

Bond Projects - 2016 Bond Referenda

**Council Work Session
April 4 2017**



2016 Bond Projects

HOUSING

Workforce Housing Initiative	\$ 8,000,000
Code Compliance Repair Initiative - Revolving Loan Fund	3,000,000
East Greensboro Housing Development - Revolving Loan Fund	4,000,000
Handicapped Accessibility & Housing for Special Populations	1,000,000
Supportive Housing Units for Homeless/Disabled/Veterans	2,000,000
Non-Profit Homebuyer Lending - Revolving Loan Fund	1,000,000
Emergency Repair Programs	1,500,000
Multifamily Repair Programs	3,000,000
Homeowner Rehabilitation	1,500,000
	25,000,000

COMMUNITY AND ECONOMIC DEVELOPMENT

South Elm Redevelopment (Union Square)	4,500,000
MLK North Initiative of Ole Asheboro	2,000,000
Single Family Lot Initiative of Ole Asheboro	1,000,000
Downtown Infrastructure Improvements	25,000,000
East Greensboro Focus Area Implementation	2,000,000
Small Infill Development Program	4,000,000
	38,500,000

PARKS AND RECREATION

Barber Park/Gateway Gardens	\$ 4,500,000
Community Tennis Improvements	3,000,000
Land Acquisition, Community Recreation Centers & Neighborhood Park Improvements (incl Bryan Park)	6,000,000
Battleground Parks District Initial Development	5,000,000
Downtown Greenway Phase 4 (including Ole Asheboro connector)	7,000,000
A&Y Greenway	7,000,000
Windsor/Chavis Joint Facility Initial Development	2,000,000
	34,500,000

TRANSPORTATION

Sidewalks, Intersections, and Transit	10,000,000
Street Resurfacing	18,000,000
	28,000,000

GRAND TOTAL

\$ 126,000,000



HOUSING

\$25 Million



Workforce Housing Initiative

Description:

Primarily homeownership programs for working class households (acquisition, rehabilitation, and energy efficiency).

Impact:

Expands existing programs to increase homeownership for a broad income range of working class households. Will assist approximately 320 housing units. Expands eligibility from low/moderate (below 80% area median income) to include households earning up to 120% (1-2 person household below \$54,480) or 140% (4 person household below \$79,380). Will promote special incentives to defined groups such as public service workers, acquisition/rehab of distressed properties and mixed income purchases in targeted areas.

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
\$250,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$3,750,000

Housing

Project: *Workforce Housing Initiative*

Cost: *\$8 Million*

District(s): *All*

Highlights:

- *\$32 million Projected Leveraged Funds:*
 - *Homebuyer mortgages, federal and state development funds*



Code Compliance Repair Initiative

Description:

Lien assessment program to repair properties under Code Compliance Enforcement

Impact:

Revolving loans to fund repairs of approximately 120 housing units. Properties under an Order to Repair or Order to Demolish may be repaired by the City and a priority lien placed on the property. City Council enacted an ordinance change in 2015 authorizing repairs to be made by the City, but did not identify a funding source. Minimum Housing Standards Commission began issuing Orders to Repair in 2016.



Housing

Project: *Code Compliance Repair Initiative*

Cost: *\$3 Million*

District(s): *All*

Highlights:

- *New Program*
- *Enforcement action – no leveraged funds anticipated*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
\$125,000	\$375,000	\$500,000	\$500,000	\$500,000	\$1,000,000



East Greensboro Housing Development

Description:

Loans for new construction or rehabilitation of rental units in East Greensboro.

Impact:

Revolving loan fund for approximately 80 housing units in East Greensboro. The area is defined in the East Greensboro Study Report and housing needs are identified as a key issue. Federal program funds cannot be used for new rental development in areas that are impacted by high minority and poverty concentrations.



Housing

Project: *East Greensboro Housing Development*

Cost: *\$4 Million*

District(s): *1 and 2*

Highlights:

- *Expansion of Existing Program (FY16 funding \$618,000)*
- *\$4 million Projected Leveraged Funds:*
 - *Local or private development funding*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	-



Handicapped Accessibility Improvements

Description:

Grants awarded to homeowners or rental property owners for handicapped accessibility.

Impact:

Grants for approximately 80 housing units with accessibility needs, allowing seniors to age in place. Greensboro Housing Authority has 4,053 requests for accessible rental units. Eligibility requires a handicapped tenant be in place, or a vacant unit in a suitable location for future handicapped tenants.



Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
\$62,500	\$125,000	\$125,000	\$150,000	\$200,000	\$337,500

Housing

Project: *Handicapped Accessibility Improvements*

Cost: *\$1 Million*

District(s): *All*

Highlights:

- *Expansion of Existing Program (FY16 funding \$100,000)*
- *\$250,000 Projected Leveraged Funds:*
 - *Grants, donations and in-kind services through partner agencies*



Supportive Housing Units

Description:

Loans for development of supportive housing for special needs, including chronically homeless/disabled/veterans.

Impact:

Loans for approximately 27 housing units. Current waitlists include 135 persons on coordinated assessment list, 63 on Zero: 2016 Veterans and 40 on Zero: 2016 Chronically Homeless.

City funds will leverage NCHFA and Federal Home Loan Bank supportive housing programs.



Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000

Housing

Project: *Supportive Housing Units*

Cost: *\$2 Million*

District(s): *All*

Highlights:

- *New Program*
- *\$2 million Projected Leveraged Funds:*
 - *NCHFA Supportive Housing Development Program and Federal Home Loan Bank funds*



Non-profit Homebuyer Lending

Description:

Funds for non-profit homebuyer loans to low and very low income households.

Impact:

Revolving loan fund for non-profit homebuyer loans where the City's funds are repaid as a portion of the homeowner's mortgage payment. Approximately 50 homebuyers will be assisted. The private housing market does not serve very low income homebuyers with quality affordable homes. This program leverages non-profit volunteer labor and in-kind services to reduce construction costs.



Housing

Project: *Non-profit Homebuyer Lending*

Cost: *\$1 Million*

District(s): *All*

Highlights:

- *New Program*
- *\$4 million Projected Leveraged Funds:*
 - *Non-profit development cost savings and homebuyer mortgage loans*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$100,000



Emergency Repair Program

Description:

Grants for emergency home repairs.

Impact:

Grants to assist low income homeowners with heating systems, lead-based paint, health hazards or emergency housing repair needs. Approximately 150 homeowners will be assisted. The City and program partners currently have 125 lead paint applications and 100 heating repair applications.



Housing

Project: *Emergency Repair Program*

Cost: *\$1.5 Million*

District(s): *All*

Highlights:

- *Expansion of Existing Program (FY16 funding \$372,500)*
- *Grant awards to low income homeowners – no projected leveraged funds*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
\$150,000	\$300,000	\$300,000	\$300,000	\$300,000	\$150,000



Multi-family Affordable Housing Development

Description:

Loans for developers to build or rehabilitate affordable rental units.

Impact:

Bonds would be a flexible fund source to invest in affordability at properties that cannot meet the federal funding program requirements.

Approximately 150 units will be assisted. Recent demographic data shows more than 25,000 renter households in Greensboro are paying more for housing costs than they can afford.



Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$480,000	\$480,000	\$480,000	\$480,000	\$1,080,000

Housing

Project: *Multi-family Affordable Housing Development*

Cost: *\$3 Million*

District(s): *All*

Highlights:

- *Expansion of Existing Program (FY16 funding \$457,916)*
- *\$12 million Projected Leveraged Funds:*
 - *NCHFA Low Income Housing Tax Credits and bank loans*



Homeowner Rehabilitation

Description:

Loans for the rehabilitation of homeowner occupied units.

Impact:

Approximately 30 units will be assisted with rehabilitation needs. Construction costs are rising and fewer units are able to be rehabilitated each year with available federal funds.

There is an increase in applications from seniors and homeowners facing code compliance enforcement actions.



Housing

Project: *Homeowner Rehabilitation*

Cost: *\$1.5 Million*

District(s): *All*

Highlights:

- *Expansion of Existing Program (FY16 funding \$200,000)*
- *Loans to low income homeowners – no projected leveraged funds*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
\$112,500	\$225,000	\$225,000	\$225,000	\$225,000	\$487,500



COMMUNITY AND ECONOMIC DEVELOPMENT

\$38.5 Million



South Elm Redevelopment (Union Square)

Description:

Completion of adopted South Elm Street Redevelopment Plan activities including streetscape and infrastructure improvements and, financial support for development of 250± mixed income rental housing units in conjunction with retail/commercial uses.

Impact:

The City has invested approximately \$6M of EPA and HUD funding and almost \$3M of local funds to attract private investment south of Gate City Blvd. Completion of upgraded streetscape and infrastructure is needed to protect that investment and create a competitive site for residential and commercial development in this location.

Community & Economic Development

Project: *South Elm (Union Square)*

Cost: *\$4.5 Million*

District(s): 1, 2

Highlights:

- *Completion of Existing Project*
- *Projected Leveraged Funds*
 - *\$75 million– private equity, federal and state funds, including HOME funds*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$1,500,000	\$1,000,000	\$1,000,000	\$1,000,000	-



MLK North Initiative of Ole Asheboro

Description:

Public street and stormwater infrastructure improvements and, financial support for development of 250± mixed income rental housing units on publically-owned sites in the MLK North section of Ole Asheboro.

Community & Economic Development

Project: *MLK North Initiative*

Cost: *\$2 Million*

District(s): 2

Impact:

Rising construction costs and low rents have been obstacles to multifamily housing and commercial development in Ole Asheboro. Development-ready sites with sufficient infrastructure will attract private developers and will allow subsidy from federal affordable housing funds to directly support construction of units.



Highlights:

- *Completion of Existing Project*
- *Projected Leveraged Funds*
 - *\$8 million – private equity, federal and state fund sources, including LIHTC*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$300,000	\$1,000,000	\$500,000	\$200,000	-



Single Family Lot Initiative of Ole Asheboro

Description:

Development of 20± low and moderate income single family houses for owner-occupancy within the adopted Ole Asheboro Redevelopment Plan area.

Impact:

Currently only 2-3 units per year can be developed; accelerated public investment would create a greater impact in a shorter time period.



Community & Economic Development

Project: *Single Family Lot Initiative*

Cost: *\$1 Million*

District(s): 1, 2

Highlights:

- *Completion of Existing Program*
- *Projected Leveraged Funds*
 - *\$1 million – private equity, mortgages, federal and state fund sources*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$250,000	\$250,000	\$250,000	\$250,000	-



Downtown Infrastructure Improvements

Description:

Installation of and upgrades to sidewalks, street trees and landscaping, hardscape, street lighting, and locations for sidewalk cafés:

- Elm Street – Fisher Avenue to Gate City Boulevard
- Davie Street – Friendly Avenue to McGee Street
- Church Street - Lindsay Street to Washington Street
- Bellemeade Street – Edgeworth Street to South Elm Street
- Summit Avenue – Davie Street to Murrow Boulevard
- Gate City Boulevard (north side) – Eugene to Arlington

Community & Economic Development

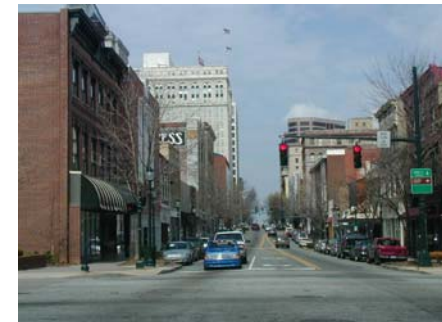
Project: *Downtown Infrastructure Improvements*

Cost: *\$25 Million*

District(s): 1, 2, 3

Highlights:

- *Expansion of existing program*
- *Added vitality and interest in the urban core*



Impact:

Visually appealing streetscapes will attract and sustain private development downtown and compliment other public investments.

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000



East Greensboro Focus Area Implementation

Description:

Establish new program to supplement capital improvement projects outlined in the adopted East Greensboro Study Committee Report. Projects include site-specific streetscape, water, sewer, and stormwater improvements.

Impact:

Public investment in infrastructure is necessary to encourage development in East Greensboro, which continues to face greater challenges to attracting private investment than other parts of the city.



Community & Economic Development

Project: *East Greensboro Focus Area Implementation*

Cost: *\$2 Million*

District(s): 1, 2

Highlights:

- *New Program*
- *Projected Leveraged Funds*
 - *\$4 million – private equity, bank, federal and state fund sources*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$250,000	\$550,000	\$1,050,000	\$150,000	-



Small Infill Development Program

Description:

New program for site acquisition, assembly and preparation, including site-specific streetscape, water, sewer and stormwater improvements to support small scale, mixed-use infill developments.

Impact:

The 2015 Barriers to Infill Study identified site assembly, lack of local financial products, and high cost to upgrade utilities as major barriers to infill development. Compact mixed-use infill development across the city will provide a high return on public investment and reduce public costs associated with development of suburban-style housing and retail.



Community & Economic Development

Project: *Small Infill Development Program*

Cost: *\$4 Million*

District(s): *All*

Highlights:

- *New Program*
- *Projected Leveraged Funds*
 - *\$4.8 million – private equity, mortgages, federal and state fund sources*

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	-



PARKS AND RECREATION

\$34.5 Million



Barber Park / Gateway Gardens

Description:

Completion of Gateway Gardens' Visitor's Center, additional garden development, a shared maintenance facility, exterior and interior improvements.

Parks and Recreation

Project: *Barber Park / Gateway Gardens*

Cost: *\$4.5 Million*

District(s): 1

Impact:

Project will allow for a new revenue stream, year-round use and will be coupled with private funds. Existing maintenance facility is poorly located and operationally inefficient. \$2,000,000 in leveraged fund support is anticipated.



Highlights:

- Amphitheater
- Disc Golf Course
- Simkins Locker Rooms
- Simkins H/VAC

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$2,500,000	\$1,000,000	1,000,000		-



Community Tennis Improvements

Description:

System-wide enhancements for more than 30 tennis courts. Includes the improvement / expansion for the Spencer Love Tennis Center and adding pickleball at Smith Senior Center, and other courts.

Parks and Recreation

Project: *Community Tennis Improvements*

Cost: *\$3 Million*

District(s): *All*

Impact:

The investment can allow for Greensboro to serve as the clay capital of North Carolina in terms of an economic impacting tournament venue. Temporary and spot repairs at our indoor and outdoor facilities are at capacity. \$2,000,000 in leveraged fund support is anticipated.

Highlights:

- Facilities:
 - Page and Dudley
 - Peeler
 - Latham
 - Woodlea Acres
 - Lake Daniel
 - Shannon Hills
 - Hester Park

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$3,000,000	-	-	-	-



Land Acquisition, Community Improvements: Centers and Neighborhood Parks

Description:

Land acquisition for conservation, preservation and/or development, and asset improvements for neighborhood parks and centers.

Impact:

Investment includes, but is not limited to intergovernmental partnership for Bryan Park North, acquiring private property next to Griffin Center to develop amenities, and other private property near park property. Significant upgrades and/or features at various parks and community recreation centers.

Parks and Recreation

Project: Land Acquisition, Community Improvements: Recreation Centers and Parks

Cost: \$6 Million

District(s): All

Highlights:

- Projects to include:
 - Griffin Center
 - Heath Park
 - Sussman Park
 - Steelman Park
 - Bryan Park Soccer
 - Other locations

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$2,500,000	\$2,000,000	\$1,500,000		-



Battleground Parks District Phase 1

Description:

Design and construction of new parks facilities and amenities. Accessibility and infrastructure upgrades, including shelters, improved roads, and parking—enhancing connectivity between Country Park, Greensboro Science Center, Guilford Courthouse National Military Park, Forest Lawn Cemetery, and other facilities.

Impact:

Based on public/private master plans, surveys and independent studies. Additional strategic design, construction, and space activation for existing District facilities to maximize ROI, leverage private funds, and create a unique entertainment destination. \$2,000,000 in leveraged fund support is anticipated.

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	-	\$2,500,000	\$2,500,000		-

Parks and Recreation

Project: *Battleground Parks District – Phase 1*

Cost: *\$5 Million*

District(s): 3



Highlights:

- Amphitheater facility
- Promenade
- Lakefront walking trails
- Meeting spaces
- Wayfinding tools



Downtown Greenway Completion – Phase 4 and Bike Share

Description:

This one-mile western section of the planned 4-mile Greenway will primarily follow existing (not active) railroad tracks between Spring Garden and Smith Streets. The project will also include the launch of a self-service bike share program.

Impact:

The Greenway will create economic impacts, advance conservation, promote health and wellness, and enhance quality of life by providing connectivity for residents, students and visitors. The greenway provides a unique opportunity for Greensboro to have the only one of its kind in the state, and one of the few in the country.

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$2,500,000	\$1,500,000	\$1,500,000	\$1,500,000	-

Parks and Recreation

Project: *Downtown Greenway Completion - Phase 4*

Cost: \$7 Million

District(s): 3 (indirect 1,2 & 4)



Atlantic & Yadkin Greenway

Description:

Extension of approximately two miles of the Atlantic & Yadkin (A&Y) Greenway.

Impact:

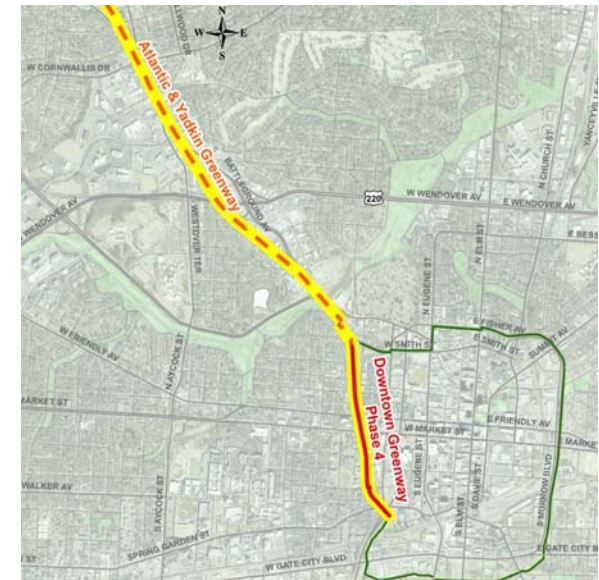
Extend an existing portion of the Greenway, which travels approximately 7.5 miles from Markland Drive, north to US 220 in Summerfield, connecting the Downtown Greenway by using existing railroad tracks, ending near Smith & Prescott Streets.

Parks and Recreation

Project: *Atlantic & Yadkin Greenway*

Cost: \$7 Million

District(s): 3 & 4



Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	-	-	-	-	\$7,000,000



Windsor / Chavis Joint Facility - Initial Development

Description:

Planning and design phase for project that will enhancing two well-used, but aging community assets and creating one state-of-the-art facility, providing multiple services for the community.

Parks and Recreation

Project: *Windsor / Chavis Joint Facility – Initial Development*

Cost: *\$2 Million*

District(s): 2

Impact:

Design a new “one-stop-shop” to provide frequently needed services, such as parks and recreation, library, utility payments, and neighborhood services.

Highlights:

Plan project that will:

- Improve resident experiences
- Improve relationships between City services and residents
- Efficient operations

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	-	\$2,000,000	-	-	-



TRANSPORTATION

\$28 Million



Sidewalks, Intersections, and Transit

Description:

Intersection enhancements to improve safety and make priority transit improvements (new buses and shelters, depot renovations).

Impact:

Improve safety and mobility related to various forms of transportation. Install bike lanes prioritized in Bi-Ped Plan, as well as adding turn lanes to congested intersections, enhanced pedestrian crossing with “bulb-outs,” refuge islands/medians, and various other intersection and corridor enhancements to improve safety and mobility.

Transportation

Project: *Sidewalks, Intersections, and Transit*

Cost: *\$10 Million*

District(s): *All*

Highlights:

- Leverage funds for significant federal and state support
- Improve hazardous intersections.
- Improve congested intersections.

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000



Street Resurfacing

Description:

Resurfacing of thoroughfare and local streets identified by the Field Operations Pavement Management Plan.

Transportation

Project: *Street Resurfacing*

Cost: *\$18 Million*

District(s): *All*

Impact:

The City maintains about 2,300 surface lane miles of streets. In recent years, annual funding for resurfacing has been only about \$2 million (about 24 lane miles). Effective July 1 2016, an increase in the local vehicle license fee from \$10 to \$30 increases annual resurfacing funding to approximately \$5.8 million (about 70 lane miles) per year. The proposed bond funds would add an additional 40-45 miles of streets per year for a five year period.

Highlights:

- Average Pavement Condition Ratings (PCR):
 - Good = 75+
 - Greensboro (2015): 62
 - Greensboro (2008): 73
 - \$1 million will resurface 12 lane miles

Timeline: (estimate)

2016-17	2017-18	2018-19	2019-20	2020-21	2021+
-	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000	\$3,600,000



END

