CITY OF
ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

MEMO

To: Asheboro Redevelopment Commission

From: John N. Ogburn, III, City Manager

Date: September 5, 2018

RE: Asheboro Redevelopment Commission Regular Meeting

The Asheboro Redevelopment Commission will have its regularly scheduled meeting on **Monday, September 10, 2018, at 9:00 a.m.** in the City Council Chambers, located at 146 N. Church St.

AGENDA
ASHEBORO REDEVELOPMENT COMMISSION
Monday, September 10, 2018
9:00 AM

I. Call to order

II. Welcome of New Redevelopment Commission Member Ross Holt

III. Approve Minutes of Last Meeting (May 7, 2018)

IV. Where are we now? A Downtown Associate Community Recap.

V. CBDG Program: Eastside Sidewalk Improvements

VI. Next Steps: 2018 Urgent Repair Program

VII. Discussion of Adopted 2018-2023 Central Business District Redevelopment Plan

VIII. Update on Downtown Revitalization Grant Funding from the North Carolina General Assembly

IX. Discussion on touring Mill 133 development

X. Items not on the Agenda

XI. Adjourn

Minutes
Asheboro Redevelopment Commission
May 7, 2018
9:00 AM

The Asheboro Redevelopment Commission held its meeting on Monday, May 7, 2018, at 9:00 AM in the Council Chambers located at 146 North Church Street, Asheboro, NC 27203

Members Present:
Linda Carter, Chair
Cynthia Bailey, Vice Chair
David Jarrell
Jonna Libbert
Ann McGlohon
Katie Snuggs
Roger Spoon
Delilah Warner

Also present were John Ogburn, City Manager; John Evans, Assistant Community Development Division Director; Justin Luck, Zoning Administrator/Planner; Brad Morton, Planning Technician/Deputy City Clerk; Trevor Nuttall, Community Development Director.

Two (2) citizens were present at this meeting.

Ms. Linda Carter called the meeting to order.

Approve Minutes Of Last Meeting (April 2, 2018)

Mr. David Jarrell moved that the minutes of the April 2, 2018 regular Redevelopment Commission meeting be approved. Ms. Katie Snuggs seconded the motion and the motion carried unanimously.

Public Hearing to Review and Make a Final Determination on the Proposed 2018-2023 Central Business District Redevelopment Plan

Ms. Carter opened a public hearing to review and make a final determination on the proposed 2018-2023 Central Business District Redevelopment Plan.

Approval to Submit to the City Council for Consideration the 2018-2023 Central Business District Redevelopment Plan and Planning Board Certified Recommendation Expected to be Made at its Regularly Scheduled Meeting on May 7, 2018

Mr. Nuttall presented information on the 2018-2023 Central Business District Redevelopment Plan. He mentioned that two (2) weeks of proper notice and advertisement has been run in the Courier Tribune announcing that a public hearing would occur at this time. He provided statutory information regarding Urban Redevelopment Law, specifically Chapter 160A, Article 22, Section 160A 500-534, which allows local government to target a geographic area for redevelopment. Buildings in the area can be residential, commercial, or both. Area must be determined to be blighted or at risk of becoming blighted by the city's planning commission.

Under the statute, upon certification of a redevelopment area by the Planning Board, a plan may be developed and powers exercised to encourage investment and redevelopment; the Planning Board made such a certification at its October 2017 meeting. Mr. Nuttall outlined the process of creating a redevelopment area and plan, and gave the plan purpose of describing potential activities to be undertaken in the Redevelopment Area to facilitate property rehabilitation, conservation, and reconditioning. He also stated that the plan outlines actions that the city and business community can take to further strengthen downtown.

He showed the commission an aerial map of the certified redevelopment area. He went over area characteristics, stating that there are 5 parcels included totaling approximately 12.7 acres, which hold 7 buildings. Several of the buildings are vacant or partially vacant and some of which are undergoing extensive rehabilitation work. He stated that the structures range in age from +100 to +60 years, mentioning that the age and obsolescence of the buildings are the primary impediments to re-use as all of the uses the buildings were originally designed and occupied for have ceased.

He stated that the plan advocates for the allocation of funds to incentivize the redevelopment of distressed properties, through rebuilding and improving structures in various states of disrepair and obsolescence. Implementation relies on statutory authority to improve blighted areas and areas in need of rehabilitation, conservation, and reconditioning.

He stated that the plan identifies many objectives including:

- Offering grants and construction financing to increase the feasibility of renovating, repairing, and enhancing buildings in the area;
- Incentivizing buildings in the area to be brought into compliance with current building and fire codes and accessibility requirements;
- Encouraging new businesses to locate or expand in the downtown area thereby facilitating job creation that may be able to be filled by the area's low to moderate income individuals;
- Providing quality housing for vulnerable populations;
- Undertaking public improvements to provide a physical environment that will spur private investment;

- Improving the public network of street and sidewalk infrastructure;
- Preserving the area's important historic and architectural assets.

He stated the plan's timeframe which is as follows:

- Redevelopment actions proposed by this plan are intended to be executed within the next five years.
- Several activities can commence shortly after adoption as two of the five properties already have building stabilization efforts underway.
- Actions targeting the other three properties can be underway within the plan's five-year timeframe provided there is private support.
- It is important to note that this plan is not intended to limit other appropriate and permissible redevelopment opportunities that may be presented.

He listed out the properties included in the plan as follows:

- PROJECT #1: THE SQUARE ON CHURCH
- PROJECT #2: ACME-MCCRARY EAST MIXED-USE
- PROJECT #3: ACME-MCCRARY WEST SENIOR
- PROJECT #4: CITY RECREATION CENTER
- PROJECT #5: RAILROAD DEPOT

He then went into detail on each property as follows:

Project #1: The Square on Church

- The Square on Church is envisioned to be a mixed use destination with restaurants, retail, office and shared workspaces, spa and boutique hotel
- Development of 60,000 square feet of renovated buildings, the oldest of which dates back to 1917 (Cranford Industries Building). The site also contains an iconic 115' smokestack that will be preserved
- City participation: supporting public infrastructure including parking, storm drainage, pedestrian improvements, power upgrades, and public service enhancements
- TIMEFRAME: 2018-2020

Project #2: Acme-McCrary East Mixed-Use

- Preservation and adaptive reuse potential exists due to the size and layout of the building
- Building and smokestack were added to the National Register of Historic Places (NRHP) in 2014
- First step in the pursuit of potential redevelopment options for the property should be a public-private partnership to prepare a feasibility study that includes an environmental and structural evaluation

- TIMEFRAME: 2019-2023

Project #3: Acme-McCrary West Senior

- The property recently has been identified for potential redevelopment as a senior housing complex with 40-50 dwelling units
- Project would encompass former Parks Hosiery Mill, built in the 1920's, and McCrary's Mill No. 2, built in the 1930's
- Complex is listed on the National Register of Historic Places
- Public financing and city-sponsored infrastructure improvements, including off-street parking, likely required
- TIMEFRAME: 2018-2020

Project #4: City Recreation Center

- Renovation of former Acme-McCrary employee fitness center built following World War II
- Roof replacement, new heating and cooling systems, replaced flooring and improve accessibility with new compliant ramps and elevator
- The facility will house a refurbished gymnasium, indoor swimming pool, fitness rooms, demonstration kitchen and flex space
- TIMEFRAME: 2018-2020

Project #5: Railroad Depot

- Completed in 1946 by the High Point, Randleman, Asheboro & Southern Railroad, the depot was utilized by the railroad until the late 1980s but now sits vacant
- Central location make the property ideal for a transportation hub, retail, or dining establishment
- Obstacles to redevelopment include NS' interest in using property to support railroad operations, lack of easy connectivity to CBD, and current conditions
- TIMEFRAME: 2020-2023

He gave an overall summary of the recommended public participation which could be implemented with the plan, including:

- Off-street parking, pedestrian, and public street improvements
- Financial support for feasibility studies
- Grants and loans contingent upon investment commitments to provide gap funding
- Appropriations for recreation facility upfit
- Acquisition or lease of property

Lastly, he read the required findings of approval to the commission as per the statute and recommended adoption by reference:

- Prior to recommending a redevelopment plan to the governing body for approval, the commission shall consider whether the proposed land uses and building requirements in the redevelopment project area are:
    - Designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the community and its environs, which will in accordance with present and future needs promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangements, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, slums, or conditions or blight.

At this time Mr. Nuttall opened any public comment or questions that may be addressed. There were no questions or public comments at this time.

Ms. Libbert moved to recommend approval to submit to the City Council for consideration the 2018-2023 Central Business District Redevelopment Plan and pending Planning Board recommendation. Ms. Bailey seconded the motion and the motion carried unanimously. Mr. Nuttall asked for the consensus of the Commission to submit the plan along with the Planning Board's recommendation, expected to be made following a public hearing at its May 7, 2018 meeting, to City Council without further review by the Commission; there was no objection.

Status of the 2018 Urgent Repair Program Request for Funding

Mr. Nuttall stated that the 2018 Urgent Repair program application that was sent to the state has been awarded to the City of Asheboro in the amount of $100,000 to be used in the form of forgivable loans. The loans are to be allocated to those who meet an urgent repair need and other program criteria. He stated that citizen applications would likely be available in the fall after all program policy documents have been approved by the NCHFA.

Items not on the Agenda

Mr. Ogburn reported that the City Council would hold their next Regular meeting on Thursday, May 10, 2018. He stated that the Council retreat would be on May 18th. He stated that at the June Council meeting, they would review and adopt a budget. He and the commission discussed the following items:

- Asheboro Recreation Center (Old Acme Gym)
- Removal of many dilapidated structures with the addition of second Code Enforcement Officer
- Pothole reporting at 336-626-1234
- Street Paving at Main Street and Marmaduke Circle
- Airport project on hold at this time
- April 17th Downtown Visioning Workshop review
- June 6 Downtown Vision Workshop next meeting to draft a vision statement and market analysis
- Incorporating Sunset Theatre into the Downtown Associate Community's plan to get people into the city. Barter Theatre in Abingdon, VA was mentioned as a model for a destination attraction.

Ms. Dustie Gregson thanked the commission and staff for their efforts and consideration with the 2018-2023 Central Business District Redevelopment Plan. She also mentioned touring Mill 133 was a possibility at this time.

Adjournment

Mr. Jarrell moved to adjourn the meeting. Ms. Cynthia Bailey seconded the motion and the motion carried unanimously. At this time, Ms. Carter stated that the meeting was adjourned.

Brad Morton, Secretary
Asheboro Redevelopment Commission

Asheboro Downtown Associate Community Timeline

July 2017: Accepted to the Downtown Associate Community program

September 2017: Kickoff Meeting: Community Based Asset Mapping, Economic Driver Identification, Stakeholders & Partner Identification.

November 2017: Second Meeting: Reviewed organizational mission statements (City, Chamber, EDC, TDA) and created SWOT Analysis.

January 2018: Trained on downtown development tools, such as historic districts and municipal service districts. Discussed preliminary ESRI Retial MarketPlace Profile.

February 2018: Staff conducted Downtown Business Surveys and Downtown Consumer Surveys

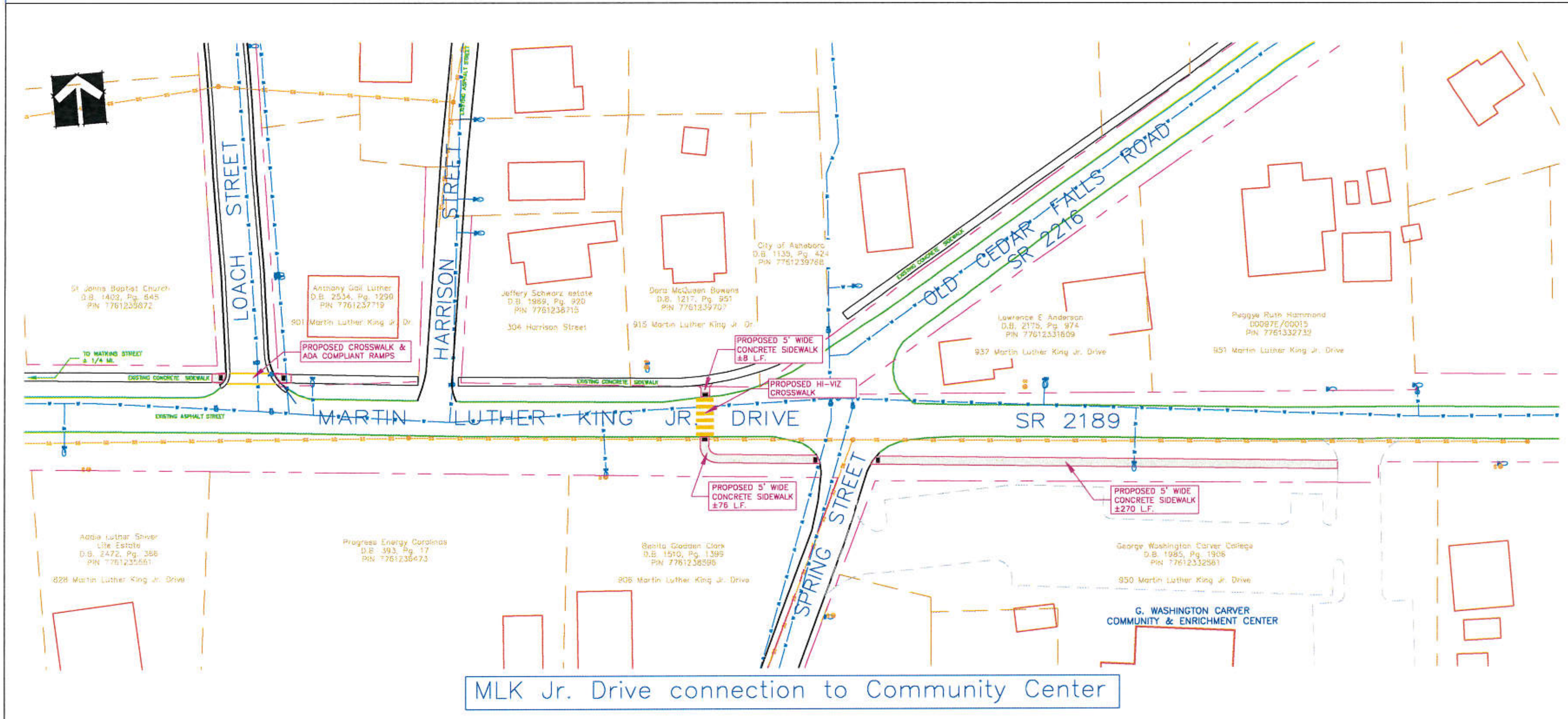
April 2018: Downtown Visioning Workshop: Built upon identified Asset Map, Economic Drivers and SWOT analysis to create three Economic Positioning Statements that will be used to create vision for downtown.

June 6, 2018: Draft vision statement and Retail Snapshot Report.

August 22, 2018: Finalization of vision statement, formulation of committees to build 1 year action plan.

To Come: Completion of 1 Year Downtown Action Plan
Creation of Downtown Board and Mission

Ongoing Items: Downtown Inventory (Buildings, Vacancy, Uses, Businesses, Amenities, Events, etc.)



NOTES:

The purpose of this map is to provide a visual representation of the potential development of the project shown for the sole purpose of illustrating to potential bidders the approximate nature of the project. It was prepared using Randolph County GIS parcel information and City of Asheboro topographic and planimetric data. It is not based on field survey data, and should not be construed as such.

All sidewalks at street crossings must be constructed to meet NCDOT Standard 848.05.

The proposed improvements shown hereon is a preliminary concept only. It is not a complete engineered plan, and is not intended for construction purposes.

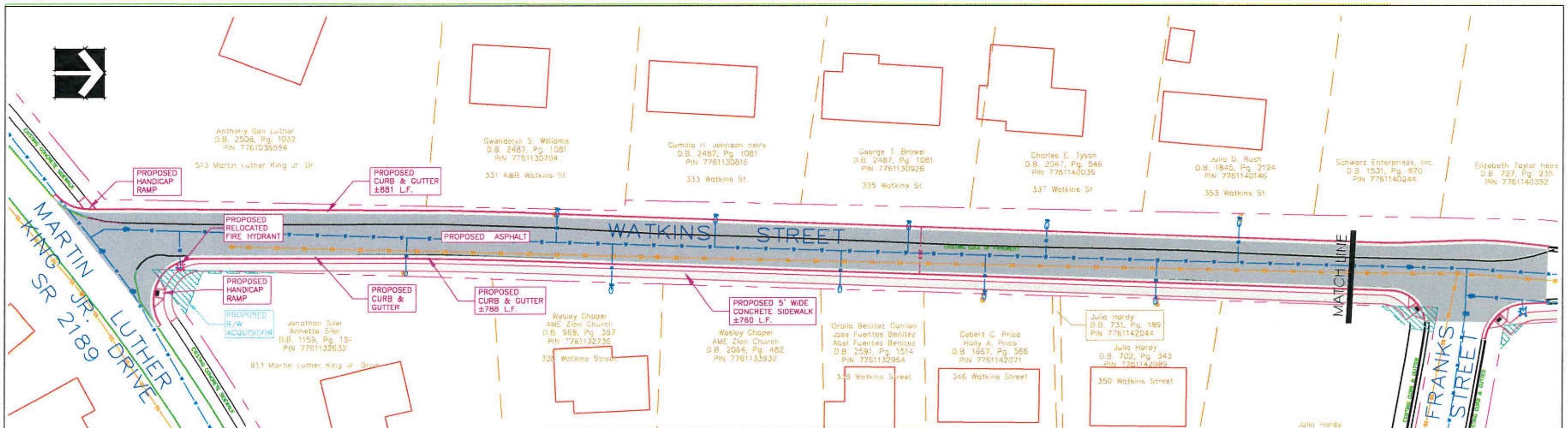
This project includes repairs to existing sidewalk along Martin Luther King Jr. Drive as necessary.

CITY OF ASHEBORO
ENGINEERING DEPARTMENT
146 NORTH CHURCH STREET
ASHEBORO, NORTH CAROLINA

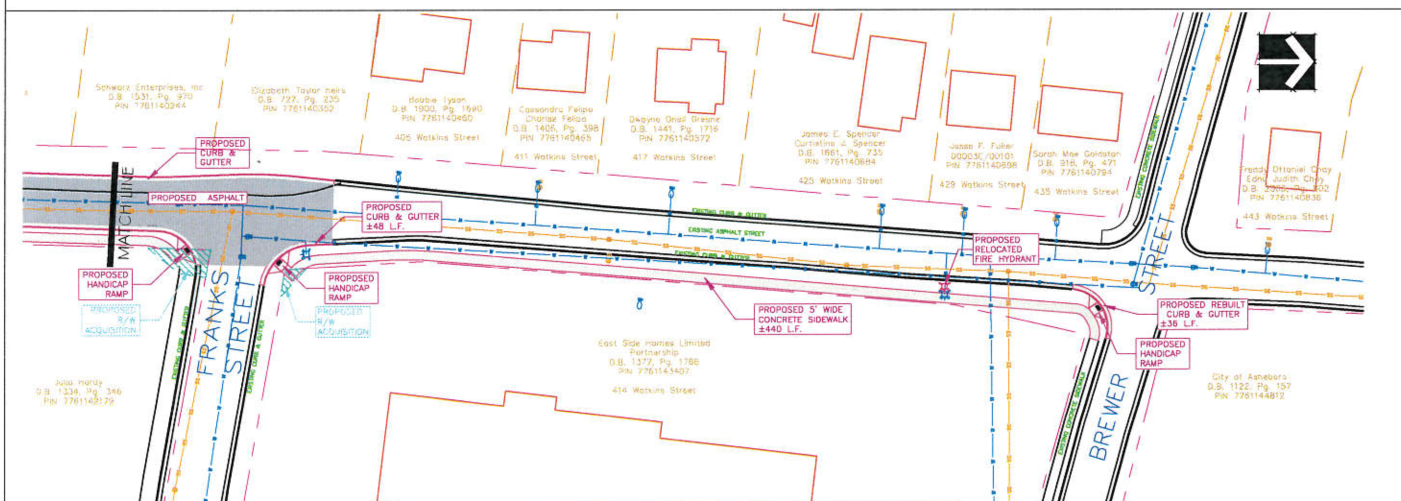
PRELIMINARY

SKETCH PLAN
SIDEWALK IMPOVEMENTS
MARTIN LUTHER KING, JR. DRIVE

Scale
Horiz. 1" =
Vert. 1" =
Date
Drawn By:
Checked By:
Disk No.
Drawing:
Job No.
Sheet No.
1 of 1



MLK Jr. Drive to Franks Street



Franks Street to Brewer Street

NOTES:

The purpose of this map is to provide a visual representation of the potential development of the project shown for the sole purpose of illustrating to potential bidders the approximate nature of the project. It was prepared using Randolph County GIS parcel information and City of Asheboro topographic and planimetric data. It is not based on field survey data, and should not be construed as such.

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CITY OF ASHEBORO
ENGINEERING DEPARTMENT
146 NORTH CHURCH STREET
ASHEBORO, NORTH CAROLINA

PRELIMINARY

SKETCH PLAN
STREET & SIDEWALK IMPROVEMENTS
WATKINS STREET

Scale
Horiz. 1" =
Vert. 1" =
Date
Drawn By:
Checked By:
Disk No.
Drawing:
Job No.
Sheet No.
1 of 1

Potential CDBG Grant Application Summary for Street and Sidewalk Improvements

The City of Asheboro is considering applying to the North Carolina Department of Commerce for a Community Development Block Grant (CDBG) for Neighborhood Revitalization. This is a competitive application process with ten cities receiving funding in 2017.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities. These grants primarily serve persons of low-and moderate-income.

The application is expected to request $604,000 in CDBG-Neighborhood Revitalization funds to:

❖ Beginning at Franks Street, install approximately 800 feet of curb and gutter along Watkins Street towards Martin Luther King, Jr. Drive

❖ Beginning at Brewer Street, install approximately 1,300 feet of sidewalk along the east side of Watkins Street, connecting to the existing Brewer Street and Martin Luther King, Jr. Drive sidewalk networks.

❖ Install pedestrian crossings at the intersections of Martin Luther King, Jr. Drive and Cedar Falls Road and Spring Streets.

❖ Install approximately 300 feet of sidewalk along the south side of Martin Luther King, Jr. Drive to create walkable connection to the George Washington Carver Community Enrichment Center

The City of Asheboro will conduct a public hearing on Thursday, September 6, 2018 at 7:00 PM, in the Council Chambers of Asheboro City Hall,146 N. Church Street, Asheboro, North Carolina. The purpose of the hearing is to obtain citizen input prior to application submission. Written comments received prior to the opening of the public hearing will be considered. Written comments may be sent to Trevor L. Nuttall, Community Development Director, PO Box 1106, Asheboro, North Carolina 27204.

CITY OF ASHEBORO
2018 Urgent Repair Program
Application Instructions

In order for your URP18 application to be complete, please send the following information below:

1. Completed and signed application

2. Documentation from the Register of Deeds office showing your real property ownership or for manufactured homes located on leased property:

    - a Certificate of Title
    - the Manufacturer's Certificate of Origin
    - the Manufacturer's Statement of Origin

3. Income Verification (for each adult over 18 in the household):

    - For SSI/SSDI income, provide documentation of your benefits. You may go online and register for an account at http://www.socialsecurity.gov/myaccount/ or you may call the national toll-free number, **1-800-772-1213**, to obtain a copy of your benefit letter

    - For earned income (employment), please provide two months of pay stubs or information from your HR Dept stating pay amount

    - For pension or other income, please submit **either** A) two payment stubs showing the amount paid **or** B) two bank statements showing the payment deposits to your account

    - Residents of the household who are 18 years of age or older and are not full time students who report zero income will be required to submit a 'Zero Income Affidavit' form.

You may keep the *Assistance Policy* for your records. When completed, return the application form and support documentation to:

City of Asheboro, Community Development Division
Attn: Trevor Nuttall, Director
146 N. Church Street
PO Box 1106
Asheboro, NC 27204
Phone: (336) 626-1201 ext. 223
Fax: (336) 626-1218

Please complete and return no later than 5:00pm, December 28, 2018.

2018 URGENT REPAIR PROGRAM (URP18)

Owner-Occupied Housing Rehabilitation

CITY OF ASHEBORO
NORTH CAROLINA
Exactly where you want to be.

About the Program

The 2018 Urgent Repair Program provides funds to assist very-low and low-income households with special needs in addressing housing conditions that pose imminent threats to life or safety. Funds also can cover accessibility modifications and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs, such as the elderly and persons with disabilities. Program funding totals $107,200 with the majority provided by the North Carolina Housing Finance Agency.

Eligibility

Residents must:

1) Reside within the Asheboro corporate limits and own and occupy the home in need of repair.
2) Have a household income which does not exceed 50% of Randolph County's median income for the household size.
3) Have a special need (i.e. be elderly, ≥ 62 years old, handicapped or disabled, a single parent with a dependent living at home, military veteran, a large family with ≥5 household members or a household with a child below the age of six with an elevated blood lead level (between 10μg/dl and 20μg/dl)).
4) Have urgent repair needs, which cannot be met through other state or federally-funded housing assistance programs.

Type of Assistance

The City will provide assistance to homeowners whose homes are selected for repair/modification in the form of a loan. Homeowners will receive an unsecured deferred, interest-free loan, forgiven at a rate of $1,000 per year, until the principal balance is reduced to zero. The amount of the loan will depend on the scope of work necessary to address the identified imminent threats to life and/or safety. There is no minimum to the amount of the loan; however, the maximum limit is $8,000.

How to Apply

Contact the City of Asheboro or visit asheboronc.gov beginning September 4, 2018. All applications and supporting documentation must be turned in by 5:00 PM on December 28, 2018. **A minimum of thirteen of the most qualified applicants will be chosen according to the city's priority system.**

City of Asheboro - Planning and Zoning Department
146 N. Church St.
Asheboro, NC 27203

(336) 626-1201 ext. 212
asheboronc.gov

This program is sponsored by the City of Asheboro, with funds provided by the N.C. Housing Trust Fund

TO BE COMPLETED BY APPLICANT

NORTH CAROLINA HOUSING FINANCE AGENCY
URGENT REPAIR PROGRAM
Application & Eligibility Certification

Applicant Data

Name of Homeowner(s) (First, MI, Last): ______________________

Street Address: ______________________

City: ______________ County: ______________ Zip Code: ________

Home Phone: Work Phone:

If the Applicant was referred by someone other than self, complete the following:

Contact Name: ______________ Phone: ______________

Relationship to Owner: ______________________

Notes:

Household Membership

Name (First, MI, Last)	Sex	Birth Date	SS# (last 4 digits only)	Race Code*	Hispanic**	Relation to Homeowner
a.						
b.						
c.						
d.						
e.						
f.						
g.						

Gross Income Work Table

Source	Dollars / Household Member / MONTH							
	a	b	c	d	e	f	g	Total
1) Wages								
2) Retirement/Pension								
3) Social Security								
4) Supplemental Security Income								
5) Public Assistance								
6) Child Support								
7) Interest								
8)								
9)								
10)								
Monthly Sub-Total (sum rows 1-10)								
Annual Sub-Total (12 x row above)								

Annual Gross Household Income (sum Annual Sub-Total for columns a-g):

Applicant Certifications

I hereby certify that:

1) I own and occupy the home described above as my primary residence;
2) The household and income information listed above is complete and true to the best of my knowledge;
3) This information is provided to qualify me for the Urgent Repair Program (Program). The Program is intended to assist low- and very low-income homeowners with special needs in correcting substandard housing conditions which pose an imminent threat to their life or safety or in performing accessibility modifications or other repairs necessary to prevent imminent displacement.
4) I give permission for ______________________ to access information to verify the contents of this application and to facilitate the repair of my home.
5) I understand that this Program grant may not rectify all deficiencies in my home nor make the home conform to any local, state or federal housing quality standards.
6) I have been advised that my gender, race and ethnicity will be determined based upon observation and/or surname if I do not self disclose the information.

______________________ ______________________

Applicant Signature Date Co-Applicant Signature Date

TO BE COMPLETED BY PROGRAM STAFF

NORTH CAROLINA HOUSING FINANCE AGENCY
URGENT REPAIR PROGRAM
Application & Eligibility Certification

Applicant Data

Name of Homeowner(s) (First, MI, Last): ______________________

Street Address:

Qualifying Income Table (for reference) Maximum Gross Household Income

Household Size	1	2	3	4	5	6	7	8
a) Statewide non-metro 30%	N/A							
b) Statewide non-metro 50%								
c) County 30%	12,750	14,550	16,350	18,150	19,650	21,100	22,550	24,000
d) County 50%	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950

Qualifying Questions

Does the applicant own this home? **YES** ☐ **NO** ☐

Does the applicant's household qualify based on the income criteria? **YES** ☐ **NO** ☐

Mark all Special Need(s) by which the Applicant qualifies: ☐ **Single-Parent Household**

☐ **Owner 62+** ☐ **Member Disabled** ☐ **EBLL Child** ☐ **Veteran***** ☐ **Household Size 5+**

Eligibility Certifications

I hereby certify that:

1) **All of the above information has been reviewed or documented in accordance with the Program Guidelines.**
2) **The Applicant is eligible for assistance under the Program;**
3) **There is no other state or federal source of funds available now, or likely to be available within the next six months, which could pay for the proposed repairs.**

______________________ ______________________ ______________

Authorized Officer Organization Date

Eligible Urgent Repair Needs:

____

____

____

____

____

Case Notes (for office use only) Name of interviewer:

Non-housing problems:

____

____

____

Action taken for referrals? **YES** ☐ **NO** ☐ If yes, specify:

____

____

Other:

____

*Race Code: White (11); Black/African American (12); Asian (13); American Indian/Alaska Native (14); Native Hawaiian/Other Pacific Islander (15); Amercan Indian/Alaskan Native & White (16); Asian & White (17); Black/African American & White (18); American Indian/Alaska Native & Black/African American (19); Other Multi-Racial (20); and, Asain/Pacific Islander (21).

**Hispanic: Yes or No.

***Veteran: A person who served in the active military, and who was discharged or released therefrom under conditions other than dishonorable.

ZERO INCOME AFFIDAVIT

TO BE SUBMITTED BY APPLICANT FOR RESIDENTS OF HOUSEHOLD 18 YEARS OF AGE OR OLDER AND ARE NOT FULL TIME STUDENTS WHO REPORT ZERO INCOME

(To be completed by all homeowners in appropriate household)

Homeowner: ____

Homeowner address: ____

1. I hereby certify that I do not individually receive income from any of the following sources:

    a. Wages from employment (including commissions, tips, bonuses, fees, etc.);
    b. Income from operation of a business;
    c. Rental income from real or personal property;
    d. Interest or dividends from assets;
    e. Social Security payments, annuities, insurance policies, retirement funds, pensions, or death benefits;
    f. Unemployment or disability payments'
    g. Public assistance payments;
    h. Periodic allowances such as alimony, child support, or gifts received from persons living in my household;
    i. Sales from self-employed resources (Avon, Mary Kay, etc.);
    j. Any other source not named above.

2. I currently have no income of any kind and there is no imminent change expected in my financial status or employment status during the next 12 months.

Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. I further understand that providing false representations here-in constitutes an act of fraud, which may result in the repayment of the loan or promissory note.

____ ____________

PRINTED NAME OF APPLICANT DATE

____ ____________

SIGNATURE OF APPLICANT DATE

ZERO INCOME AFFIDAVIT

CITY OF
ASHEBORO
COMMUNITY DEVELOPMENT DIVISION

2018 Urgent Repair Program | Assistance Policy

What is the Urgent Repair Program?

The City of Asheboro (city) has been awarded $100,000 by the North Carolina Housing Finance Agency (NCHFA) under the 2018 cycle of the Urgent Repair Program (URP18). The city also is providing matching programs funds of up to $7,200. This program provides funds to assist very-low and low-income households with special needs in addressing housing conditions that pose imminent threats to life or safety and also funds accessibility modifications and other repairs necessary to prevent displacement of very-low and low-income homeowners with special needs such as the elderly and persons with disabilities. A minimum of 13 households will be assisted under URP18. The funds provided by NCHFA come from the North Carolina Housing Trust Fund. The funds provided by the City of Asheboro come from the city's general fund.

This Assistance Policy describes who is eligible to apply for assistance under URP18, how applications for assistance will be rated and ranked, what the form of assistance is and how the repair/modification process will be managed. The city has tried to design this process to be fair, open, and consistent with the city's accepted application for funding and with NCHFA's URP Program Guidelines.

Eligibility:

To be eligible for assistance under URP18 applicants

1) must reside within the Asheboro corporate limits and own and occupy the home in need of repair; and

2) must have a household income which does not exceed 50% of Randolph County's median income for the household size (see income limits on p. 2); and

3) must have a special need (i.e. be elderly, $\geq$ 62 years old, handicapped or disabled, a single parent with a dependent living at home, a large family with $\geq$5 household members, a household with a child below the age of six with an elevated blood lead level (between 10µg/dl and 20µg/dl), or a person who is a military veteran who was discharged under conditions other than dishonorable); and

4) must have urgent repair needs, which cannot be met through other state or federally-funded housing assistance programs.

CITY OF ASHEBORO

COMMUNITY DEVELOPMENT DIVISION

URP18 Income Limits*:

Number in Household	30% of Median	50% of Median
1	$12,750	$21,200
2	$14,550	$24,200
3	$16,350	$27,250
4	$18,150	$30,250
5	$19,650	$32,700
6	$21,100	$35,100
7	$22,550	$37,550
8	$24,000	$39,950

***Income limits are subject to change based on annually published HUD HOME Limits.**

Household income is defined as the gross annual income of all household members that is anticipated to be received during the upcoming twelve month period based on the twelve month period preceding the date of application, including recent or imminent changes such as promotion, raise or loss of employment. The income of household members, other than the applicant, who are under 18 years of age or who are full time students, is excluded.

Household income includes wages, salary, overtime pay, commission, fees, tips, bonuses, interest, dividends, Social Security, annuities, pensions, retirement funds, insurance policy dividends, disability benefits, alimony, child support, regular contributions from persons not occupying the unit, and public assistance allowances.

Residents of the household who are 18 years of age or older and are not full time students who report zero income will be required to submit a 'Zero Income Affidavit' form.

Advertisement of the Urgent Repair Program:

The city will either advertise or ensure an article about the Urgent Repair Program is published in the local newspaper serving the city (The Courier-Tribune) and will publicize the program at the Harry and Jeanette Weinberg Resource & Education Center, on the local government information channel, through the Randolph County Housing Coalition, on the city's website, through the city's official social media platforms, and by way of a media release.

CITY OF ASHEBORO
COMMUNITY DEVELOPMENT DIVISION

Selection of applicants:

The city has devised the following priority system to rank eligible applicants, determine which of them will be selected for assistance and in what order. Under this system applicants will receive points for falling into certain categories of special need and income. The applications will be reviewed by the city's Redevelopment Commission and ranked according to which receive the most points.

Under NCHFA Program Guidelines, a minimum of 50% of households assisted must have incomes which are less than 30% of the area median income for the household size, and no household with an income exceeding 50% of the area median income will be eligible. This guideline will be adhered to strictly and will be the primary factor in the selection of those households to be assisted under URP18. Recipients of assistance under the URP18 will be chosen by the above criteria without regard to race, color, religion, national origin, sex, familial status and disability.

Priority Ranking System for City of Asheboro URP18:

Special Needs – Points Assigned Per Qualifying Individual with Special Needs in Categories 1, 2 and 4 (refer to definitions)	*Points*
1. Disabled, Veteran or Elderly Head of Household *(62 or older)*	4
2. Disabled, Veteran or Elderly Household Member *(not Head of*	3
3. Single-Parent Household *(with one or more children in the home)*	3
4. Elevated Blood Lead Level Child	2
5. Emergency *(2 households may be selected by Redevelop. Commission)*	2
6. Large Family Household *(5 or more permanent residents)*	2
Household Income (See Income Table above)	
1. Less than 30% of County Median Income	10
2. 30% to 50% of County Median Income	5
Supplementary Considerations	
1. Household Applied and Eligible for URP15 Funding but Not Awarded	1
2. Property Under Notice of Violation for City Code Non-Compliance	-4

NOTE: In the event of a tie score, preference will be given to the applicant with the lower income.

Definitions of Special Needs Populations:

- *Child with elevated blood lead level*: a child below the age of six with an elevated blood lead level between 10μg/dl and 20μg/dl.
- *Elderly*: An individual aged 62 or older.
- *Emergency*: A situation in which a household member has an immediate threat of being evicted or removed from a home due to health or safety issues within a time frame that the program can complete a repair to stop eviction or removal. These applications will be received at any time during the funding cycle and evaluated on the ability of the program to complete the work in a timely manner that meets the goal of assisting homeowners to remain in their home.
- *Disabled*: A person who has a physical, mental or developmental disability that greatly limits one or more major life activities, has a record of such impairment, or is regarded as having such impairment.
- *Head of Household:* The person or persons who own(s) the house.
- *Household Member*: Any individual who is an occupant (defined below) of the unit to be rehabilitated shall be considered a "household member" (the number of household members will be used to determine household size and all household members are subject to income verification).
- *Large Family*: A large family household is composed of five or more individuals; at least four are immediate family members.
- *Military Veteran*: one who served in the active military, naval, or air service (i.e. Army, Navy, Air Force, Marine Corps, and Coast Guard; as a commissioned officer of the Public Health Service; or as a commissioned officer of the National Oceanic and Atmospheric Administration or its predecessors), and who was discharged or released there from under conditions other than dishonorable.
- *Occupant*: An occupant is defined as any immediate family member (mother, father, spouse, son/daughter of the head of the household, regardless of the time of occupancy); or non- immediate family member who has resided in the dwelling at least 3 months prior to the submission of the family's application.
- *Single-Parent Household:* A household in which one and only one adult resides with one or more dependent children.

What is the form of assistance under URP18?
The city will provide assistance to homeowners, whose homes are selected for repair/modification in the form of a loan. Homeowners will receive an unsecured deferred, interest-free loan, forgiven at a rate of $1,000 per year, until the principal balance is reduced to zero.

Client Referral and Support Services:
Many homeowners assisted through the Urgent Repair Program may also need other services. When the Urgent Repair Program staff meet the homeowner during the work write-up process, they will discuss the resources and programs available in the city and provide a list of the agencies with contact information. With the homeowner's permission, a case file will be created and a staff person will follow up with the homeowner concerning the available services in the referral network.

What is the amount of the loan?
The amount of the loan will depend on the scope of work necessary to address the identified imminent threats to life and/or safety, and that will be determined by the program's rehabilitation specialist. There is no minimum to the amount of the loan; however, the maximum life-time limit from NCHFA funds according to the guidelines of URP18 is $8,000. Additionally, the city has allocated matching funds in the amount of $7,200 and will use the funds to pay, in the form of a separate loan from the city, for necessary and eligible repair costs that exceed the maximum amount of URP18 funds that can be provided to a household or to augment program funds in order to repair additional home(s).

What kinds of work will be done?
Only repairs that address imminent threats to the life and/or safety of occupants of the dwelling unit or accessibility modifications will be performed under the city's URP. It should be noted that all deficiencies in a home may not be rectified with the available funds. All work that is completed under URP18 must meet or exceed the NC Residential Building Code.

Who will do the work on the homes?
The city is obligated under URP18 to ensure that quality work is done at reasonable prices and that all work is contracted through a fair, open and competitive process. A minimum of three contractors will be invited to bid on each job, and the

lowest responsive and responsible bidder will be selected for the contract. "Responsive and responsible" is described in the Procurement and Disbursement Policy.

What are the steps in the process, from application to completion?

1. **Complete an Application form:** Homeowners who wish to apply for assistance must do so by 5:00 PM on Friday, December 28, 2018. Apply by contacting the City of Asheboro Planning and Zoning Department at (336) 626-1201 ext. 212. Proof of ownership and income will be required. Those who have applied for housing assistance from the city or Randolph County in the past will not automatically be reconsidered. A new application will need to be submitted.

2. Preliminary inspection: The program's Rehabilitation Specialist/Housing Assistant will visit the homes of potential loan recipients to determine the need and feasibility of repairs and/or modifications.

3. Screening of applicants: Applications will be rated and ranked by the city's Redevelopment Commission based on the priority system outlined on page 3. Household income will be verified for program purposes only (information will be kept confidential). Ownership of property will be verified along with other rating factors. From this review, the thirteen (13) most qualified applicants will be chosen according to the priority system described above; there also will be three (3) alternates selected. The households to be assisted as well as the alternates will be selected by February 15, 2019. Applicants not receiving notification that they were chosen by may contact Trevor Nuttall, Community Development Director, after February 15, 2019 to confirm the disposition of the application.

4. Applicant interviews: Approved applicants will be provided detailed information on assistance, program repair/modification standards and the contracting procedures associated with their project at this informational interview.

5. Work write-up: The program's Rehabilitation Specialist will visit the home again for a more thorough inspection. All parts of the home must be made accessible for inspection, including the attic and crawlspace, if any. The owner should report any known problems such as electrical short circuits, blinking lights, roof leaks and the like. The Rehabilitation

Specialist will prepare complete and detailed work specifications (known as the "work write-up"). A final cost estimate will also be prepared by the Rehabilitation Specialist and held in confidence until bidding is completed.

6. Formal agreement: After approval of the work write-up, the homeowner will sign a formal agreement that will explain and govern the repair/modification process, and the Promissory Note, which is considered a forgivable loan. This agreement will define the roles of the parties involved throughout the process.

7. Procurement of Services/Bidding: The work write-up and bid documents will be mailed to a minimum of three contractors who will be given ten (10) days in which to inspect the property and prepare bid proposals. The names of the invited contractors will be supplied to the homeowner. Each will need access to those areas of the house, in which work is to be performed, in order to prepare a bid. A bid opening will be conducted at Asheboro City Hall at a specified date and time, with all bidders and the homeowner invited to attend.

8. Contractor selection: If bids are sought, within 72 hours of the bid opening and after review of bid breakdowns and timing factors, the winning bidder will be selected or bids rejected. All bidders and the homeowner will be notified of (1) the selection, (2) the amount, (3) the amount of the city's cost estimate, (4) any support or contingency costs that will be included in the loan amount, and (5) if other than the lowest bidder is selected, of the specific reasons for the selection.

9. Execution of loan and contract: The loan will be executed as well as the repair/modification contract prior to work beginning on the project. This contract will be between the contractor providing the skilled volunteer labor and the homeowner, with the city signing as an interested third party. The cost of the actual work and project related support costs of up to the amount of $800 will be included in the loan document. Note: if the time between the Application and Eligibility Certification and the signing of the Promissory Note exceeds six (6) months, the applicant's income eligibility must be re-verified by the city.

10. Pre-construction conference: A pre-construction conference will be held at the home. At this time, the homeowner, contractor and program representatives will discuss the details of the work to be done. Starting and ending dates will be agreed upon, along with any special arrangements such as weekend or evening work hours and disposition of items to be removed from the home (such as old plumbing, etc.). Within two business days of the pre-construction conference, the city will issue a "proceed order" formally instructing the contractor to commence by the agreed-upon date.

11. Construction: The contractor will be responsible for obtaining any required building permits for the project before beginning work. The permit must be posted at the house during the entire period of construction. Program staff will closely monitor the work during the construction period to make sure that it is being done according to the work write-up (which is made a part of the rehabilitation contract by reference) and in a timely fashion. Code Enforcement Officers will inspect new work for compliance with the State Building Code as required by the guidelines of URP18. The homeowner will be responsible for protecting personal property by clearing work areas as much as practicable.

12. Change Orders: All changes to the scope of work must be reduced to writing as a contract amendment ("change order") and approved by all parties to the contract: the owner, the contractor and two representatives of the city. If the changes require an adjustment in the loan amount, a loan modification stating these changes in the contract amount must be completed by the city, and executed by the owner.

13. Payments to contractor: When used, the contractor will be paid following inspection of and satisfactory completion of all items on the work write-up and change orders if any, as outlined in the City's Procurement and Disbursement Policy.

14. Post-construction conference: Following construction the contractor and the Rehabilitation Specialist will sit down with the homeowner one final time. At this conference the contractor will hand over all owner's manuals and warranties on equipment. Operating and maintenance requirements for any new equipment installed and discuss general maintenance of the home with the homeowner. The homeowner will have the opportunity to ask any final questions about the work and the loan.

15. Closeout: Once each item outlined in section 13 & 14 have been satisfied and the homeowner has signed a Certificate of Satisfaction, the job will be closed out.

CITY OF ASHEBORO
COMMUNITY DEVELOPMENT DIVISION

What are the key dates?
If, after reading this document, you feel that you qualify for this program and wish to apply, please keep the following dates in mind:

- Applications available to the public starting September 4, 2018.
- Applications must be turned in to the Asheboro Planning and Zoning Department by 5:00 PM on Friday, December 28, 2018.
- Households to be selected by February 15, 2019.
- Loans made to selected households by July 1, 2019.
- All rehabilitation work must be under contract by August 1, 2019.
- All rehabilitation work must be completed by December 30, 2019.

How do I request an application?
Pick up an application online at www.asheboronc.gov or contact:

Brad Morton, Planning Technician
City of Asheboro Planning and Zoning Department
146 N. Church St.
Asheboro, NC 27203
(336) 626-1201 ext. 212

Is there a procedure for dealing with complaints, disputes and appeals? Although the application process and repair/modification guidelines are meant to be as fair as possible, the city realizes that there is still a chance that some applicants or participants may feel that they are not treated fairly. The following procedures are designed to provide an avenue for resolution of complaints and appeal.

<u>During the application process:</u>

1) If an applicant feels that his/her application was not fairly reviewed or rated and would like to appeal the decision made, he/she should contact the Community Development Director within five days of the initial decision and voice the concern.

2) If the applicant remains dissatisfied with the decision, the detailed complaint should be put into writing and delivered to the City Manager, 146 N. Church Street, Asheboro, North Carolina. A written appeal must be made within 10 business days of the initial decision on an application.

3) The city will respond in writing to any complaints or appeals within 10 business days of receiving written comments.

During the repair/modification process:

1) If the homeowner feels that repairs or modifications are not being completed according to the contract, he/she must inform the contractor and the Rehabilitation Specialist.

2) The Rehabilitation Specialist will inspect the work in question. If he/she finds that the work is not being completed according to contract, the Rehabilitation Specialist will review the contract with the contractor and request that the problem be corrected.

3) If the Rehabilitation Specialist finds that the work is being completed according to contract, the complaint will be noted and the Rehabilitation Specialist and the homeowner will discuss the concern and the reason for the Rehabilitation Specialist's decision.

4) If problems persist, a mediation conference between the homeowner and the contractor may be convened by the Rehabilitation Specialist and facilitated by the Community Development Director.

5) Should the mediation conference fail to resolve the dispute, the City Manager will render a written final decision regarding action to be taken.

Finally, if the Homeowner is not satisfied with the decisions of the project staff, he/she may call or write:

North Carolina Housing Finance Agency
3508 Bush Street
Raleigh, NC 27609
c/o Mr. Michael Handley, Manager of Home Ownership Rehabilitation

The North Carolina Housing Finance Agency telephone number is: (919) 877-5700.

IMPORTANT NOTE: Do not hesitate to contact the Rehabilitation Specialist at any time during the process, but please keep in mind that the work involved will cause some inconvenience at times during the repair/modification. Repair/modification work in general can be quite stressful. We ask that all recipients of assistance be patient with the workers and any delays that may occur.

Will the personal information provided remain confidential? Yes. All information in applicant files will remain confidential unless otherwise defined as public records under North Carolina's public record laws. Access to information that is not a public record will be provided only to authorized employees who are directly involved in the program, the North Carolina Housing Finance Agency and auditors.

What about conflicts of interest? No officer, employee or other public official of the city, or entity contracting with the city, who exercises any functions or responsibilities with respect to URP18 shall have any interest, direct or indirect, in any contract or subcontract for work to be performed with program funding, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. Relatives of city employees, and others closely identified with the city may be approved for rehabilitation assistance only upon public disclosure before the Asheboro City Council and written permission from NCHFA.

What about favoritism? All activities under URP18, including rating and ranking applications, inviting bids, selecting contractors and resolving complaints, will be conducted in a fair, open and non-discriminatory manner, entirely without regard to race, color, religion, national origin, sex, familial status and disability.

Who can I contact about URP18? Any questions regarding any part of this program should be addressed to:

Asheboro Community Development Division
Attn: Trevor Nuttall, Community Development Director
Planning and Zoning Department
146 N. Church St.
Asheboro, NC 27203
(336) 626-1201 ext. 223

[SIGNATURE PAGE FOLLOWS]

CITY OF ASHEBORO

COMMUNITY DEVELOPMENT DIVISION

This Assistance Policy is adopted this 16th *of July, 2018.*

John N. Ogburn, III | City Manager

Attest

Trevor L. Nuttall | Community Development Dir.

CITY OF ASHEBORO
COMMUNITY DEVELOPMENT DIVISION

2018 Urgent Repair Program

Procurement Policy and Disbursement Policy

PROCUREMENT POLICY

1. To the maximum extent practical, the City of Asheboro (the City) promotes a fair, open and competitive procurement process as required under the North Carolina Housing Finance Agency's Urgent Repair Program (URP). A minimum of three contractors will be invited to bid on each job, and the lowest responsive and responsible bidder will be selected for the contract. "Responsive and responsible" means the contractor (1) is deemed able to complete the work in a timely fashion, (2) that the bid is within 15% (in either direction) of the city's cost estimate, (3) that an eligible bid was returned by the pre-designated bid due date, and (4) there is no conflict of interest (real or apparent).

2. Although bid packages may be bundled for multiple job sites, the bids for multiple job sites shall be considered separate and apart when awarded and shall be awarded to the lowest responsive and responsible bidder(s) for each job site.

3. Bid packages shall consist of an invitation to bid, work write up(s) and bid sheet(s) for each job.

4. Bids must include a cost-per-item breakdown with line item totals equaling the submitted bid price. Discrepancies must be reconciled prior to a contract being awarded.

5. Any change to the original scope of work must be reduced to writing in the form of a change order to be agreed upon and signed by all parties to the original contract and two representatives of the City. The change order must also detail any changes to the original contract price.

6. No work may begin prior to a contract being awarded and a written order to proceed provided to the contractor. In addition, a pre-

construction conference and "walk thru" shall be held at the work site prior to commencement of repair work.

7. The City reserves the right to reject any or all bids at any time during the procurement process.

8. In the event of a true emergency situation, the City reserves the right to waive normal procurement procedures in favor of more expedient methods, which may include seeking telephone quotes, faxed bids and the like. Should such methods ever become necessary the transaction will be fully documented.

9. All sealed bids will be opened publicly at a time and place to be announced in the bid invitation. All bidders are welcome to attend.

DISBURSEMENT POLICY

1. All repair work must be inspected by the city's assigned Housing Specialist and the homeowner prior to any payments to contractors or subcontractors. If all work is deemed satisfactory and all other factors and written agreements are in order, payment shall be issued upon presentation from the contractor of an original invoice and a notarized sales tax certificate for any building supplies, fixtures or other materials purchased that have become part of the dwelling. Contractor should allow 25 business days for processing of the invoice for payment.

2. If any of the work is deemed unsatisfactory, it must be corrected prior to authorization of payment. If the contractor fails to correct the work to the satisfaction of the city's assigned Housing Specialist, payment may be withheld until such time the work is satisfactory. Contractors may follow the city's Urgent Repair Program Assistance Policy if a dispute occurs; however, contractors shall abide by the final decision as stated in the policy.

3. The city assures, through this policy, that adequate funds shall be available to pay the contractor for satisfactory work.

CITY OF ASHEBORO
COMMUNITY DEVELOPMENT DIVISION

4. All contractors, sub-contractors and suppliers must sign a lien waiver prior to disbursement of funds.

This Procurement and Disbursement Policy is adopted this the 16th day of July, 2018.

CITY OF ASHEBORO

BY: ______________________, City Manager
John N. Ogburn III

ATTESTED BY: ______________________, Community Dev. Director
Trevor L. Nuttall

CONTRACTORS STATEMENT:

I have read and understand the attached Procurement and Disbursement Policy.

BY: ______________________ COMPANY: ______________________

WITNESS: ______________________

ASHEBORO

NORTH CAROLINA

Exactly where I want to be.

2018-2023 Central Business District Redevelopment Plan

City of Asheboro, North Carolina

Developed by the Redevelopment Commission

Approved by the Asheboro City Council on June 7, 2018

2018-2023 Central Business District Redevelopment Plan
City of Asheboro, North Carolina

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I. INTRODUCTION

North Carolina Urban Redevelopment Law, N.C.G.S. 160A-500 et seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment in areas suffering from blight. On October 2, 2017, the City of Asheboro Planning Board deliberated and certified the area identified by Randolph County Parcel Identification Numbers 7751726479, 7751725650, 7751738346, 7751831174 and 7751733983, and inclusive of all adjacent streets and right-of-ways, a Redevelopment Area and directed the City of Asheboro Redevelopment Commission to prepare a redevelopment plan. The Planning Board's certifying resolution is incorporated into this plan by reference.

The 2018-2023 Central Business District Redevelopment Plan describes potential activities to be undertaken in the Redevelopment Area to facilitate property rehabilitation, conservation, and reconditioning. The plan has been prepared in accordance with the North Carolina Urban Redevelopment Law. The Redevelopment Commission recognizes that public and private investments have revitalized much of downtown and wishes to support the momentum that has reinvigorated the Central Business District into a hub of commercial and cultural activity. To this end, the plan outlines actions that the city and business community can take to further strengthen downtown and build on twenty-plus years of successes outlined in the table below:

PROJECT	IMPACT	EST. INVESTMENT	YEAR
Bicentennial Park	New downtown greenspace for public events and recreation	$250,000	1996
Sunset Ave. Streetscape	Installed new street trees, curb and pedestrian improvements	$250,000	2004
Farmers' Market	Convenient location for direct sale of foods from farmers to consumers	$200,000	2005
Cultural and Recreation Office	Renovation of former federal building into service and administrative center	$75,000	2009
Sunset Theatre	Rehabilitation of downtown landmark into performing arts venue	$1.7 MM	2013
Asheboro Mill Lofts	Transformation of two abandoned downtown mills into affordable housing	$5.6 MM	2013
City Hall Renovation	Modernization of historic municipal headquarters	$90,000	2014
Senior Center	31,500-square-foot multi-purpose center	$3.5 MM	2014
Downtown Parking lot	Parking lot improvements to support downtown businesses and city festivals	$130,000	2017
Recreation Center	Upfit of former private recreation center into city's first comprehensive public indoor recreation facility	$900,000	2017

Figure 1 | Public-Supported Community Investment in Downtown

The Redevelopment Commission views this plan as a tool to improve economic conditions downtown. The plan advocates for the allocation of public funds to incentivize the redevelopment of distressed properties, through rebuilding and improving structures in various states of disrepair and obsolescence. Furthermore, the plan demonstrates to the public the city's commitment to downtown revitalization. The Commission acknowledges that economic conditions can change unexpectedly and therefore intends for this plan to be adaptable in order to take advantage of opportunities and address threats related to the plan's implementation.

The 2018-2023 Central Business District Redevelopment Plan relies on statutory authority to improve blighted areas and areas in need of rehabilitation, conservation, and reconditioning. Under state law, blighted areas contain buildings or improvements that, by reason of "dilapidation, deterioration, age or obsolescence," ... "substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals, or welfare." State law describes rehabilitation, conservation, and reconditioning areas as posing a "clear and present danger" that in the reasonably foreseeable future an area will become a "blighted area" unless the city takes action.

II. DESCRIPTION OF REDEVELOPMENT AREA

A. Area Boundary and Existing Uses

The area's boundary is identified by Randolph County Parcel Identification Numbers 7751726479, 7751725650, 7751738346, 7751831174 and 7751733983 and inclusive of all adjacent streets and right-of-ways. A map of this boundary is shown in Figure 2.

The area includes seven buildings on five parcels and has a total area of approximately 12.73 acres. Buildings range in age from more than 60 years old to more than 100 years old and four are designated or contributing *National Register of Historic Places* structures. All of the uses originally occupying the buildings, which were primarily textile manufacturing or railroad oriented, have ceased; age and obsolescence of the buildings therefore are the primary impediments to re-use. None of the buildings have been upfitted to comply with current building and fire code requirements. The principal use of the buildings is storage. Three buildings are unoccupied and undergoing stabilization work and one is vacant.

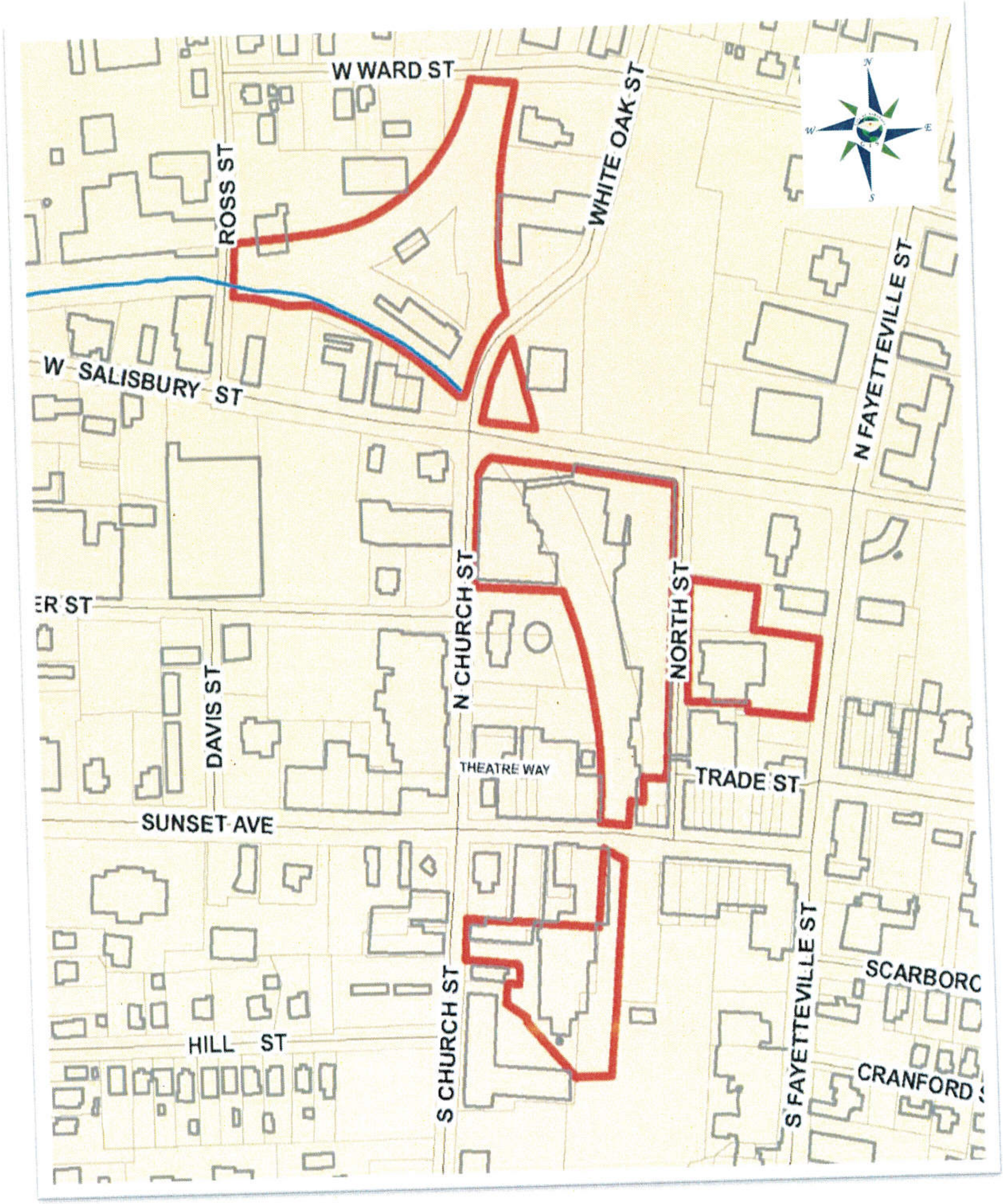

Figure 2 | Redevelopment Area Boundary

B. Existing Zoning

Four zoning districts and an overlay zone are applicable in the Redevelopment Area: RA6 High Density Residential, B2 General Commercial, B3 Central Commercial, I2 Industrial Development and the Center City Planning Area (CCPA) Tiers 1 and 2. District descriptions from the Asheboro Zoning Ordinance are as follows.

RA6 High Density Residential: The RA6 Residential District is intended to produce a high intensity of residential uses in close proximity to major nodes of non-residential development, characterized primarily by group housing, plus the necessary governmental and other support facilities to service that level of development.

B2 General Commercial: The B2 General Commercial District is intended to serve the convenience goods, shoppers goods retail and service needs of the motoring public, both local and transient.

B3 Central Commercial: The B3 Central Commercial District is intended to be applied to the traditional commercial, governmental, administrative and service core of Asheboro, commonly known as the Central Business District.

I2 Industrial Development: The intent of the I2 Industrial Development District is to produce areas for intensive manufacturing, warehousing, processing and assembly uses, controlled by performance standards to limit the effect of such uses on adjacent districts.

CCPA Tier 1: The Central Business Planning Area (Tier 1) is hereby established to strengthen Asheboro's Center City Planning Area by incorporating a mix of commercial, office, institutional, residential and public open space uses. Design standards for revitalization and new development in the Central Business Planning Area encourage a pedestrian oriented mix of multi story buildings located close to the street and containing an attractive mix of first-story storefronts, ample sidewalks and street trees.

CCPA Tier 2: The Central Fringe Planning Area (Tier 2) is hereby established to strengthen Asheboro's Center City Planning Area. This planning area encompasses blocks adjacent to Tier 1, the core Central Business Area. Properties in this planning area, unlike those in Tier 1, are not readily accessible to public downtown parking. Coordinated development of a variety of mixed uses is encouraged. These uses include retail, professional and financial businesses, dwellings, institutional, industrial, governmental and other public facilities.

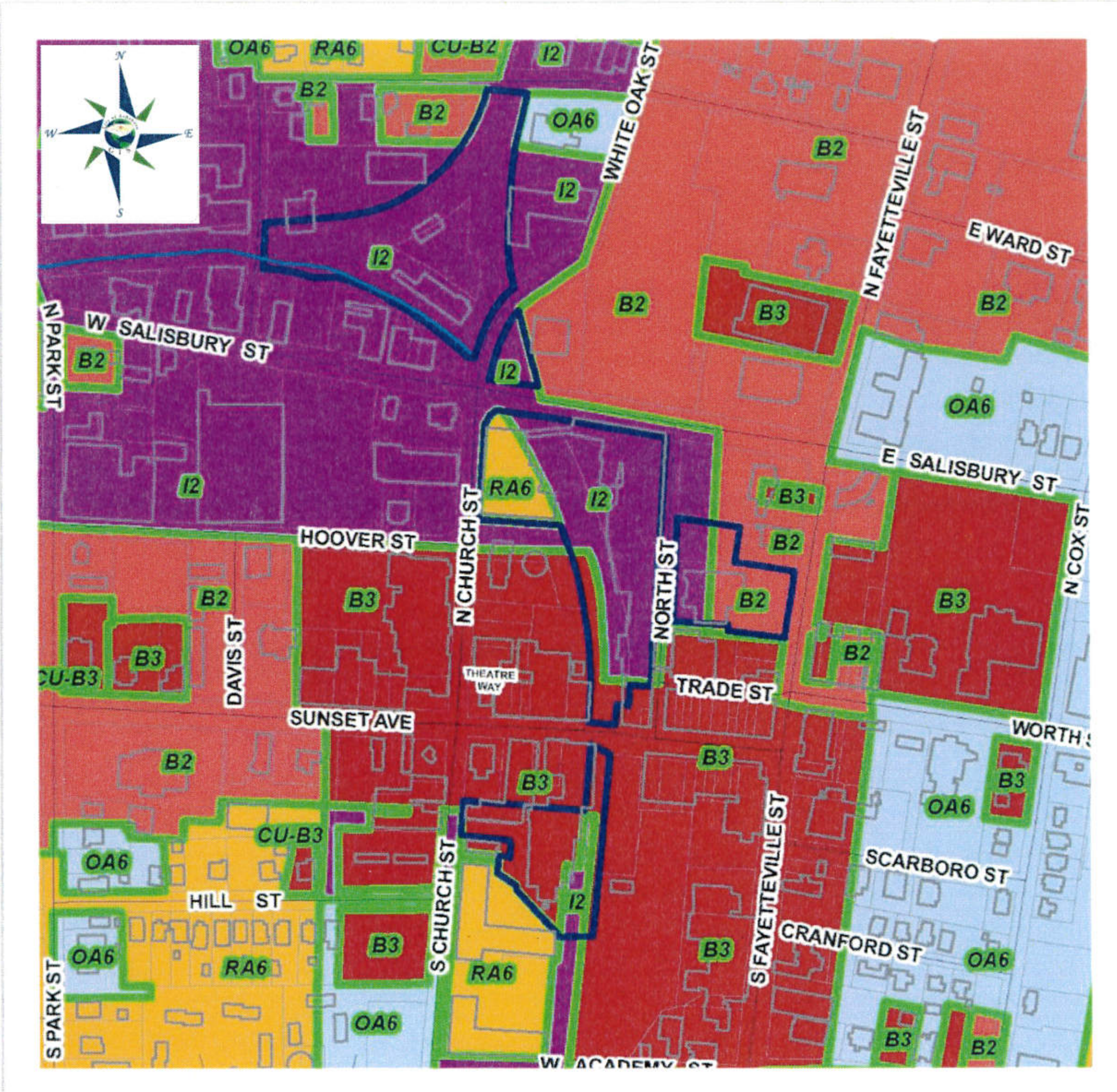

Figure 3 | Existing Zoning

III. GOALS AND OBJECTIVES

This Redevelopment Plan's goal is to eliminate urban blight by encouraging new economic opportunities through public-private partnerships. Furthermore, the Redevelopment Commission anticipates that future investment stimulated through the support advocated for by this plan will positively influence growth and development beyond the Central Business District.

Consistent with this goal, objectives include:

- Alleviating conditions which contribute to deterioration, blight, and other deficiencies which are detrimental to the public health, safety, morals and welfare, and also to the functional unity, aesthetic appearance, and economic welfare of the area;

- Offering grants and construction financing to increase the feasibility of renovating, repairing, and enhancing buildings in the area;

- Incentivizing buildings in the area to be brought into compliance with current building and fire codes and accessibility requirements;

- Encouraging and supporting new businesses that locate or expand in the downtown area through marketing assistance to create messaging, branding and promotion that will: increase foot traffic and facilitate job creation that may benefit the area's low to moderate income individuals;

- Providing quality housing for vulnerable populations;

- Undertaking public improvements, including enhanced off-street parking opportunities, to provide a physical environment that will spur private investment;

- Assisting with utility upgrades to enhance the aesthetics of and access to the area's infrastructure;

- Implementing the vision of the city's 2020 Land Development Plan that promotes a mixture of compatible land uses, including residential and commercial, downtown;

- Improving the public network of street and sidewalk infrastructure;

- Preserving the area's important historic and architectural assets.

IV. PROPOSED REDEVELOPMENT ACTIVITIES

Redevelopment actions proposed by this plan are intended to be executed within the next five years. Several activities can commence shortly after adoption as two of the five properties already have building stabilization efforts underway. Actions targeting the other three properties can be underway within the plan's five-year timeframe provided there is private support. It is important to note that this plan is not intended to limit other appropriate and permissible redevelopment opportunities that may be presented. A description of potential projects and recommended actions within the area are described below.

A. Projects and Associated Public Action

PROJECT #1: The Square on Church
PROPERTY OWNER: VSR, LLC
TIMEFRAME: 2018-2020

The Square on Church is envisioned to be a mixed use destination with restaurants, retail, office and shared workspaces, spa and boutique hotel. The project is the vision of successful entrepreneurs Dustie Gregson and Jerry Neal who together comprise VSR, LLC.

The Square on Church, aptly named for its location on South Church Street, will sit on approximately 1.3 acres. Upon completion, the development will present a total of 60,000 square feet of restored building area in three masonry buildings, the oldest of which was constructed in 1917. The site also contains an iconic 115’ smokestack that will be preserved and serve as a reminder of the property’s former association with the hosiery and furniture industries.

Figure 4 | Mill Conditions Prior to Recent Stabilization Efforts

The stabilization and restoration of these structures is in the public’s interests for a number of reasons. Most importantly, the largest of the structures was almost lost to fire in 2012 and since that time major portions of the building have continued to deteriorate, threatening to endanger the public and damage adjacent buildings. Further, the project will provide the southern anchor of commercial activity within the Central Business District and includes two National Register buildings, one of which has already been successfully retrofitted into The Table Farmhouse Bakery restaurant. It is projected that up to 200 full and part-time jobs will be created by the $5-plus million development.

Redevelopment of the property is complex and likely will require public participation to ensure viability. The project will cause demand for off-street parking to rise and the city is best positioned to address this increased need. Likewise, pedestrian activity will grow in the area and new sidewalk construction to serve the development and an enhanced pedestrian crossing on South Church Street will be warranted. The need for improved drainage infrastructure via new curb, gutter and catch basins also is anticipated. In addition, assurances for public safety through modifications of the former industrial power supply and timely service delivery, including emergency service, are essential and the city should assist with the required electric conversion and pursue public access from Academy Street to the project. Finally, public support in the form of grants and construction financing can provide essential gap funding.

PROJECT #2: ACME-MCCRARY EAST MIXED-USE
PROPERTY OWNER: ACME-MCCRARY CORPORATION
TIMEFRAME: 2019-2023

The Acme-McCrary Corporation has deep roots in Asheboro and owns more than three acres of property in the Redevelopment Area. The company began manufacturing hosiery in 1909 and its manufacturing portfolio recently was acquired by MAS Holdings, a Sri-Lankan based apparel manufacturer. The acquisition leaves Acme-McCrary with its downtown real estate assets, including a historic building and smokestack that were added to the National Register of Historic Places (NRHP) in 2014. According to the NRHP registration, the oldest part of the structure is a two-story, heavy-timber-frame, brick mill on the east side of the railroad. Subsequent expansions to the original building include two- and three-story brick, heavy-timber, structural-steel, and reinforced-concrete-framed dye house, mill, and warehouse additions that extend west toward the railroad and south to commercial buildings on Sunset Avenue's north side.

In 2012, the city partnered with the U.S. Environmental Protection Agency to identify smart growth approaches that can incorporate mixed income housing, redevelopment and revitalization for the downtown area through the *Sustainable Communities Building Blocks* program.

An analysis of the Acme-McCrary complex found that preservation and adaptive reuse potential exists due to the size and layout of the building floor plate. That effort recommended, and this plan concurs, that the first step in the pursuit of potential redevelopment options for the property should be a public-private partnership to prepare a feasibility study that includes an environmental and structural evaluation.

Figure 5 | Concept Plan for Acme-McCrary Building from 2012 Sustainable Design and Development Report

PROJECT #3: ACME-MCCRARY WEST SENIOR HOUSING
PROPERTY OWNER: ACME-MCCRARY CORPORATION
TIMEFRAME: 2018-2020

Acme-McCrary also owns property on the west side of the railroad at the intersection of West Salisbury Street and North Church Street. Roughly 50,000 s.f. of building is located on just under one acre; the former Parks Hosiery Mill, built in the 1920's and McCrary's Mill No. 2, built in the 1930's, historically used the space which today is largely vacant. The structure is listed on the National Register of Historic Places.

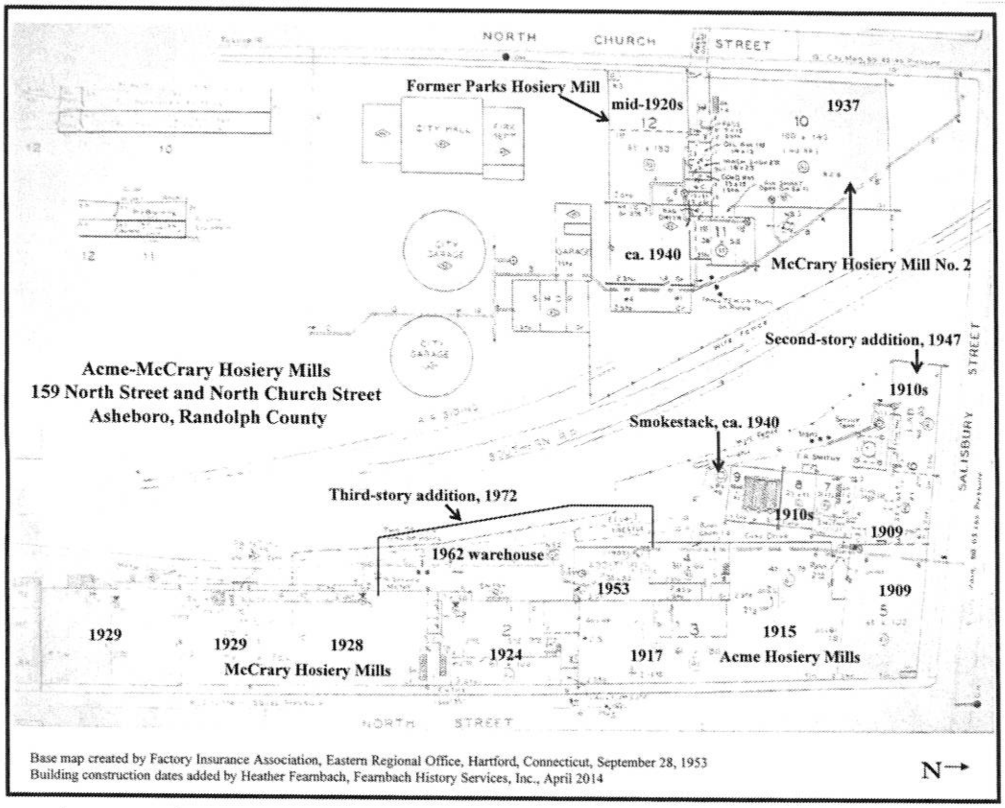

Figure 6 | Acme-McCrary Hosiery Mills from NRHP Registration

The property recently has been identified for potential redevelopment as a senior housing complex, a prospect made more appealing by an existing second-story pedestrian walkway over North Church Street that connects to the Randolph County Senior Adults Association's primary campus. This campus boasts 30,000 square feet of multi-purpose senior-focused space housed in another former Acme-McCrary mill. It is estimated that approximately 40-50 dwelling units could be housed in the complex and the city has recent examples of successful adaptive reuse projects. In 2013, the Asheboro Mill Lofts opened one block south after renovation of another historic mill. That project required an element of public financing and city-sponsored infrastructure improvements to become reality and city support may be necessary for this project. This plan encourages efforts, public and private, to carry out this senior housing project.

PROJECT #4: CITY RECREATION CENTER
PROPERTY OWNER: CITY OF ASHEBORO
TIMEFRAME: 2018-2020

The City of Asheboro is committed to renovating a 1940's era recreational center formerly owned by the Acme-McCrary hosiery mills and built as an employee fitness center following World War II. In May, 2017, the company transferred the property to the City of Asheboro to ensure its long-term viability and rehabilitative work started almost immediately. The city plans to replace the roof, update heating and cooling systems, install new flooring in much of the facility, and improve accessibility with new compliant ramps and an elevator system.

While built for employees and their families in 1949, thanks to the generosity of the Acme-McCrary corporation the recreation center was widely used by the community from the beginning. As a result of the 2017 acquisition of Acme-McCrary manufacturing assets by MAS Holdings, Acme-McCrary was in a position to convey the property to the city with the hope that citizens will continue to benefit from the facility. The facility ultimately will house a refurbished gymnasium, indoor swimming pool, fitness rooms, demonstration kitchen and flex space.

The city intends to have the facility renovated in 2019. The project will not only be an asset for public health efforts and preserve a community landmark but also will catalyze investment in downtown.

PROJECT #5: RAILROAD DEPOT
PROPERTY OWNER: NORFOLK SOUTHERN
TIMEFRAME: 2020-2023

Completed in 1946 by the High Point, Randleman, Asheboro & Southern Railroad, the Asheboro Freight Depot reflects back to a transformative time for the city, lead by rail. Large and modern for its day, the brick depot consisted of a general office and agent office at the east end, a considerably sized freight room with separate express office at the west end, a concrete railway loading platform along the entire south side and extending beyond the west end, and ample space for truck loading along the north side. Concrete floors run throughout the building. The depot was utilized by the railroad until the late 1980s and now sits vacant.

Figure 7 | Asheboro Freight Depot

Discussions about renovating and reutilizing the depot have occurred informally in recent years, however, redevelopment has not occurred. The depot's central location and close proximity to the headquarters of Regional Consolidated Area Transportation Services (RCATS) make the property ideal for a transportation hub should the city launch a fixed route bus service in the future. The Depot's large exterior loading platform also lends itself well for transformation into an eating establishment, retail use, or a cultural asset. Obstacles to redevelopment include the current owner's interest in maintaining the property as is to support railroad operations. Other constraints include the absence of pedestrian connectivity with the core of the central business district. The property is separated from the heart of downtown by the rail line and a major thoroughfare, and no adequate pedestrian crossing signals, crosswalks nor sidewalks exist to create a safe, walkable connection. Partnership between the city, NCDOT, and Norfolk Southern to address the preceding infrastructure limitations may be a necessary part of any redevelopment project for this site. Property acquisition or long term lease by the city, with the willing support of Norfolk Southern, could also be a means to address infrastructure and site limitations.

Figure 8 | Asheboro Freight Depot in mid-1900's

B. Street Layout Changes

In order to facilitate safe and efficient vehicular and pedestrian movements and the provision of public services, it may be advisable for the city to construct two public streets or alleys on property presently owned by VSR, LLC. Publicly maintained access from Church Street and Academy Street would help to provide continuous, redundant and unfettered access to an area of dense development and intense commercial activity. The locations of these potential public-ways are shown in Figure 9.

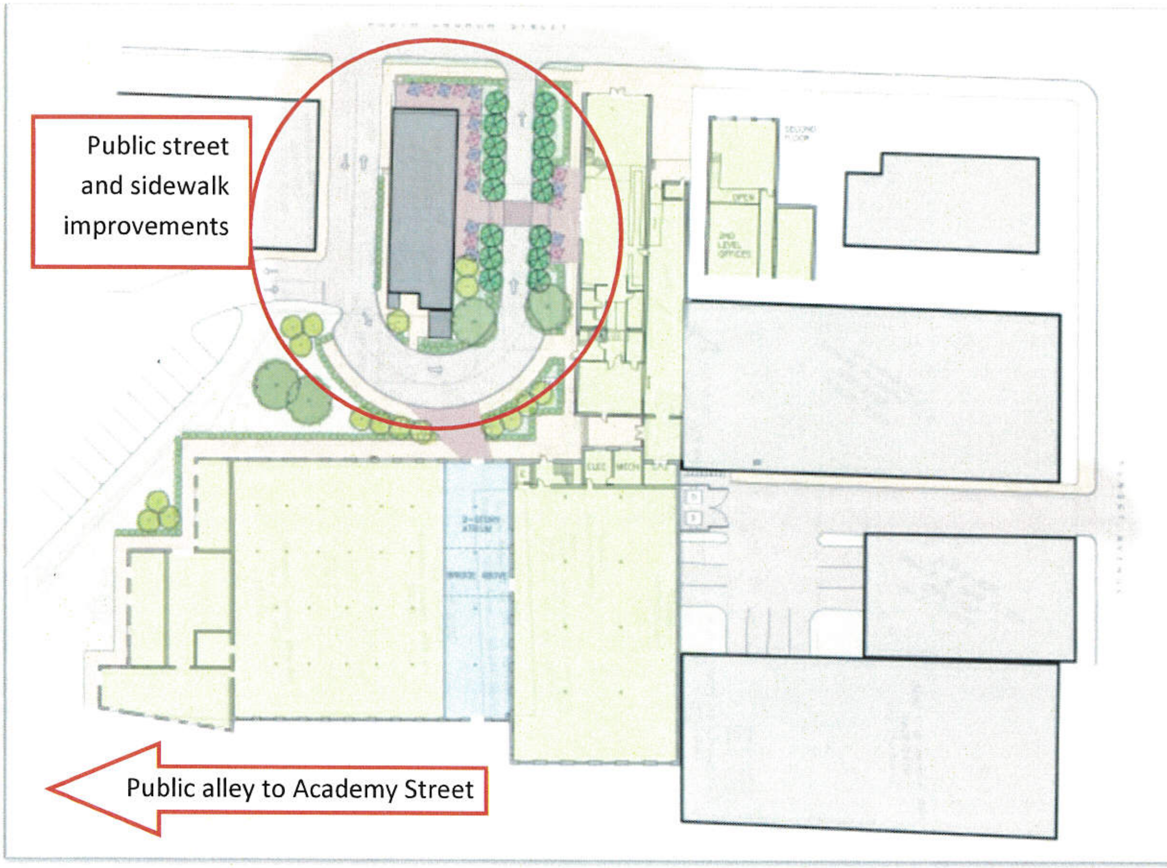

Figure 9 | Potential Public Street and Sidewalk Improvements

C. Transportation and Utilities

The city's adopted 2014 Comprehensive Transportation Plan (CTP) classifies Church Street and Sunset Avenue as minor thoroughfares and Salisbury Street as a major thoroughfare in need of improvements due to capacity issues. The plan also recommends a future bus route provide deviated fixed route service to and from the redevelopment area. Existing sidewalks generally are in good condition in the area although the CTP does recommend enhanced maintenance for segments on Salisbury Street. The CTP also proposes the installation of new sidewalks adjacent to the Norfolk Southern property. Due south of the redevelopment planning area, Church Street was converted from a four-lane to three-lane cross-section with wider lanes and "shared lane" markings to accommodate bicycle traffic.

Sewer service to the redevelopment area is provided via 8" outfalls. Water service is provided through a network of 6-10" water mains. Water pressure is adequate and existing fire hydrants are sufficient for fire suppression. As is typical in most downtowns of older cities, the sewer and water infrastructure is aged but is upgraded when required or opportunities arise; no utility improvements beyond general maintenance are necessary or proposed to implement this plan.

Projected power and other utility service needs, namely robust network capabilities, likely will differ from the prior, industrial-centered uses and service upgrades within the Plan area may be required. Such work, if required, should take place in conjunction with other improvements or project construction.

D. Proposed Zoning Amendments

Current zoning regulations affecting redevelopment generally include requirements to provide conforming parking areas and new landscaping. Property sizes and configurations combined with historic development patterns, often can lead to conflict between zoning compliance interests and redevelopment and historic preservation interests. In order to ease these potential conflicts, an investigation of extending adaptive reuse provisions allowable in Tier 1 into the Redevelopment area should occur.

Furthermore, certain supportive land uses such as medical offices, restaurants and banks are not permitted by right throughout the planning area. This plan advocates for city-led efforts to work with property owners and the planning board to amend the zoning ordinance text and map with the goal of addressing these regulatory impediments.

E. Policies in Support of Redevelopment

In addition to the specific actions recommended to be taken by the city to further advancement redevelopment projects, it is this plan's recommendation that the following steps be taken in furtherance of envisioned outcomes:

- Waiver of all permit fees normally charged, including water and sewer connection and applicable impact charges, for development consistent with this plan; and
- Budget $100,000 per fiscal year in appropriations for the next five years to fund required feasibility studies and street, parking, sidewalk and other public infrastructure maintenance and enhancements in the planning area.

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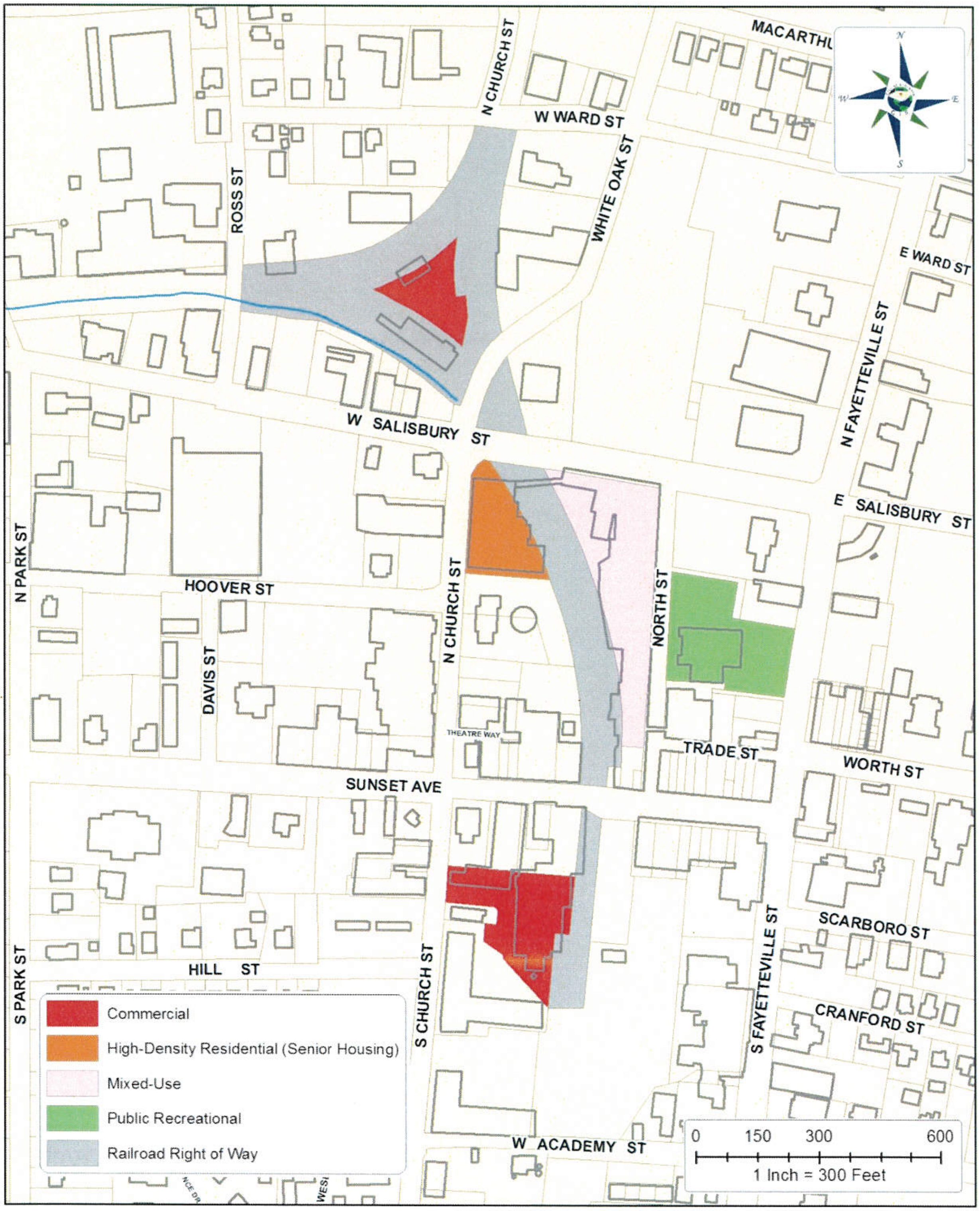
V. Proposed Future Land Use Map



VI. Projected Population Density, Land Coverage and Building Intensities

The residential component of the redevelopment area is expected to result in a population density between eight and twelve persons per acre. Land coverage will increase slightly over present-day levels largely as a result of planned street construction; it is estimated that land-coverage exceeds 80% today. Building use or intensity likely will rise as new occupants move into spaces most recently used for storage. There is, however, a limit to increased intensity potentials due to existing development and railroad right-of-way adjacent to the redevelopment boundary that preclude substantial expansion of current building footprints.

VII. Estimated Cost and Method of Financing

City expenses related to plan implementation are recommended to be capped at $100,000 per year for the next five years. Total public expenditures should not exceed a total of $500,000 over a five year period. All other expenses should be borne by the private sector and non-city entities.

VIII. Continuing Controls Contributing to Implementation

The following are city regulations or programs currently in place that are conducive to plan implementation:

- The Asheboro Zoning Ordinance's Center City Planning Overlay which prescribes development standards designed to promote a stable, attractive, economically viable, and pedestrian-scaled environment.
- The Asheboro Non-Residential Building Maintenance Code which establishes standards of maintenance, sanitation, and safety for nonresidential buildings or structures and further identifies the circumstances under which a public necessity exists for the repair, closing, or demolition of nonresidential buildings or structures that are dangerous to the public health, safety, and welfare.
- The Asheboro Code Enforcement program which is focused on the active prevention and correction of regulatory violations.
- The city's on-going participation in the N.C. Main Street Downtown Associate Community program which provides organizational assistance with a concentration on downtown revitalization.

IX. Statement Attesting Non-Displacement of Families

No person or family considered to be a lawful occupant shall be required to move as a result of any activity recommended to be undertaken by this plan, including but not limited to acquisition, demolition or rehabilitation.

X. Preliminary Site Plan