map 7). The area is at the heart of Rosewood, has relatively easy access and because it is bounded by three streets, would be highly visible and therefore security risks would be minimized. Since the 3 buildings on the proposed park site are very deteriorated, development of a park on this site would utilize property that is likely to require purchase and reuse.

Residents have indicated their preference for a "tot lot" type facility. They have already discussed the type of equipment they do not want to see at this site including a basketball court and night time lighting. After the land is purchased for the park, staff from the Departments of Housing & Community Development and Parks & Recreation will meet with neighborhood residents to work on plans and designs for the park.

g. Other City Services

Curb and Gutters

Some streets in Rosewood have curb and gutters and some areas have ribbon paving without curb and gutter. There is a very perceivable difference in the areas that do not have curb and gutter. On streets that are ribbon paved, there are problems with the erosion of the front yards on many of the lots. The open storm drains have also eroded in many cases into steep ditches that are difficult to mow and maintain. Overall, the quality of the residential area that is ribbon paved appears to have suffered.

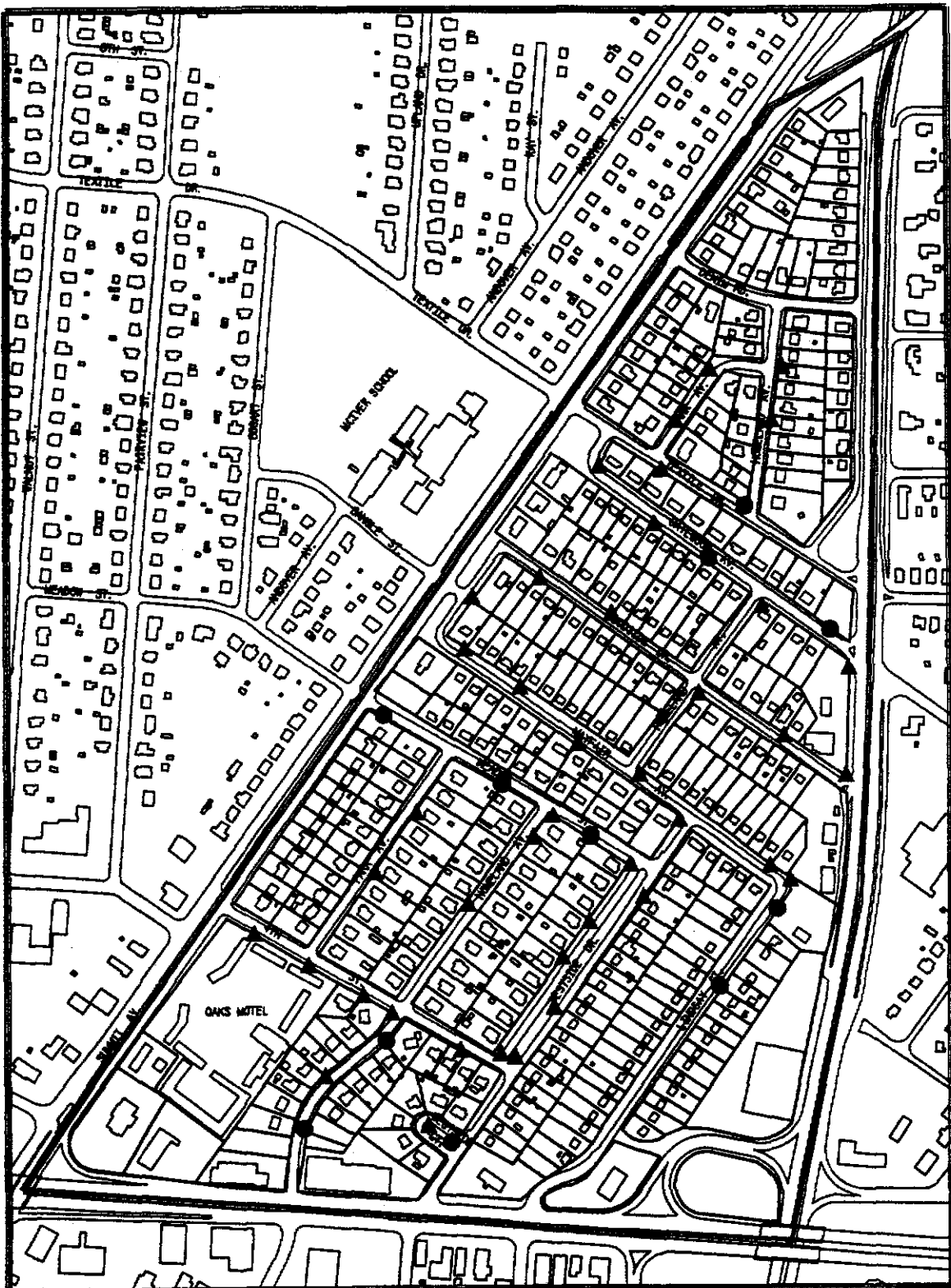
To address this storm drainage problem and further improve the quality of the neighborhood, it is recommended that the City of Greensboro, Department of Engineering & Inspections evaluate Rosewood for possible curb and gutter improvement. It is further recommended that the funding and scheduling for the work be handled through the City's Capital Improvements Program. Community Development funds are not sufficient to carry out this activity, it is recommended that City of Greensboro general funds be used.

This recommendation was discussed with residents at the February 19, 1994 neighborhood meeting as was the City policy on such improvements. The policy is that if an area is determined by the Department of Engineering and Inspections to be a candidate for curb and gutter, the actual improvements are handled on a petition basis (a petition must have signatures of 51% of the property owners and represent 51% of the frontage requested). There is an assessment of \$17.50 per linear foot to each property owner to partially cover the cost of this work. This would be an average cost of \$875 for a property owner in Rosewood (average lot width is 50 feet). Payments may be spread out over 5 years.

Those present at the meeting felt that the curb and gutter improvements were needed. However, they felt other improvements such as housing acquisition activities and the park were more important. They asked that this item be revisited with the affected property owners as the implementation of this plan progresses.

Street Lighting

From the very first meeting, residents expressed concern about the street lighting levels in the neighborhood. Street lights in the City of Greensboro are a joint effort between the Department of Transportation (GDOT) and Duke Power. GDOT staff have evaluated the lighting levels in Rosewood and have ordered a total of twenty additional street lights be installed along Westside Drive, Meadow Street, Homeland Avenue, Textile Drive and Mayfair Avenue (Map 8). Installation by Duke Power should be complete by early Spring, 1994.



PROPOSED EXISTING LIGHTING



EXISTING LIGHTS



PROPOSED LIGHTS

4. Implementation Strategy

To implement the recommendations of this plan, the Department of Housing & Community Development will use a variety of funding and staff resources over the next several years. Community Development staff will enlist the assistance of other City departments and public agencies as needed for the various projects. More importantly, staff will continue to work with the residents of Rosewood to monitor progress and to address new problems should they arise.

a. *Source of Funds Statement*

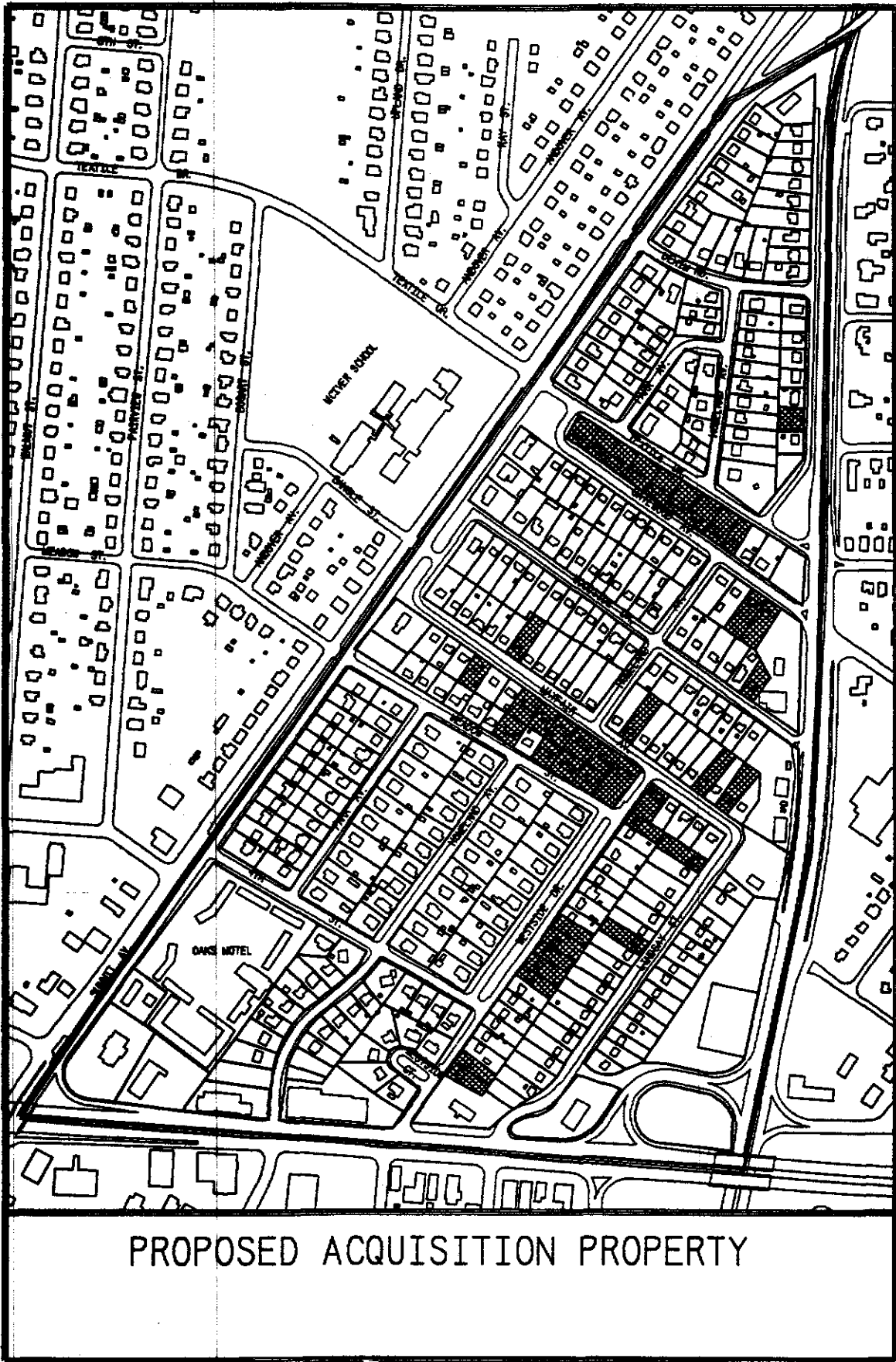
Community Development Block Grant (CDBG) funds will be used for the acquisition, management and disposition of properties identified in this plan. It is anticipated to be a 3 to 5 year commitment of CDBG funds. In the 1993-94 CDBG budget, \$192,000 was allocated for the Rosewood Target Area. The length of time for the project will depend on the availability of future CD funds and on the actual cost of development activities. CDBG funds will also be used for rehabilitation loans, Project Deadbolt and Operation Paintbrush.

Greensboro Housing Partnership Funds will be used for the Affordable Home Loan Initiative and 203 K programs. City of Greensboro, Capital Improvement Program funds will be used for park development and for the City's share of the curb and gutter improvements. As other sources of funds become available, staff will evaluate their potential for use in Rosewood to expedite the implementation of the plan.

b. *Acquisition*

As part of a redevelopment plan, the City must identify the properties it intends to buy in the redevelopment area. There are 39 parcels recommended for purchase as indicated on Map 9. This recommendation is based on information obtained from the housing conditions survey and additional visits to the area by staff.

The poor condition of the duplex structures and the fact that they are nonconforming land uses leads to a strong recommendation for these to be acquired. For the other properties it is recommended that the existing property owners be approached about rehabilitating their units. If that dialogue is unsuccessful, then the City should proceed with acquisition. The acquisition strategy is discussed below.



PROPOSED ACQUISITION PROPERTY

c. Acquisition Strategy

Immediate Action

To utilize budgeted CDBG funds and move ahead quickly, the City shall attempt to find owners of single unit rental property on the proposed acquisition list willing to sell their property. The City will purchase and market these houses for homeownership using the 203 K or the Affordable Home Loan Initiative for financing. It is estimated that 3 to 5 houses can be converted from rental to homeownership with available funds.

Phase 1

After the plan is adopted, the City will concentrate its efforts on purchasing and removing duplex units located at Mayfair and Meadow Streets. City staff will work with residents to design the neighborhood park. The remaining land will be made available for development of single-family owner-occupied housing.

Phase 2

After the acquisition has been completed in the Mayfair and Meadow area, the city will pursue the purchase of the duplex units along Gatewood Avenue. These units will be acquired, demolished and the land made available for development of single-family owner-occupied houses.

Phase 3

The third phase of implementation will address the individual rental units scattered throughout Rosewood that are on the acquisition list. The City may employ several different strategies to improve their condition. This may include; purchase and rehabilitation of existing structures, subsequently selling the units for homeownership, or, encouraging owners to rehabilitate the unit through rehab loans, or, the purchase and demolition of the structure by the City and making the land available for construction of new single family-homes.

5. Attachments

a. *Rehabilitation Standards*

All structures in the redevelopment area must meet the City of Greensboro Housing Code. Properties purchased by the Redevelopment Commission of Greensboro and sold for rehabilitation shall meet the standards set forth in the "City of Greensboro Rehabilitation Standards" adopted June, 1993. Copies are available from the Department of Housing & Community Development.

b. *Relocation Procedures*

For properties purchased with CDBG funds, the City will follow the U.S. Department of Housing & Urban Development's "Tenant Assistance, Relocation and Real Property Acquisition Guidelines" found in Handbook 1378. This document is available from the Department of Housing & Community Development.

c. *Statement of Continued Controls*

Redeveloper's Obligations

Disposition of the land comprising the area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such an area by private enterprise. The land will be disposed of by sale to private parties or donation to the City of Greensboro for subsequent conveyance to non-profit organizations for redevelopment by them in accordance with the provisions of the Redevelopment Plan and their contracts with the Redevelopment Commission of Greensboro and/or the City of Greensboro.

The City of Greensboro or the Redevelopment Commission, in disposing of the land in the Project Area to be redeveloped by private or public parties, will, in contracts or deeds or other instruments to such parties, include such terms and conditions as in the judgment of the City or the Redevelopment Commission will be necessary or advisable to ensure redevelopment of the Project Area and its use thereafter in accordance with this Redevelopment Plan and to prevent the recurrence of blight in this area. Such provisions will be contained in contracts, deeds, or other instruments irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the Project Area, so that such obligation may operate independently of such zoning or other laws or regulations.

In all instances, the improvements to be constructed in the Project Area will be constructed in accordance with applicable local codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts, deeds, and other instruments between the City of Greensboro or the Redevelopment Commission and the redeveloper's.

Such contracts, deeds, or other instruments, in addition to including other terms and conditions as the City or the Redevelopment Commission may find desirable in order to implement and effectuate objectives of this Plan, will obligate the purchaser of land in the Project Area and their successors in interest to:

- Devote the parcels owned by them only to the uses specified in this Redevelopment Plan.
- Diligently prosecute the construction of the improvements agreed upon and to begin and complete such improvements within a reasonable time as determined by the City of Greensboro or the Redevelopment Commission.
- Make no changes in such improvements after completion of their construction that are not in conformity with this Plan.
- Not to effect or execute any agreement, lease or conveyance or other instrument whereby any parcels in the Project Area owned by them are restricted upon the basis of race, religion, color, national origin, sex, or handicap in the sale, lease or occupancy thereof. (This obligation to be effective without limitations as to time, regardless of any termination date provided with respect to any other provision of this Plan.)
- Not to assign contract rights or to resell or otherwise transfer the land (or interests therein) purchased by them prior to the completion of the improvements thereon without the approval of the City of Greensboro or the Redevelopment Commission and except in cases satisfactory to the City or the Commission, not to speculate in or with respect to such land.

It is the intention of this Plan that the City of Greensboro or the Redevelopment Commission be the beneficiary of all such covenants and obligations and that it (in addition to other appropriate public agencies) shall be entitled to represent the interests and to act on behalf of the City in enforcing such and any covenants and obligations as to the redevelopment and continued uses of the Project Area in accordance with this Plan. It is further intended that the City of Greensboro or the Redevelopment Commission shall retain such rights and remedies as it shall find necessary or desirable in order to protect its interests and the interests of the City or the Commission. At the same time, for the reasonable protection of the purchasers and owners of any land in the Project Area, and also to prevent undue clogging of, or clouds upon, title with respect of such land, it is intended that the City of Greensboro, or the Redevelopment Commission provide, upon completion of any proposed improvements in the Project Area, certification to that effect which shall conclusively represent a determination that the covenants with respect to the construction of the improvements have been complied with and that their existence is terminated.

Land Disposition Covenants

These restrictions will be made effective by recording them as restrictive covenants in the Office of Register of Deeds of Guilford County to which reference will be made in the deeds of Project Area properties or by including the applicable restrictions in the instruments of conveyance.

These requirements and restrictions will be reinforced by applicable public codes adopted and enforced by and for the City of Greensboro and/or the State of North Carolina. In the case of conflict between requirements and restrictions of this Plan and any applicable code, the more restrictive shall apply.

Restrictive Covenants

In addition to the above referenced requirements and restrictions, all or some of the following restrictive covenants shall be attached to land conveyed by the City or Commission in the Project Area.

- No structures, including utility buildings or other out buildings, shall be erected, altered, placed or permitted to remain on the property unless the plans for the structures and the location of the structures on the lot have first been approved, in writing, by the Redevelopment Commission of Greensboro.
- No junked, inoperable or abandoned motor vehicles shall be allowed to remain on the property, and the owners of the real property shall be responsible for the expense of moving and discarding such vehicles.
- No noxious or offensive activity shall be carried on upon the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- For a period of fifteen (15) years from the date ____, the property will be used for single-family owner-occupied residential purposes only.
- All cost and expense, including reasonable attorneys fees, relative to the enforcement of any of these restrictive covenants, shall be the responsibility of the owner of the property and shall be a lien against the property.
- The Redevelopment Commission may waive violations or terminate any of the foregoing restrictions at any time.
- The restrictive covenants are to run with the property by whomever owned.

d. Boundary Description

BEGINNING at a point in the eastern right-of-way line of Summit Avenue, said point being located in the southwest corner of Tax Parcel 257-2-39 and further described as the point of beginning of the lot described in Deed Book 2913 Page 640; thence northeast with the eastern right-of-way of Summit Avenue approximately 4303 feet, to a point, said point being at the intersection of the eastern right-of-way of Summit Avenue and the western right-of-way O'Henry Boulevard, also known as U.S. 29 North; thence south along the western right-of-way line of O'Henry Boulevard approximately 3406 feet, to a point, said point being at the intersection of the western right-of-way line of O'Henry Boulevard and the north right-of-way line of Wendover Avenue, thence west along the north right-of-way of Wendover Avenue approximately 2252 feet to the point of **BEGINNING**.