

**EXHIBIT B – PROPERTY INFORMATION**



# The Arbors at South Crossing formerly Smith Homes (North Side)

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## PROJECT INFORMATION

4<sup>th</sup> Quarter 2022

GREENSBORO  
**HOUSING**  
AUTHORITY



# Smith Homes

Demolition Started:  
NOVEMBER 2022





# AERIAL VIEW – SMITH HOMES

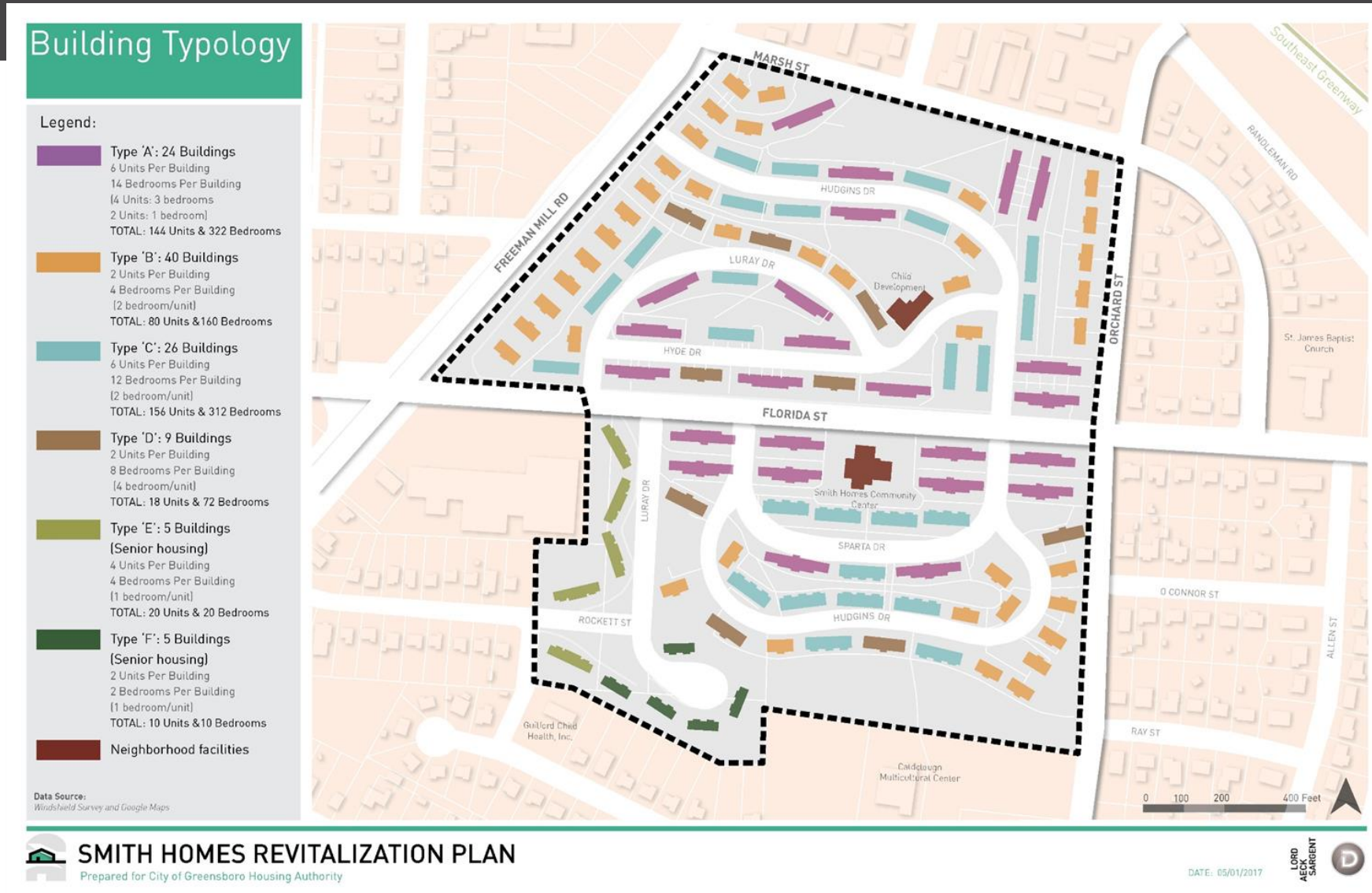


- **430 Units across 50 acres**
- **30 units built in 1964 for seniors**

**Built in 1950 for white families**  
**Major modernization from 1992 to 1997**

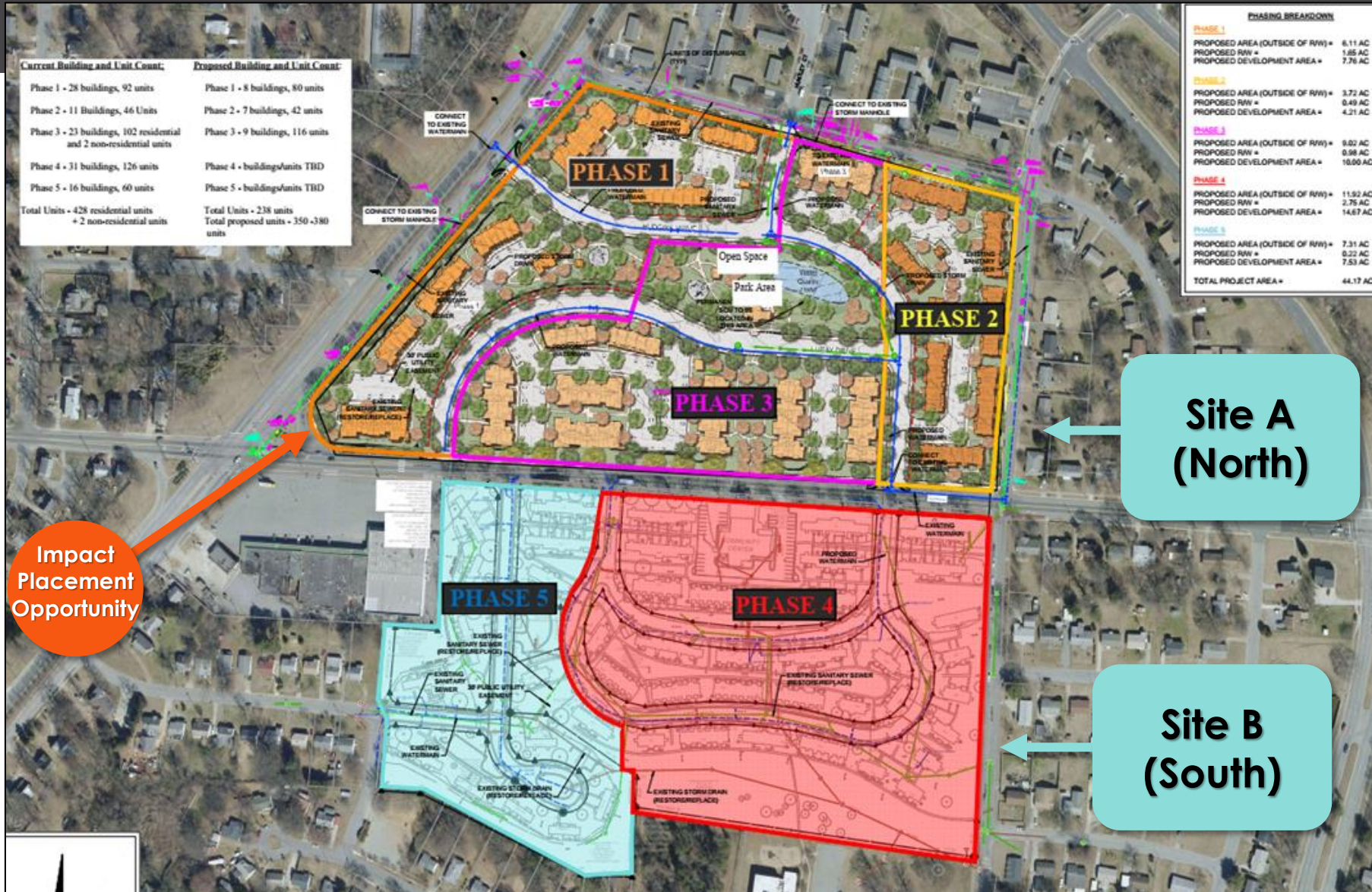


# EXISTING SITE PLAN & BUILDING TYPES





# PLANNED DEVELOPMENT



Impact Placement Opportunity

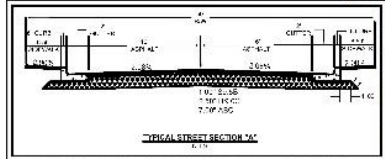
Site A (North)

Site B (South)

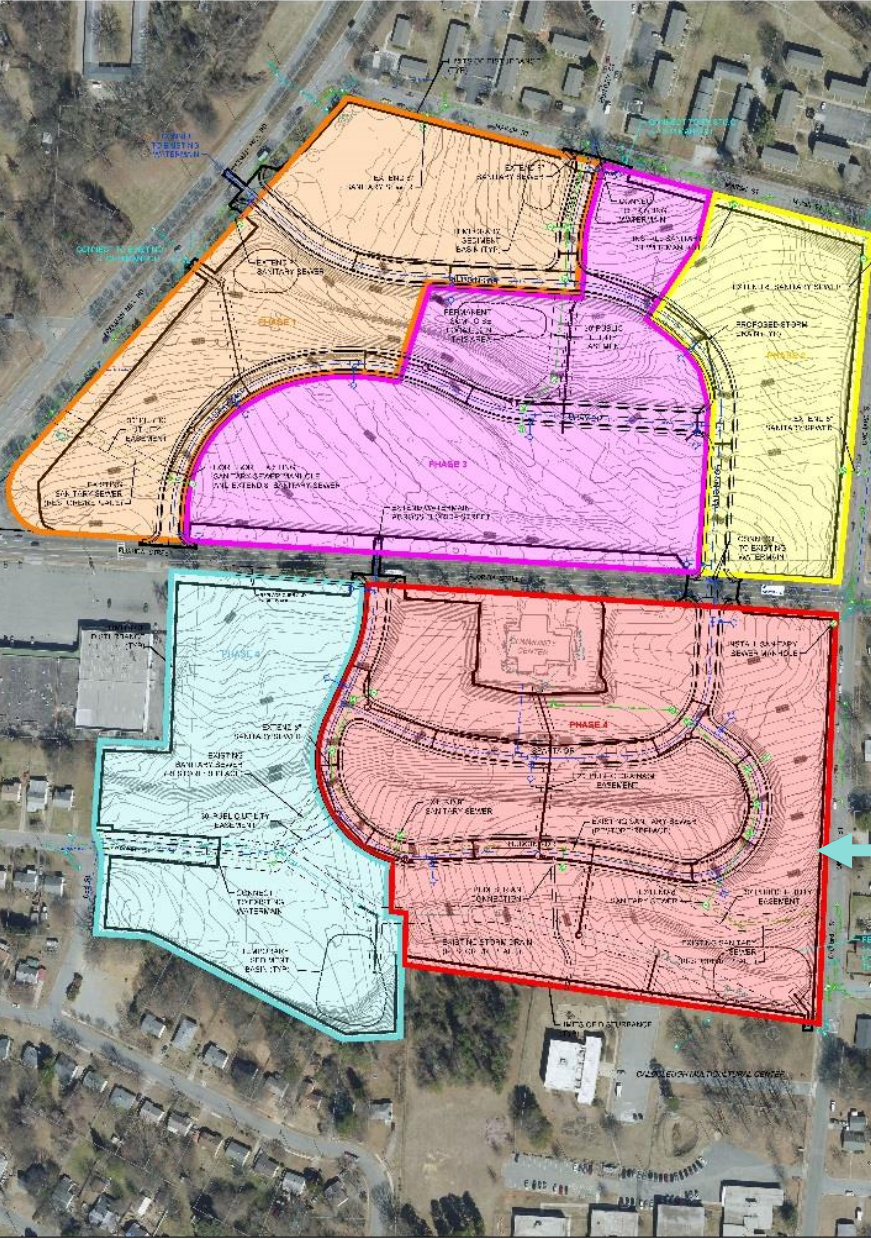
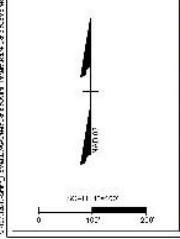


# Infrastructure Plan – City Support

- PLAN OF ACTION:**
1. DEVELOPMENT OF ALL EXISTING BUILDINGS AND INFRASTRUCTURE.
  2. INSTALLATION OF NEW OR REPLACEMENT SANITARY SEWERS FOR EXISTING INFRASTRUCTURE.
  3. REVISION TO ADJUST FOR OVER DEVELOPMENT INTRODUCING PUBLIC INFRASTRUCTURE.
  4. INSTALL, STORMWATER, POTABLE WATER, AND SANITARY SEWER SYSTEMS TO CITY STANDARDS.
  5. CONSTRUCT PUBLIC STREETS AND SIDEWALKS TO LOCAL AND CITY STANDARDS.
  6. SUBMIT THE "PLAN OF ACTION" FOR REVIEW TO THE CITY OF GREENSBORO FOR CONSTRUCTION OF SANITARY SEWERS, POTABLE WATER, AND SANITARY SEWER, OR FOR REDEVELOPMENT PHASES TO BE CONSTRUCTED CONCURRENT WITH THE CONSTRUCTION OF THE INFRASTRUCTURE FOLLOWING REDEVELOPMENT ACTIVITY.



- GENERAL NOTES:**
1. ALL SANITARY SEWER LINES SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
  2. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
  3. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.
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  10. ALL SANITARY SEWER LINES SHALL BE 15' MIN. COVER UNLESS OTHERWISE NOTED.



**PHASING BREAKDOWN**

PHASE	EXISTING AREA (OUTSIDE OF ROW)	EXISTING ROW AREA	EXISTING DEVELOPMENT AREA	PROPOSED AREA (OUTSIDE OF ROW)	PROPOSED ROW	PROPOSED DEVELOPMENT AREA
<b>PHASE 1</b>	7.16 AC	1.20 AC	0.35 AC	8.74 AC	1.65 AC	8.35 AC
<b>PHASE 2</b>	4.00 AC	2.32 AC	4.62 AC	3.55 AC	2.32 AC	4.62 AC
<b>PHASE 3</b>	3.26 AC	2.32 AC	9.88 AC	7.31 AC	2.22 AC	7.32 AC
<b>TOTAL PROJECT AREA</b>	46.00 AC					

**Site A (North)**

**Site B (South)**

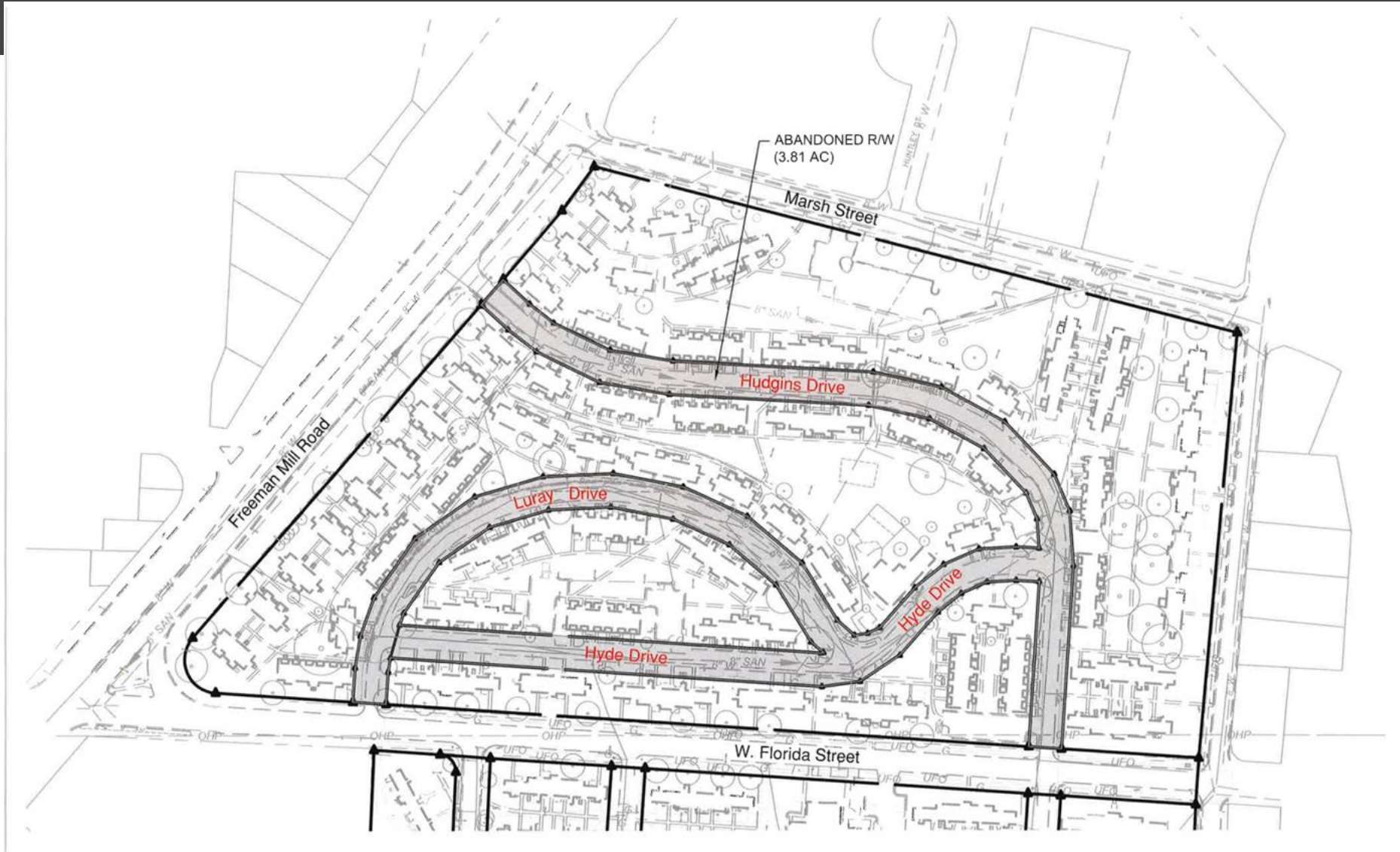
**NOT FOR CONSTRUCTION**

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1052  
 CITY OF GREENSBORO - SOUTH CAROLINA  
**CONCEPT PLAN**

DATE: 05/17/2020  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: EX-1



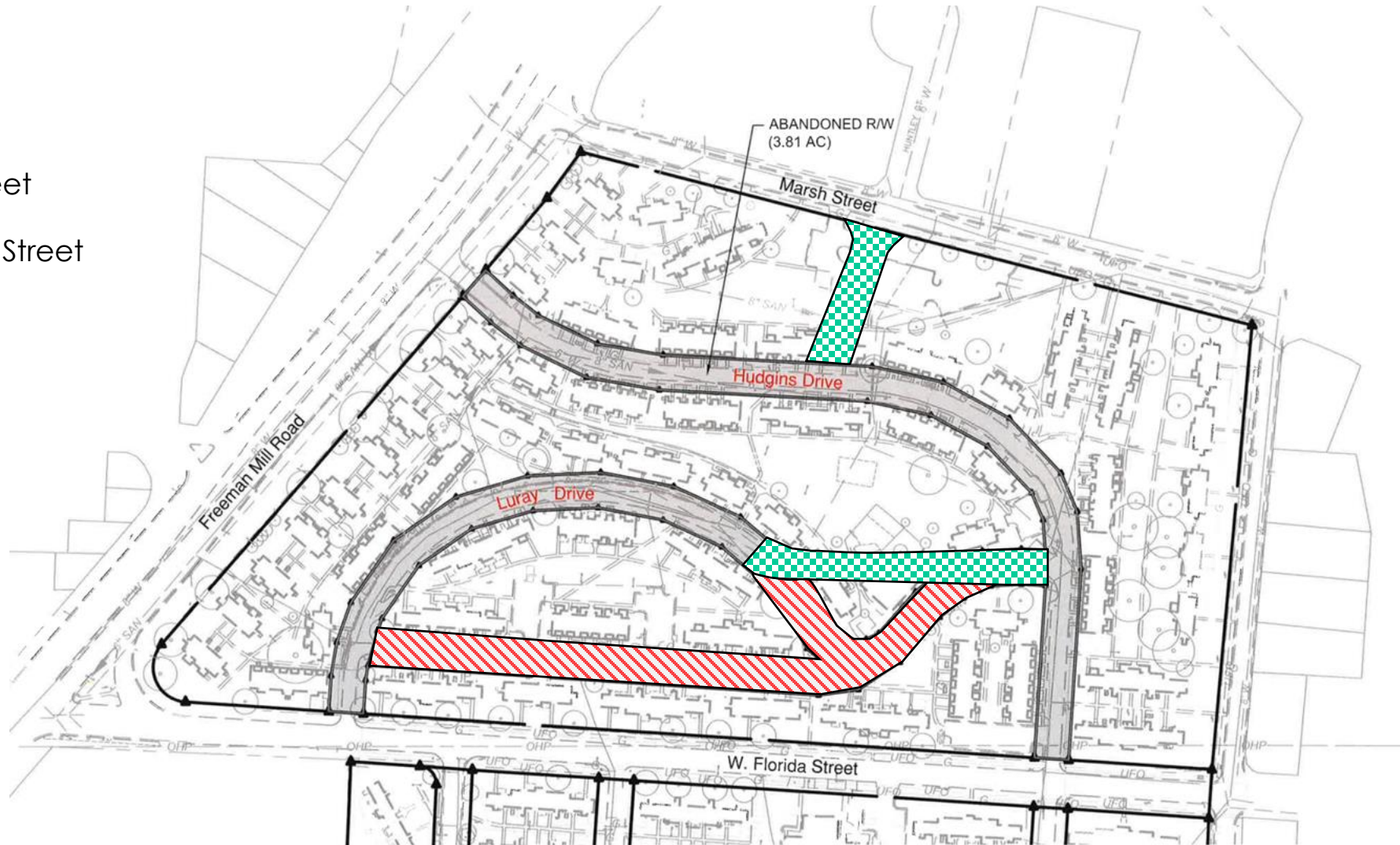
# PROPOSED STREET CLOSURE – NORTH SIDE





# NEW STREET CONFIGURATION & PERMANENT ABANDONMENT/CLOSURE

-  New Street
-  Closed Street
-  Remaining Street





# DEVELOPMENT PLAN: ASC North - PHASE 1

80

Total Units

6.74

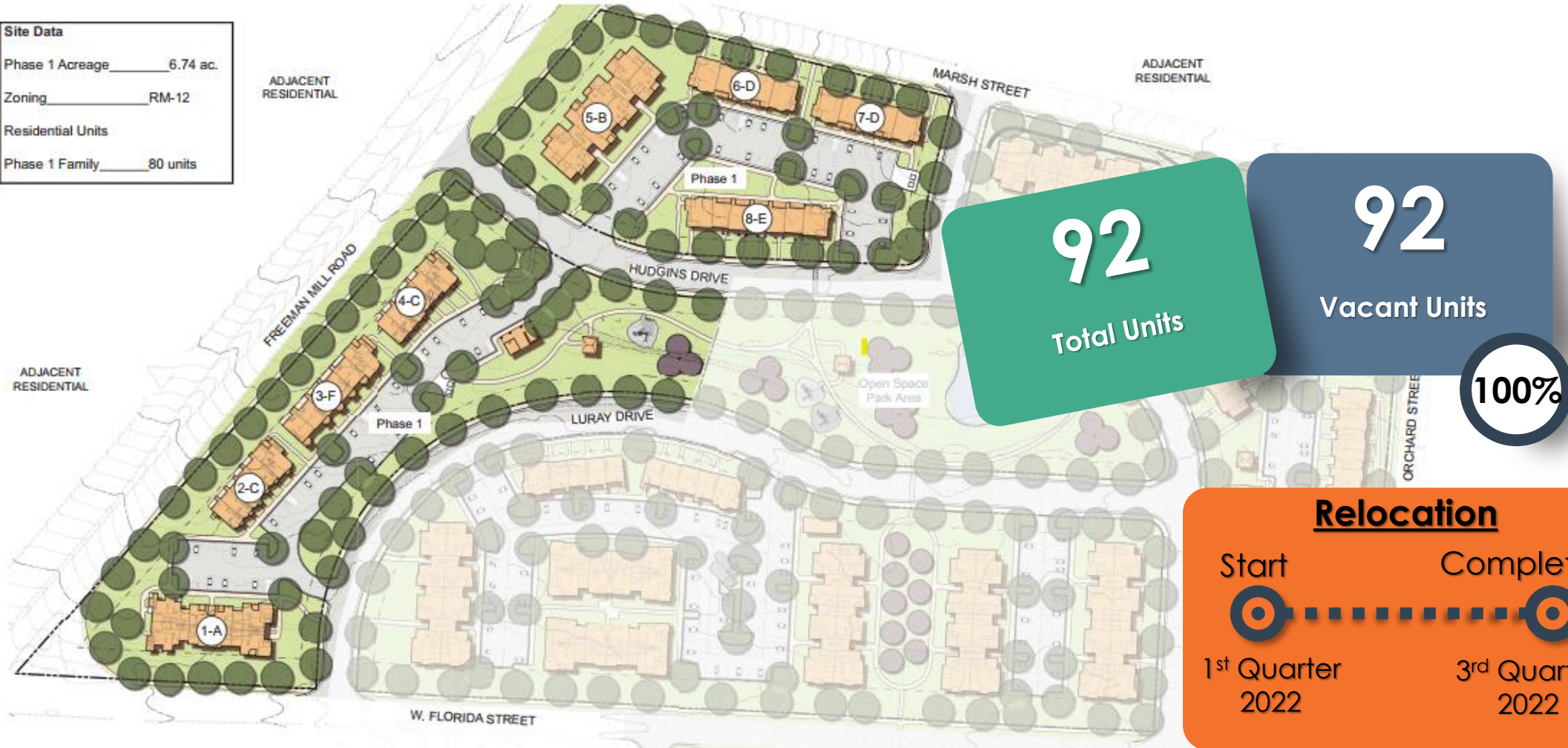
Acres





# RELOCATION PLAN: PHASE 1: ASC North

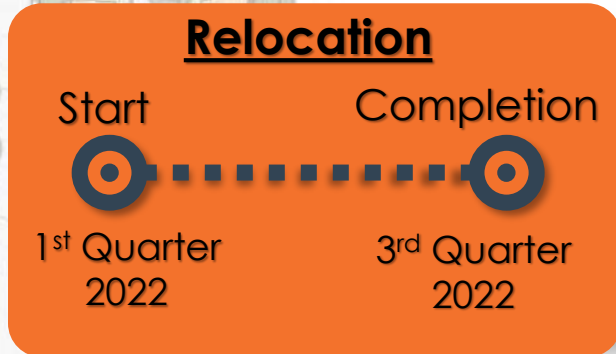
**Site Data**  
Phase 1 Acreage \_\_\_\_\_ 6.74 ac.  
Zoning \_\_\_\_\_ RM-12  
Residential Units  
Phase 1 Family \_\_\_\_\_ 80 units



**92**  
Total Units

**92**  
Vacant Units

**100%**





# DEVELOPMENT PLAN: PHASE 2: ASC -North

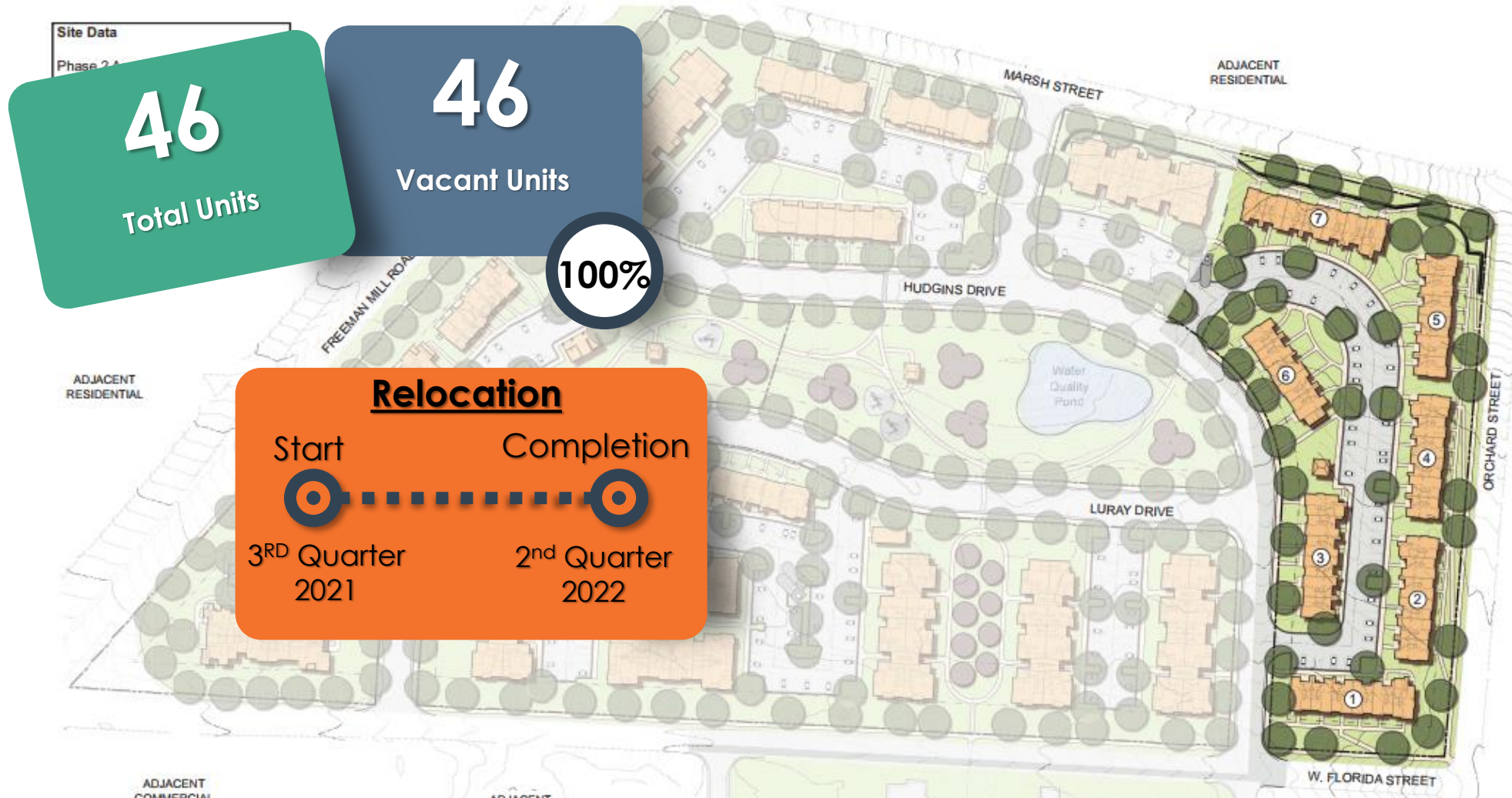
**42**  
Total Units

**3.99**  
Acres





# RELOCATION PLAN: PHASE 2: A-North





# DEVELOPMENT PLAN: PHASE 3: ASC -North



ADJACENT  
RESIDENTIAL



**116**  
Total Units

**9.02**  
Acres





# RELOCATION PLAN: PHASE 3: A-North

102

Total Units

102

Vacant Units

100%

## Relocation

Start



3<sup>rd</sup> Quarter  
2021

Completion



3<sup>rd</sup> Quarter  
2022





# Proposed Selection & Procurement Method

## Introduction:

- GHA / GHMC (Sponsor) will issue a Request for Qualification procurement for experienced **Construction Contractor Partnership TEAM** to be part of the design and construction team to site redevelop and construct new multifamily housing units:

**21.97**  
Acres

**3 PHASES:** →

**1**  
Infrastructure

**42**  
Senior Units

**116**  
Multifamily  
Units

- Current design and construction consist of: →

**Cline  
Architects**

**Timmons  
Group**



# Scope of Work – Infrastructure & Site Development

Project Scope of work-



Mass grading activities over public right of way and private development area

Installation of stormwater, portable water, and sanitary sewer systems to city standards

Construction of public streets and sidewalks to NCDOT and City standards

Coordination of installation of public and private franchise utility installations



# Scope of Work – Building Development/Construction

## Phase 2 Vertical Building Construction

42 units

36

1-bedroom / 1 bath 857 square foot senior cottage units

6

2-bedroom / 1 bath 1,039 square foot senior cottage units

6 Accessible Senior Cottage Units

Community Building Space

Laundry Space & Tenant Storage Area

Maintenance Building, Gazebo, Mail Kiosk

Outdoor seating & Raised bed garden plots

## Phase 3 Vertical Building Construction

116 units

18

1-bedroom / 1 bath 698-822 square foot units

70

2-bedroom / 1 bath 912-1,213 square foot units

28

3-bedroom / 2 bath 1,265-1,300 square foot units

Community Building Space

Laundry Space & Tenant Storage Area

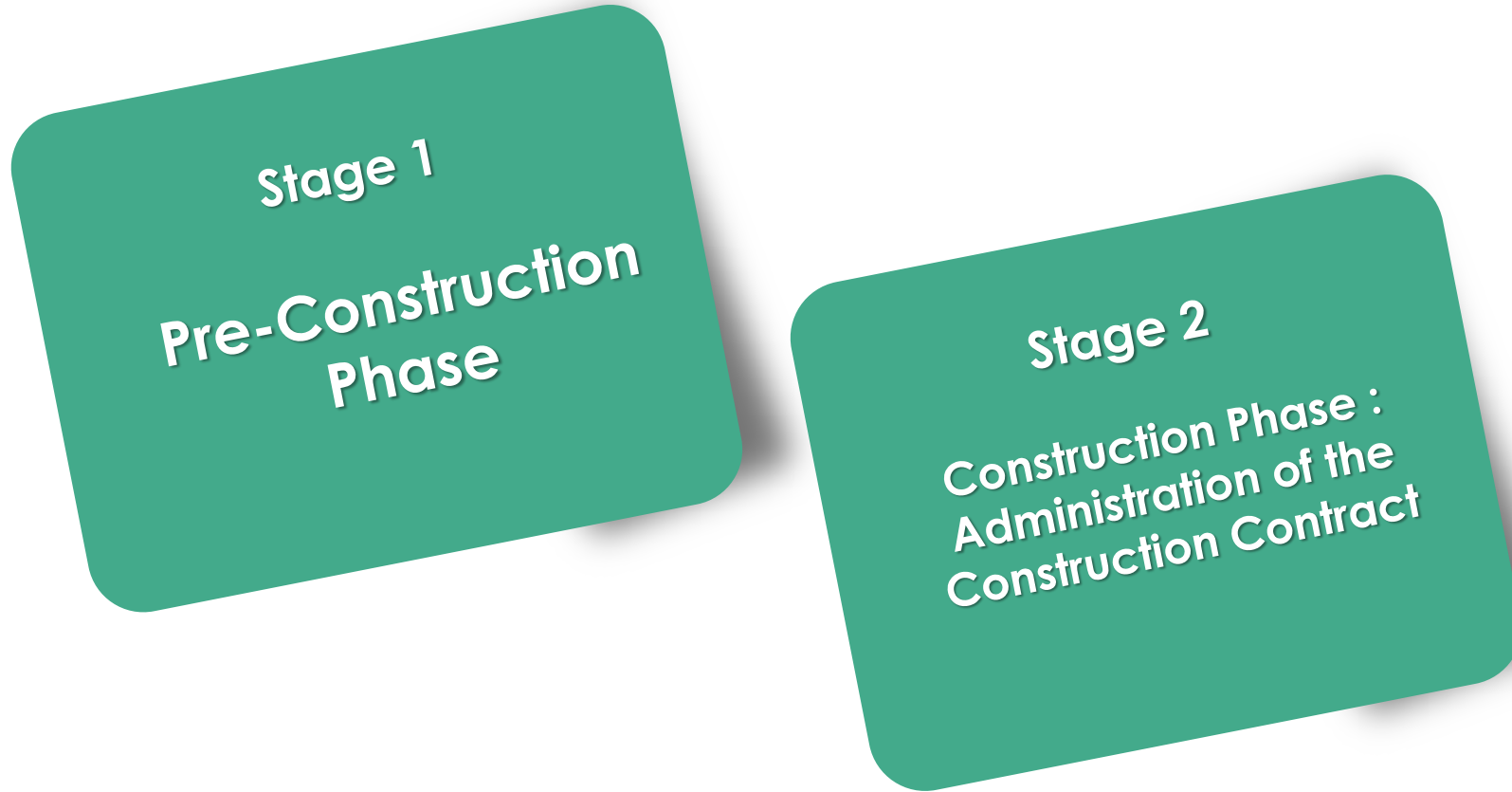
Maintenance Building, Gazebo, Mail Kiosk

Outdoor seating, Playground & Tot lot



# Construction Contractor Partner RFQ Summary

Scope of work-



# QUESTIONS?





# Smith Homes

707 West Florida Street, Greensboro, NC 27406

Smith Homes is a 430-unit (30 elderly units) affordable housing community located on West Florida Street. Each unit has a fully equipped kitchen and hardwood floors. This housing development offers a variety of activities and services that both youths and adults can enjoy.

Located off West Florida Street, the community is near public transportation, shopping and Four Seasons Town Center.

With rents based on income, this affordable family community features a quiet setting with all the modern amenities and closeness to city conveniences.

## amenities

- One -Three Bedrooms
- 495 - 1,352 square feet
- Daycare facility on-site
- Hardwood Floors
- Central Air
- Fully Equipped Kitchen
- Boys & Girls Club (afterschool care)

## shopping

- **Four Seasons Town Center**  
410 Four Season Boulevard
- **Walmart Supercenter**  
121 West Elmsley Drive

## banks

- **Bank of America**  
1500 South Elm Eugene Street
- **SunTrust Bank**  
1601 South Elm Eugene Street
- **BB&T**  
201 West Market Street

## public transportation

**GTA Route 12-** Randleman Road/  
South Elm Eugene

## client services

Referral Services  
Resident Council  
Family Self-Sufficiency  
Youth Programs  
Boys & Girls Club  
On-Site Daycare Facility  
Police Neighborhood Resource Center  
Homeownership

### Contact Info

336.273.3688 Phone

336.271.3356 Fax

### Office Hours

Monday - Friday

8:00 a.m. - 5:30 p.m.

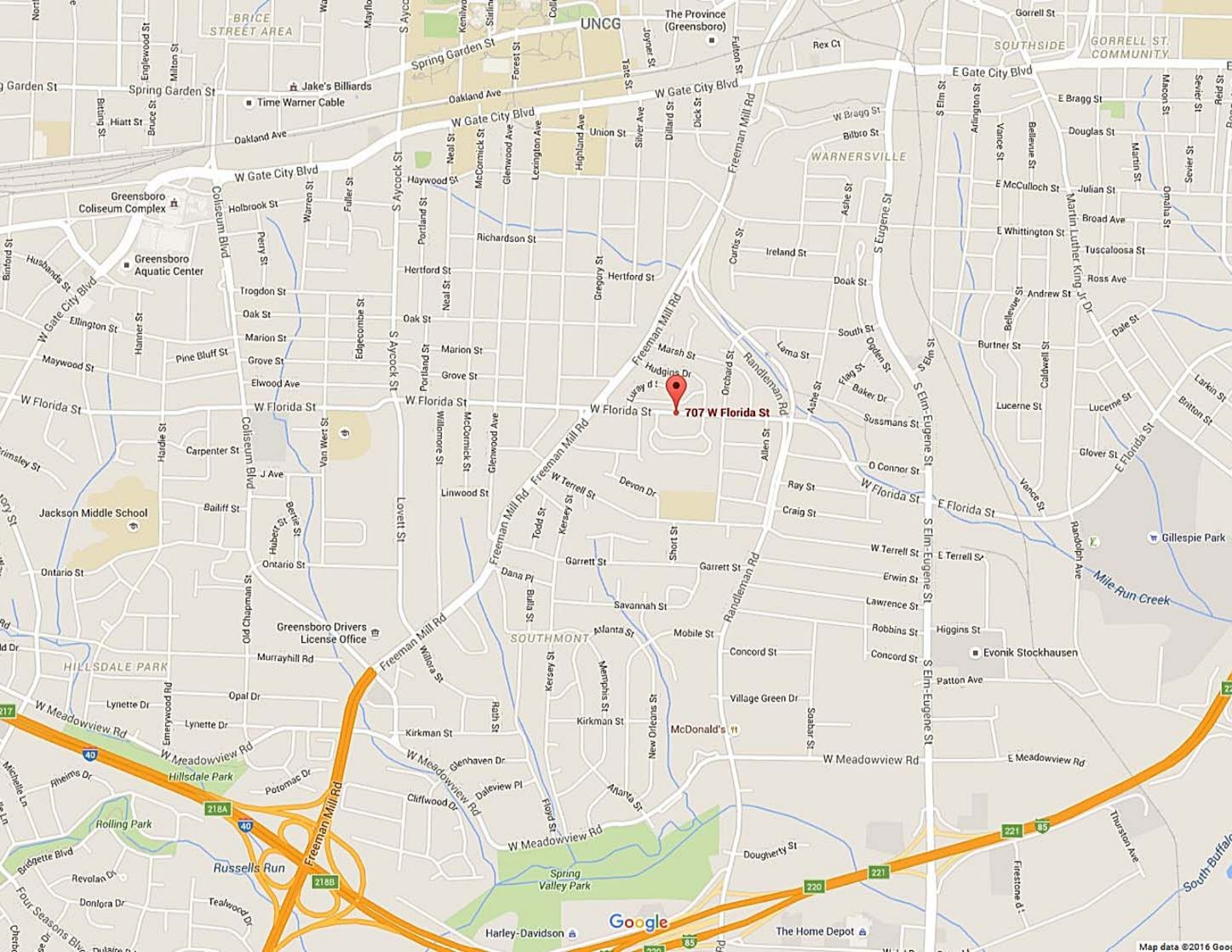


**Greensboro Housing Authority**  
*Affordable Housing at its Best*

Hold down CTRL and click on link to view map of [Smith Homes](#).







707 W Florida St

UNCG

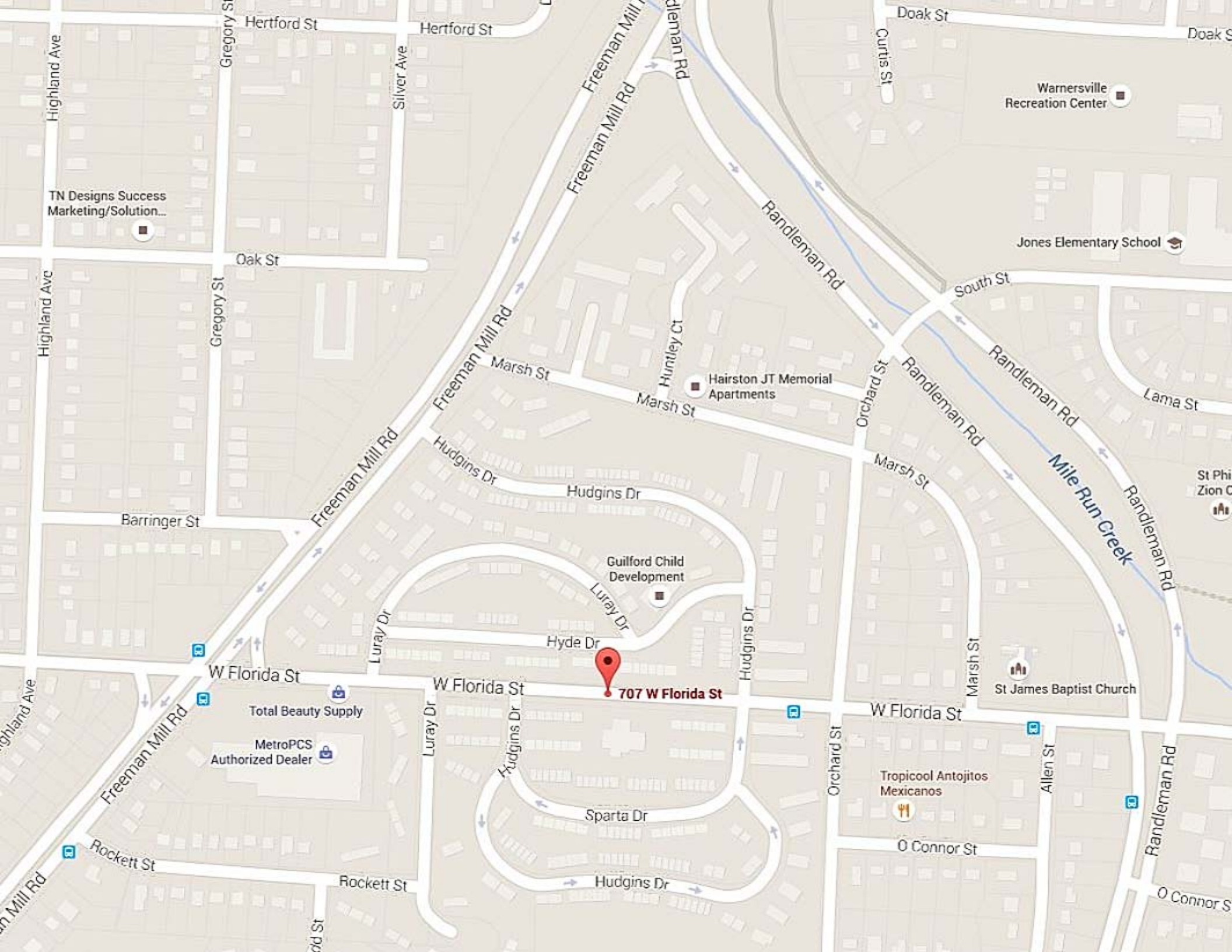
WARNERSVILLE

SOUTHMONT

HILLSDALE PARK

Google





**707 W Florida St**

TN Designs Success Marketing/Solution...

Warnersville Recreation Center

Jones Elementary School

Hairston JT Memorial Apartments

Guilford Child Development

St James Baptist Church

Tropicool Antojitos Mexicanos

Total Beauty Supply

MetroPCS Authorized Dealer

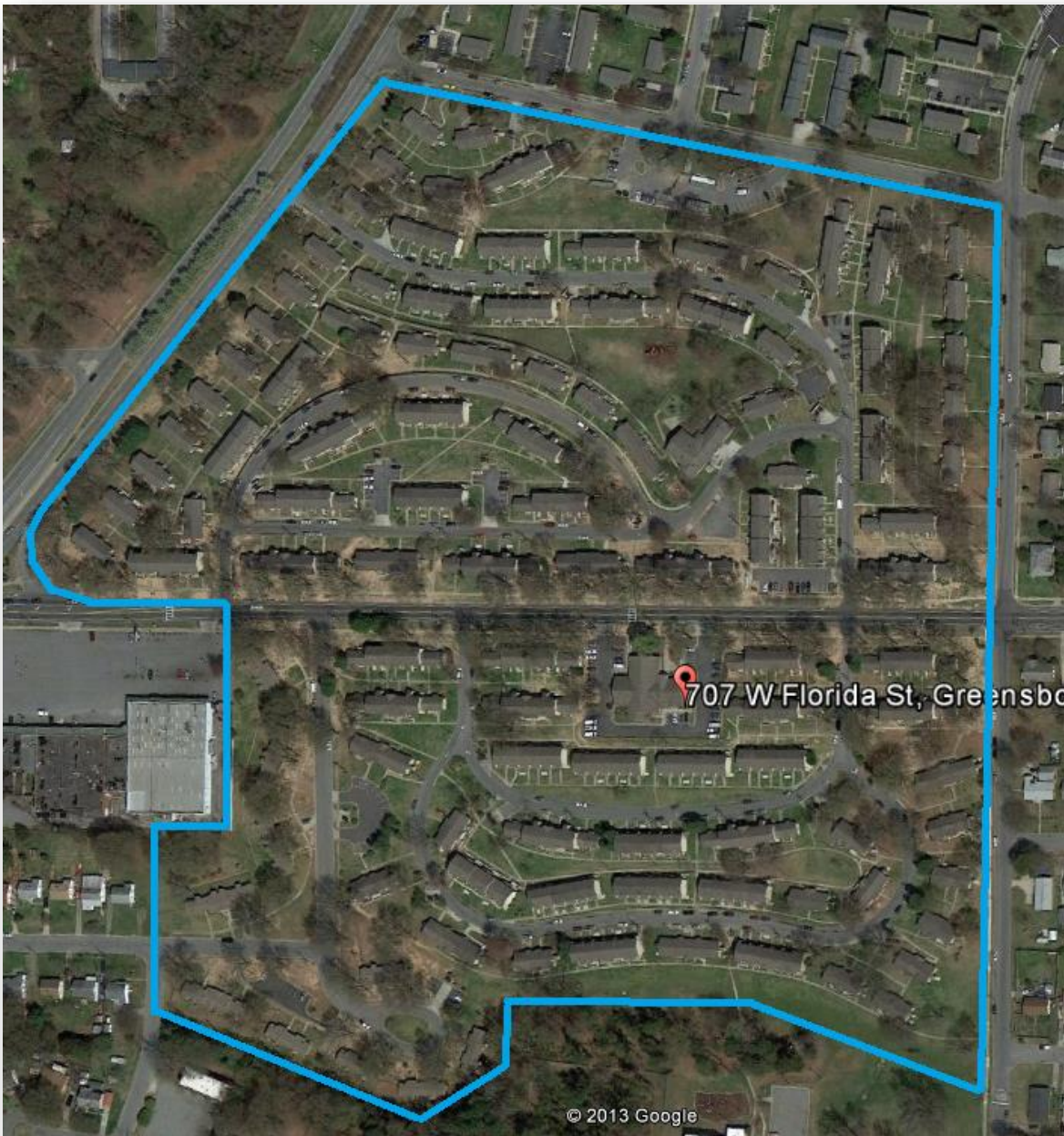
Sparta Dr

O Connor St

Rockett St

O Connor St



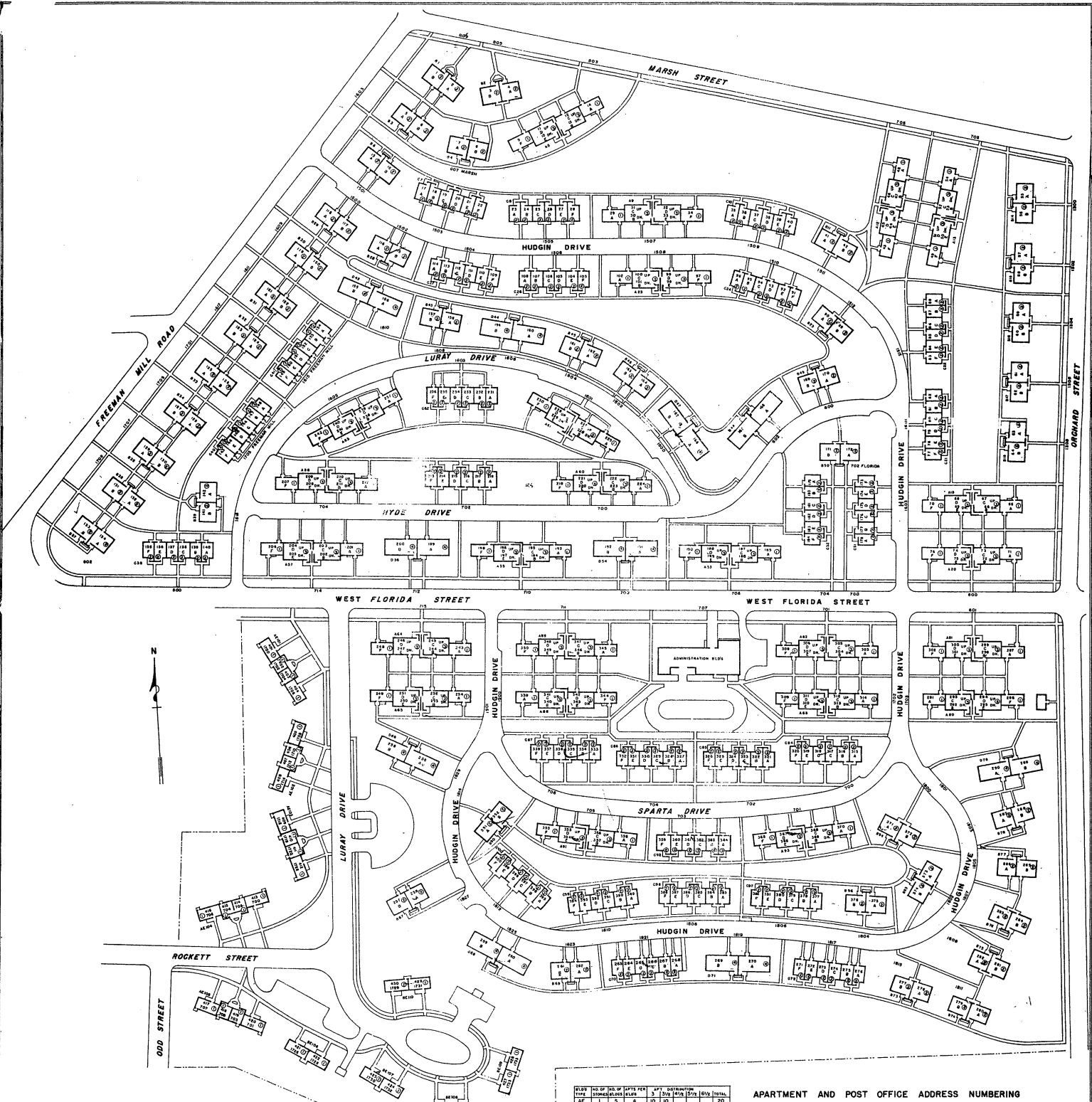


**Smith Homes**

**430 Units**

**707 West Florida Street**





BLOCK TYPE	NO. OF UNITS	NO. OF BDRM.	APTS. PER UNIT		TOTAL	
			2 BDRM.	3 BDRM.	NO. OF UNITS	TOTAL BDRM.
A	4	16	2	4	16	32
B	1	4	2	2	4	8
C	1	2	2	2	4	8
D	1	2	2	2	4	8
E	1	2	2	2	4	8
<b>TOTAL</b>	<b>8</b>	<b>26</b>	<b>10</b>	<b>16</b>	<b>26</b>	<b>52</b>

207 - APARTMENT NUMBER  
 208 - POST OFFICE ADDRESS  
 209 - BUILDING NUMBER  
 210 - STREET NUMBER

APARTMENT AND POST OFFICE ADDRESS NUMBERING

HENRY LOUIS SMITH HOMES  
 HOUSING AUTHORITY OF THE CITY OF GREENSBORO, NORTH CAROLINA  
 PROJECTS N.C. 11-1 & N.C. 11-4

CHARLES C. HARTMAN ARCHITECTS P.A.A. GREENSBORO, NORTH CAROLINA  
 SCALE: 1" = 40'