



Fact sheet: Northcott Court Redevelopment Project

The following is a series of events that will begin in summer 2014 now that the Huntington Housing Authority has received approval from the U.S. Department of Housing and Urban Development to demolish Northcott Court, an aging public housing complex along Hal Greer Boulevard. This information was obtained from the Housing Authority and prepared by the City of Huntington Office of Communications:

NORTHCOTT COURT TENANTS: The Huntington Housing Authority has conducted one-on-one consultations with tenants of Northcott Court and developed individual relocation plans based on their specific needs. Some have agreed to accept Section 8 vouchers for private units, while others will move to other public housing complexes owned by the Housing Authority. Some have agreed to move into Section 8 housing then into new units that will be built in the Fairfield West community. The Housing Authority also is paying for tenants' moving expenses.

DEMOLITION: Demolition of Northcott Court, which was built in the 1940s and consists of 13 individual buildings, will be done in stages over a two- to three-year period. The Housing Authority began vacating the three buildings facing Hal Greer Boulevard in late 2013, and it will tear down those structures starting in late August 2014. Hal Greer Boulevard will not be affected by the demolition process. The Housing Authority will repurpose all of the materials – appliances, doors, cabinets, windows and more – before demolition begins. Tearing down the remaining 10 buildings will occur over a three-year period.

REPLACEMENT HOUSING: The Housing Authority will build two, forty-unit senior townhouse complexes and 50 family-based units scattered throughout Fairfield West to replace the 130 units that will be demolished at Northcott Court. The Housing Authority already has purchased property on Doulton Avenue from the Huntington Land Bank to build one of the 40-unit senior townhouse complexes. The other 40-unit senior townhouse complex will be built in the Charleston Avenue area. The Housing Authority will not use eminent domain to acquire property. The Land Bank, which acquires properties at Cabell County's delinquent tax auction and returns them to productive use, will serve as the primary source of property for the Housing Authority.

COMMERCIAL DEVELOPMENT: The Housing Authority has committed to the City of Huntington through the city's Fairfield West Redevelopment Plan that it will not build residential development on the Northcott Court property, which totals 3.9 acres. The plan was adopted by Huntington City Council on June 10, 2013. It includes a major rezoning to convert Northcott Court into a commercial area. The Housing Authority is committed to a commercial



Office of Communications

P.O. Box 1659
Huntington, WV 25717
Phone (304) 696-5540
www.cityofhuntington.com

development project on the site and will entertain offers from private developers. The Fairfield West community has requested that a grocery store be built on the property. The Huntington Housing Authority will do everything it can to honor that request.