Henderson, NC

Elmwood District Overview

Tax Parcel Data Analysis

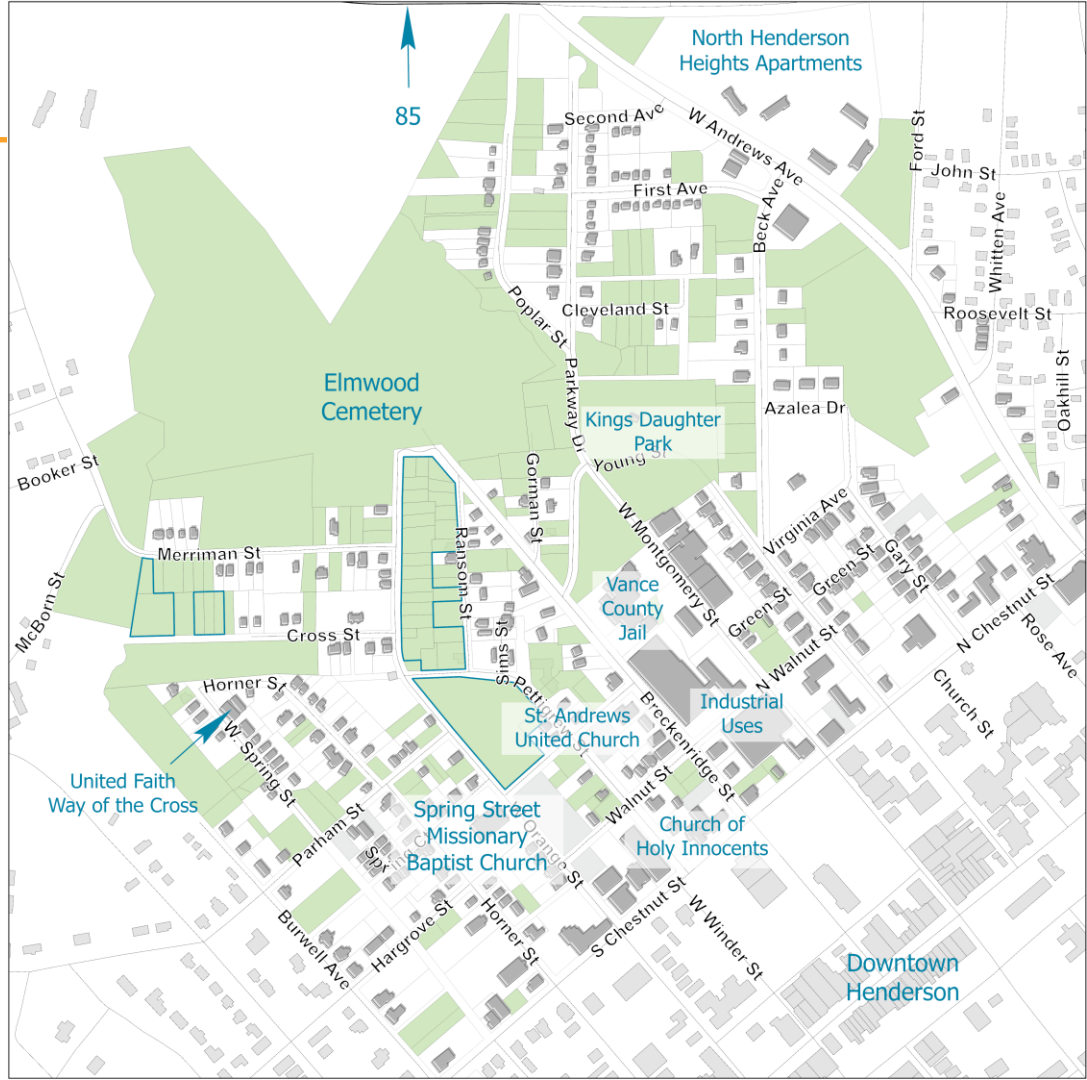
dfi development finance initiative

UNC SCHOOL OF GOVERNMENT

05/27/2021

Elmwood Overview

Land Use	Parcels	Total Acreage	Total Built Sq Ft
Residential	245	72	321,955
Undeveloped	166	61	-
Office	17	11	82,710
Retail	13	6	52,040
Parking	12	3	-
Industrial	9	8	130,277
Open Space	7	11	-
Religious	7	3	36,946
Institutional	4	3	33,570
Cemetery	1	32	-
Grand Total	**481**	**210**	**657,498**



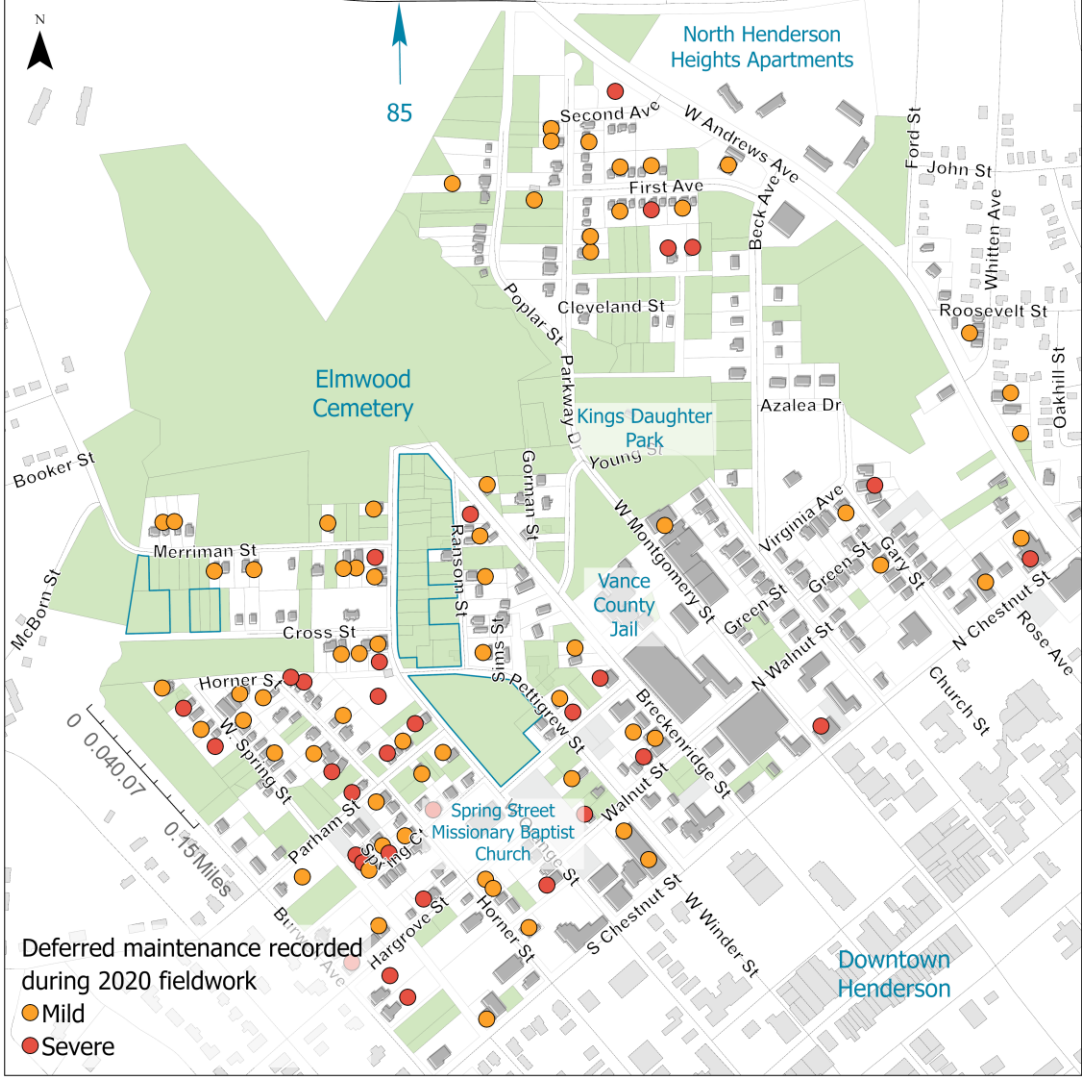
Neighborhood Assets and Challenges

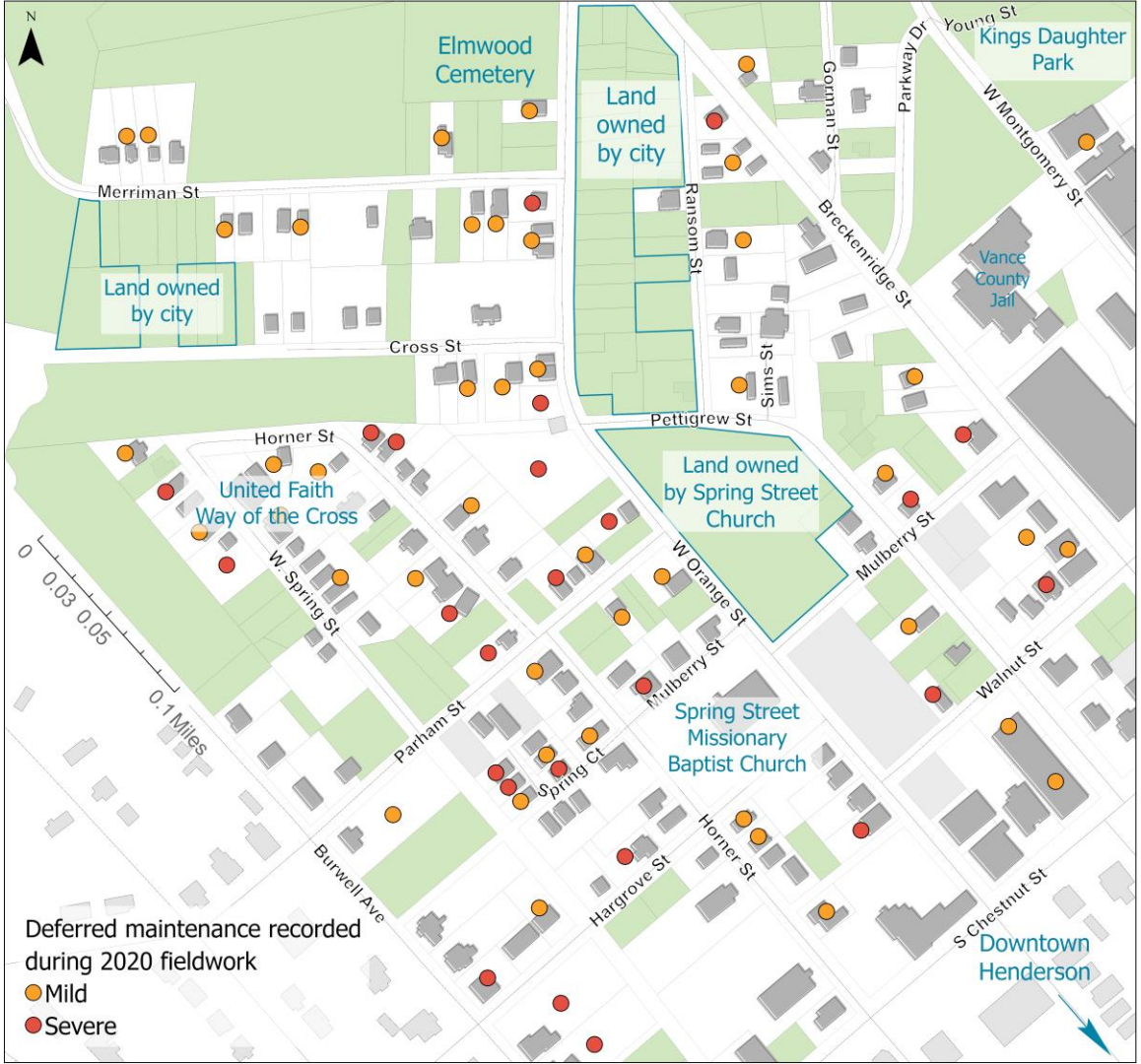
Assets

- Proximity to downtown Henderson
- Evidence of external beautification across tenure types
- Church and non-profit involvement in community development

Challenges

- Limited infill development since 2011
- High levels of physical distress and vacancy among housing units
- Conversion of ownership properties to low-cost rental


N
85
North Henderson Heights Apartments
Second Ave
W Andrews Ave
First Ave
Beck Ave
Ford St
John St
Whitten Ave
Roosevelt St
Oakhill St
Cleveland St
Poplar St
Parkway Dr
Elmwood Cemetery
Kings Daughter Park
Azalea Dr
Young St
Gorman St
Booker St
Merriman St
Ransom St
W Montgomery St
Virginia Ave
Green St
Gary St
Vance County Jail
McBorn St
Cross St
Sims St
N Walnut St
N Chestnut St
Rose Ave
Church St
Horner St
Pettigrew St
Breckenridge St
W. Spring St
Walnut St
0 0.04 0.07 0.15 Miles
Parham St
Spring Ct
Spring Street Missionary Baptist Church
Orange St
Burwell Ave
Hargrove St
Horner St
S Chestnut St
W Winder St
Downtown Henderson
Deferred maintenance recorded during 2020 fieldwork
Mild
Severe


N
Elmwood Cemetery
Land owned by city
Land owned by city
Merriman St
Cross St
Horner St
United Faith Way of the Cross
Land owned by Spring Street Church
Pettigrew St
Ransom St
Sims St
Gorman St
Parkway Dr
Young St
Kings Daughter Park
W Montgomery St
Breckenridge St
Vance County Jail
Mulberry St
W Orange St
Walnut St
W. Spring St
Parham St
Spring Ct
Spring Street Missionary Baptist Church
Burwell Ave
Hargrove St
Horner St
S Chestnut St
Downtown Henderson
0 0.03 0.05 0.1 Miles
Deferred maintenance recorded during 2020 fieldwork
Mild
Severe

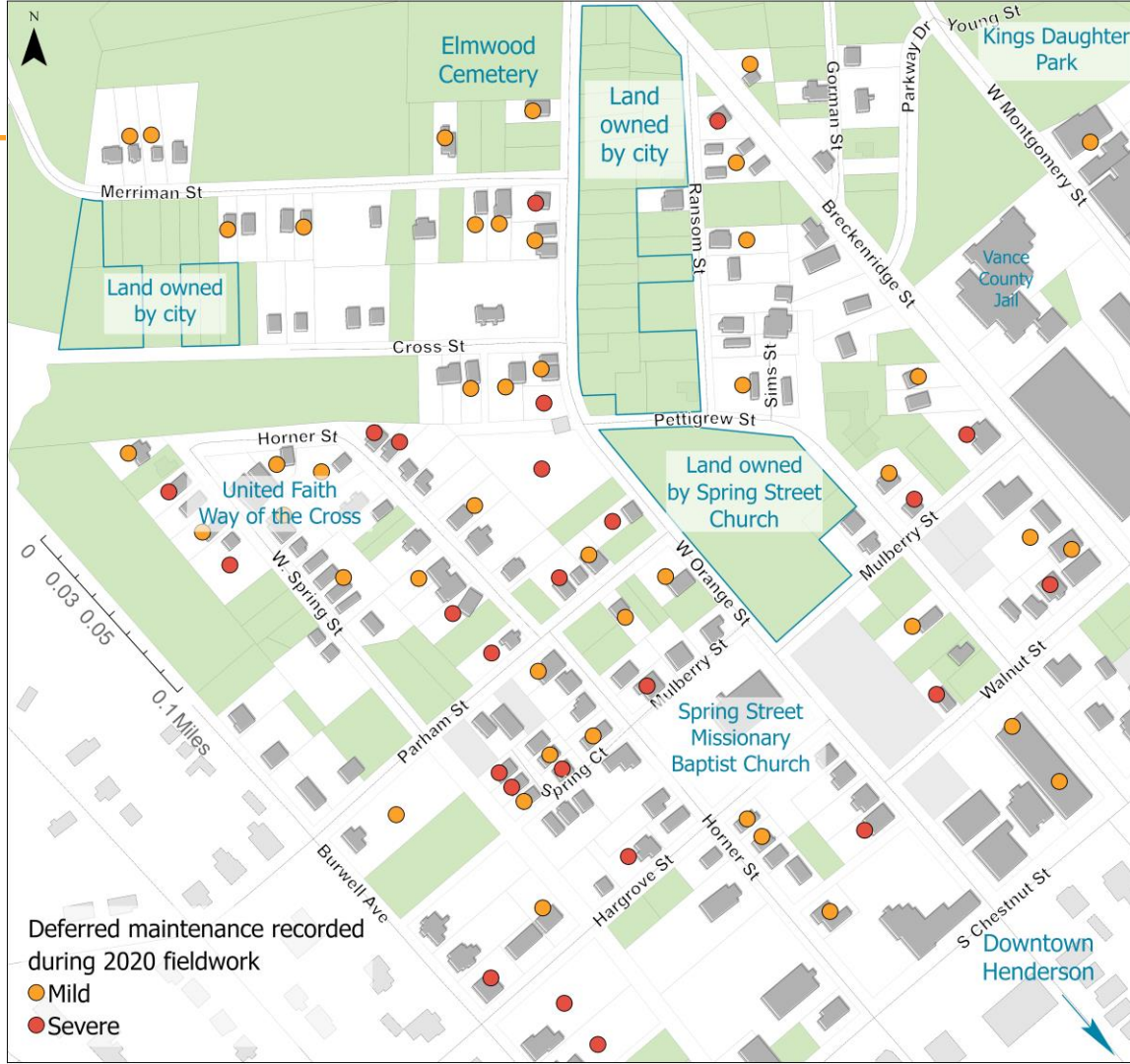
N
Elmwood Cemetery
Land owned by city
Kings Daughter Park
Young St
Parkway Dr
Gorman St
W Montgomery
Ransom St
Breckenridge St
Vance County Jail
Sims St
Cross St
Pettigrew St
Horner St
United Faith Way of the Cross
Land owned by Spring Street Church
W. Spring St
W Orange St
Mulberry St
Walnut St
Parham St
Spring Ct
Spring Street Missionary Baptist Church
Burwell Ave
Hargrove St
Horner St
S Chestnut St
Downtown Henderson
0.1 Miles
Deferred maintenance recorded during 2020 fieldwork
Mild
Severe

dfi

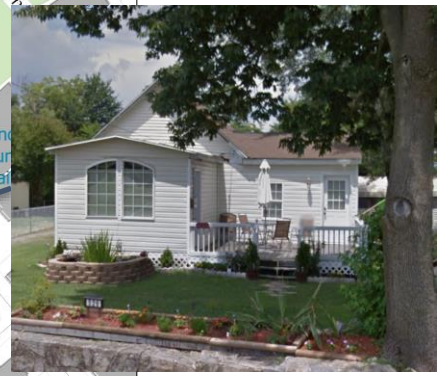
Vacancy

Deferred Maintenance	% Vacant
None	14%
Mild	33%
Severe	53%

139 Wall Street



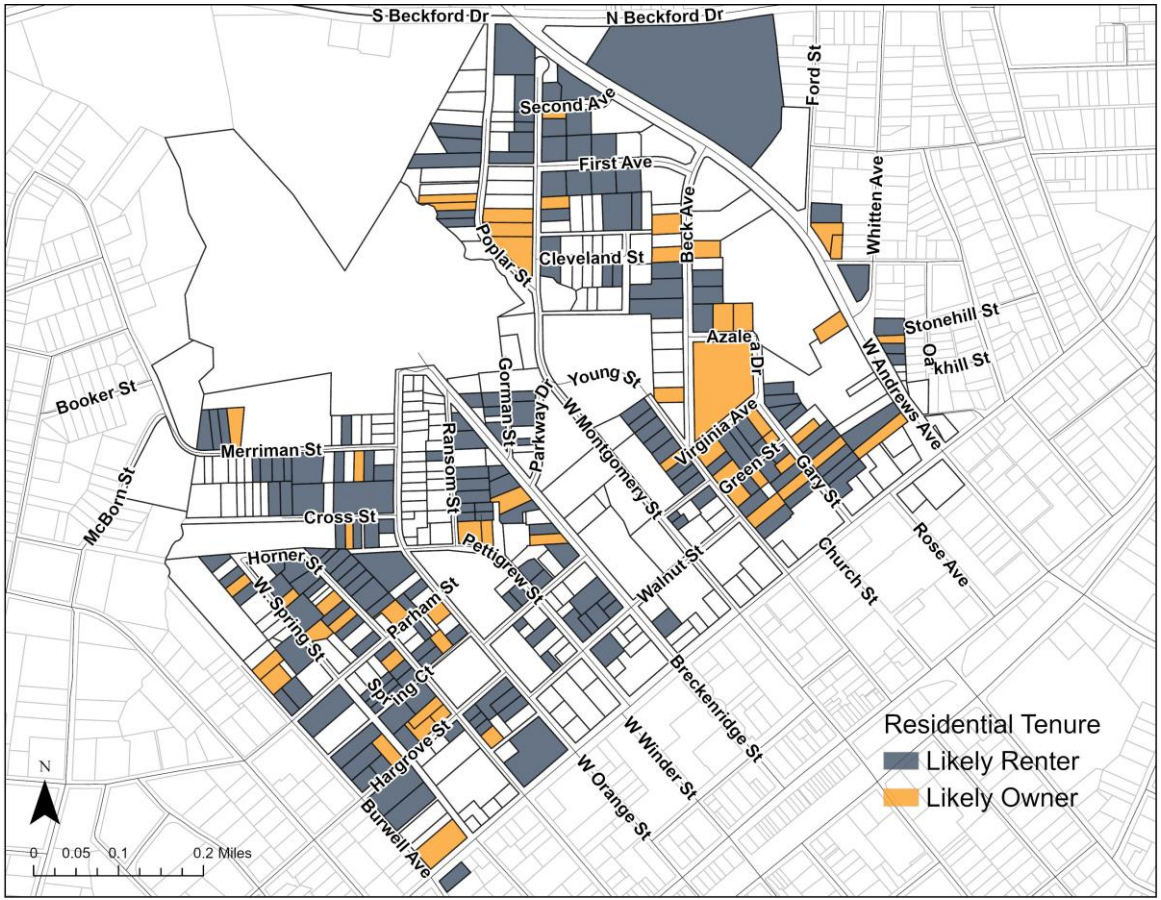
dfi



N
Elmwood Cemetery
Land owned by city
Kings Daughter Park
Young St
Parkway Dr
Gorman St
Ransom St
Breckenridge St
Sims St
Cross St
Pettigrew St
Horner St
United Faith Way of the Cross
Land owned by Spring Street Church
W Orange St
Mulberry St
W. Spring St
Spring Street Missionary Baptist Church
Parham St
Spring Ct
Burwell Ave
Hargrove St
Horner St
S Chestnut St
Downtown Henderson
0.1 Miles
Deferred maintenance recorded during 2020 fieldwork
Mild
Severe

dfi

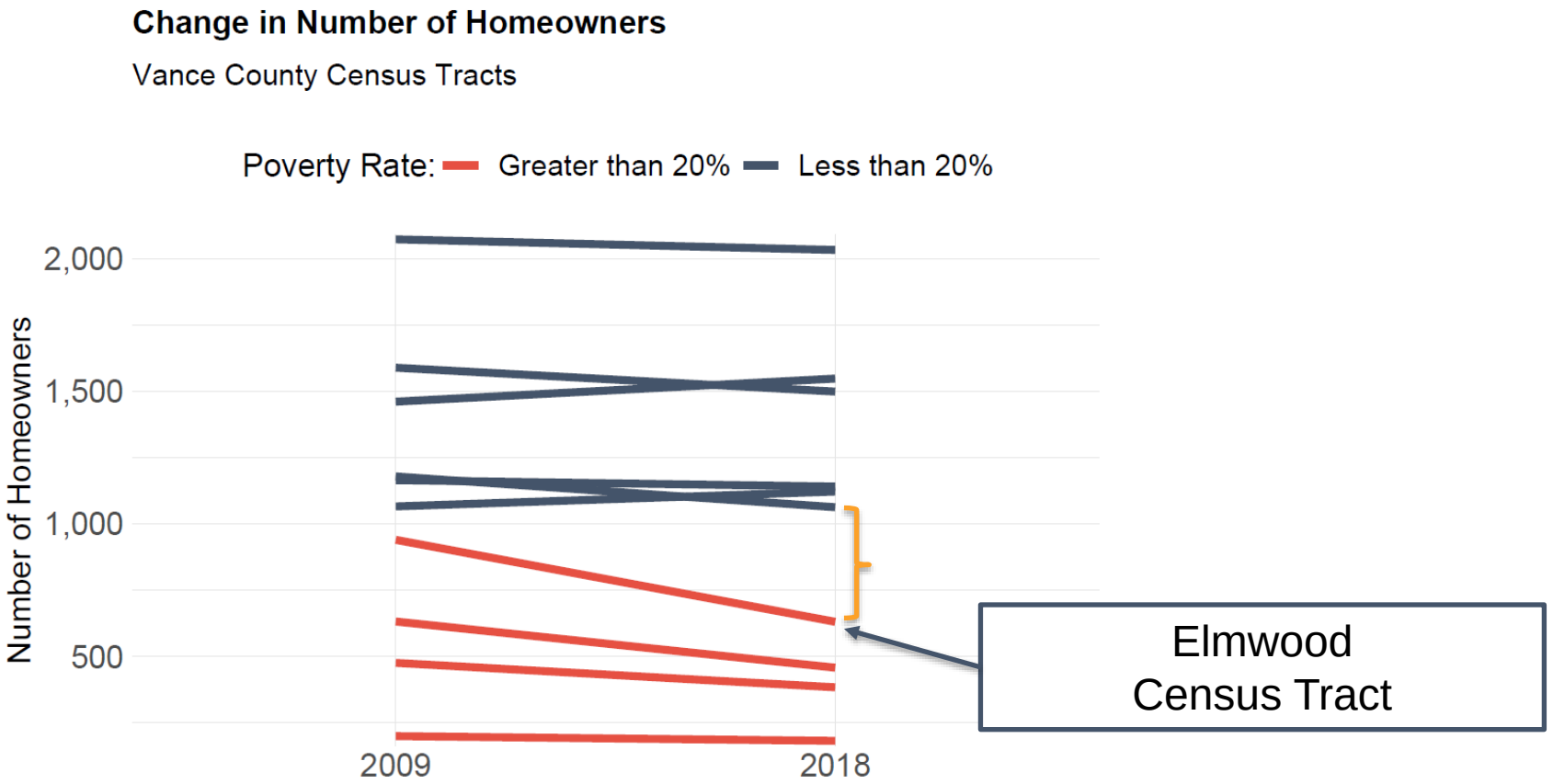
77% of Units are Likely Renter-Occupied



Note: Tenure predicted by matching the owner's address with the parcel's physical address. Homes are assumed to be owner-occupied when addresses are the same, and renter-occupied when they are different.

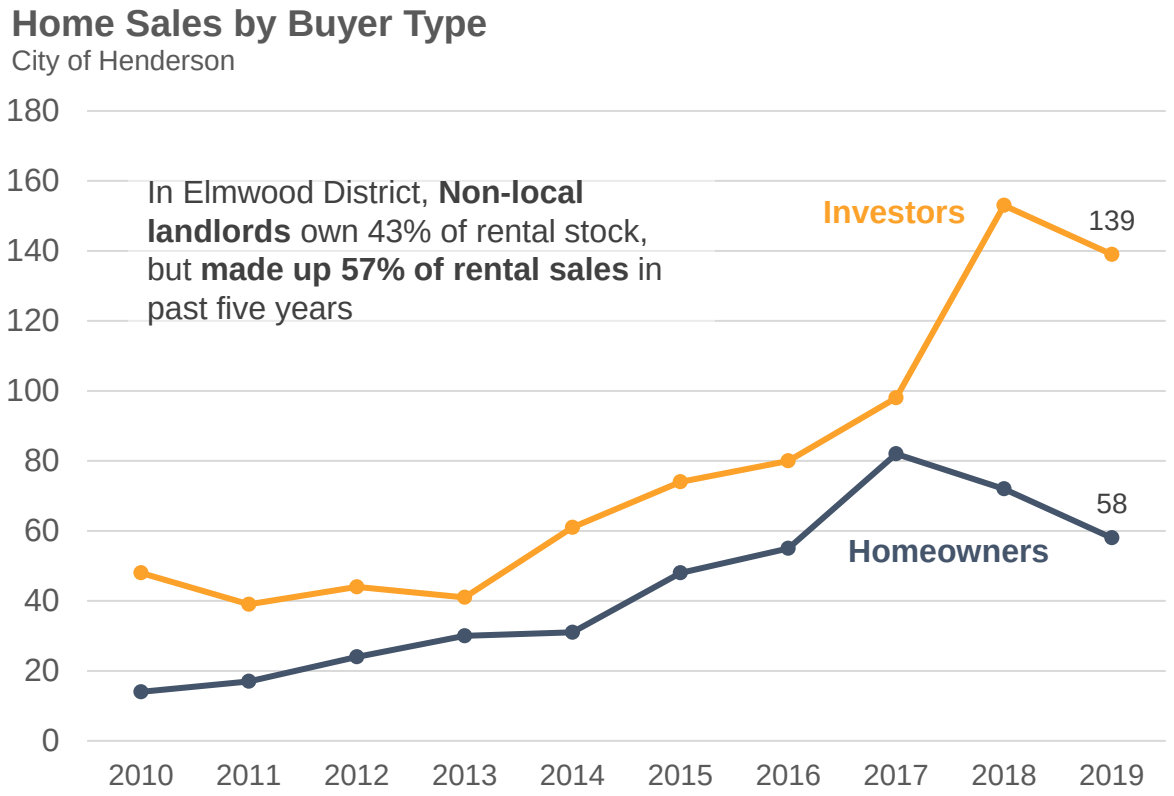
dfi

Widening homeownership gap between neighborhoods



dfi

Citywide, investors are buying more homes than homeowners



Note: Investor's include owners of residential units with LLC, LP, or other

Evidence of External Beautification

- 80% of owner-occupied homes show evidence of external beautification
- Half of renter-occupied homes show evidence of external beautification
- Of rental properties with deferred maintenance, ~25% show signs of external beautification

Parcels with External Beautification

dfi

Common Owners

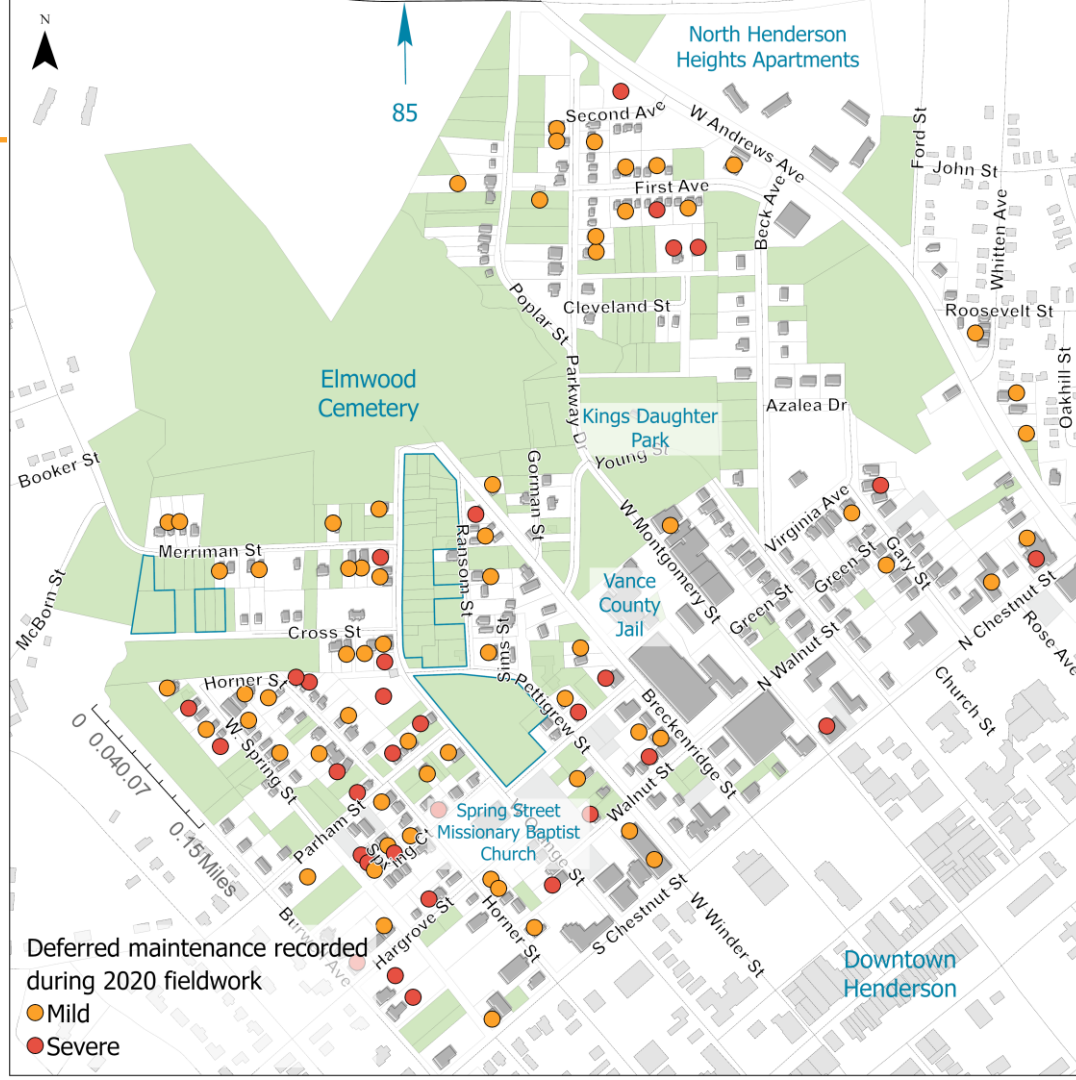
Top Landowners (5+ Parcels)

- CITY OF HENDERSON (37)
- BUTLER HARRIETTE H (24)
- REDEVELOPMENT COMMISSION (20)
- FALKNER JOSEPH E (10)
- ROGERS JOHN C (8)
- CHURCH OF HOLY INNOCENTS (7)
- VANCE COUNTY (6)
- BARRETT PAUL (6)
- WEST BOBBY G (5)
- UNION GROVE UNITED CHURCH OF CHRIST (5)
- ST ANDREWS UNITED CHRISTIAN CHURCH (5)
- FRANKLIN-VANCE-WARREN OPPORTUNITY INC (5)
- FAISON BOBBY (5)

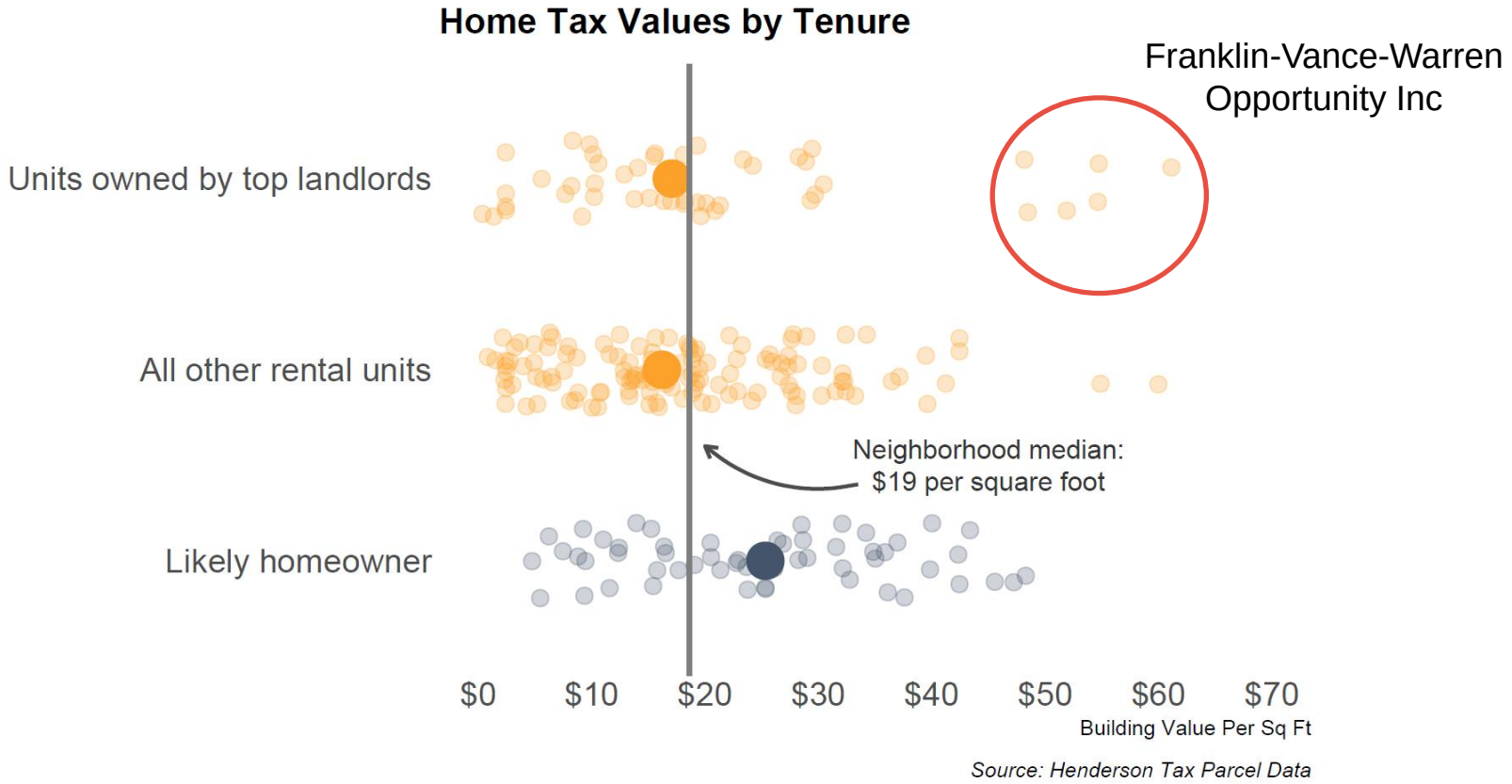
dfi

Distress by Common Owner

Common Owner	% Deferred Maintenance	Total Parcels
BOBBY WEST	60%	*5*
JOHN ROGERS	50%	*8*
JOSEPH FALKNER	50%	*10*
HARRIETTE BUTLER	21%	*24*
BOBBY FAISON	20%	*5*
PAUL BARRETT	17%	*6*



CDC rental properties among highest value units



Source: Henderson Tax Parcel Data

dfi

Significant landownership among potential partners

dfi

Neighborhood Assets and Challenges

Assets

- Proximity to downtown Henderson
- Evidence of external beautification across tenure types
- Church and non-profit involvement in community development

Challenges

- Limited infill development since 2011
- High levels of physical distress and vacancy among housing units
- Conversion of ownership properties to low-cost rental

Tentative Timeline & Roles

Setting Urban Redevelopment Area:

- Thursday, May 27 – Redevelopment commission meets for first time
- Tuesday June 29 – Redevelopment commission sets goals & approves area
- Monday, July 19 – Planning board votes on area

Approving URA Plan:

- Thursday, May 27 – Staff begins drafting URA plan
- Thursday, July 29 – Public notified of RC public hearing
- Monday, August 9 – City council updated on key elements of URA plan
- Thursday, August 12 – Redevelopment commission votes
- Monday, August 16 – Planning board votes
- Monday, August 30 – Public notified of City council public hearing
- Monday, September 13 – City council votes

dfi

dfi
development
finance
initiative
UNC
SCHOOL OF GOVERNMENT
THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL