

AGENDA

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:30 p.m., Tuesday, April 12, 2016

Council Chamber

Room 230, City Hall

*COMMITTEE MEMBERS: Council Member Molly Leight, Chair
Council Member Jeff MacIntosh, Vice Chair
Council Member Denise D. Adams
Council Member Dan Besse*

GENERAL AGENDA

- G-1. YOUTH ADVISORY BOARD ANNUAL REPORT.
- G-2. COLLEGE ADVISORY BOARD ANNUAL REPORT.
- G-3. RESOLUTION EXPRESSING CONCERN REGARDING INADEQUATELY CONSIDERED PROVISIONS AND CONSEQUENCES OF HOUSE BILL 2 AND CALLING FOR REVIEW AND RECONSIDERATION OF THE LEGISLATION.

CONSENT AGENDA

- C-1. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs less than 50% of value of structure (<50) six months]*.
- a. C. W. Myers Trading Post 424 E. 16th Street
 - b. Marcel T. Wright and 2925 Patterson Avenue
 Jamie E. Layell
 - c. Quether S. Wilkins, Jr. 310 Clayton Street
- C-2. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: *[Repairs more than 50% of value of structure (>50) six months]*.
- a. RMBM, INC. 2606 Machine Street
 - b. Christine B. Shouse Kautz 200 Stanleyville Manor Avenue
 - c. Superior Electro Finishes 0 Polo Road
 - d. Jaser, Inc. 1822 Waughtown Street
 - e. Velma Edgeron 2109 Waughtown Street Accy Bldg.
 - f. Ralph Edward Vestal 2710 Waughtown Street
- C-3. ORDINANCE ORDERING THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE: *[Repairs more than 65% of value of structure (>65)]*.
- a. Harvey L. Wilkins 3806 Carver School Road Accy Bldg.
- C-4. CONSIDERATION OF ITEMS RELATING TO PERMANENT FINANCING FOR THE DEVELOPMENT OF RENTAL HOUSING:

- a. RESOLUTION AUTHORIZING PERMANENT FINANCING FOR DEVELOPMENT OF 50 UNITS OF RENTAL HOUSING KNOWN AS EMMANUEL RETIREMENT VILLAGE. (EAST WARD) [*\$2,500,000*]
 - b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2015-2016.
- C-5. RESOLUTION APPROVING THE FISCAL YEAR 2017 HOUSING AND COMMUNITY DEVELOPMENT PROGRAM AND AUTHORIZING SUBMISSION OF THE 2016-2017 ANNUAL PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- C-6. CONSIDERATION OF ITEMS RELATING TO AN OUTSTANDING WOMEN LEADER PROGRAM:
- a. ORDINANCE AMENDING CHAPTER 2 OF THE CITY CODE ENTITLED "ADMINISTRATION".
 - b. RESOLUTION HONORING THE 2016 OUTSTANDING WOMEN LEADER RECIPIENTS.
- C-7. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES - *March 22, 2016*

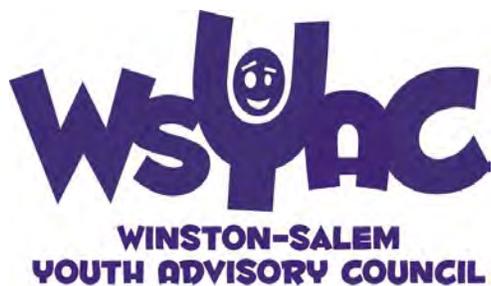
ANNUAL REPORT

Fiscal Year 2015-2016



CITY OF WINSTON-SALEM

YOUTH ADVISORY COUNCIL



Staff Administrator:
Wanda Allen-Abraha, JD
Human Relations Director

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Attachment A: Newsletter

PURPOSE

The purpose of the Council is to give the youth an opportunity to become more aware of local government, and become involved in the community by participating in community activities a minimum of 40 hours each year.

MISSION

Serve as a conduit between city government and younger constituents. The Youth Council's core focus is youth civic engagement by way of community programming, youth-oriented activities, contribution of at least 40 volunteer hours per school year to government-related initiatives, projects, and programs, dissemination of information to the community regarding topics that are important and relevant to the youth in our community, and to advise the City Council and the Human Relations Department on matters that relate to the community's youth population.

HISTORY

In March of 1989, the former Winston-Salem City Council unanimously approved a resolution to establish a Youth Advisory Council. The purpose of the Youth Advisory Council, as outlined in 1989, is to provide the City Council with recommendations on a variety of subjects and to give youth the opportunity to become more aware of local government. At that time, the City Council stated that the Youth Advisory Council should be diverse, inclusive, and representative of the Winston-Salem high school student population.

In May of 1989, nineteen members began a one-year term of service as the original Youth Advisory Council under the direction of the Recreation and Parks Department. In June of 2010, the Youth Advisory Council was reorganized under the Human Relations Department by resolution of the City Council.

DUTIES

- (1) Actively promoting the participation of the youth in city government programs and activities;
- (2) Promoting positive human relations among all youth;
- (3) Providing channels of communication among all populations;
- (4) Encouraging youth to become better trained and qualified for employment opportunities;
- (5) Performing duties consistent with general law as may be assigned it from time to time by the City Council; and
- (6) Performing such other duties as necessary to enforce the powers assigned to it.

THE COUNCIL'S RELATIONSHIP TO CITY GOVERNMENT

The government of the City of Winston-Salem and the general management and control of all its affairs are vested in the City Council and the Mayor. The City Council appoints the City Manager who is the administrative head of City government and is responsible for the administration of all departments of City government. The City Council is also the appointing authority for members of the Youth Advisory Council.

The Council keeps the City Manager and the City Council informed of its activities. To further that communication, the chairperson or a designated member of the Council shall appear annually before the City Council to provide them with information on the pulse of the youth community and a yearly progress report on Council programs and projects.

The Council makes recommendations to the City Council concerning projects and programs relevant to the youth of Winston-Salem.

THE COUNCIL'S RELATIONSHIP TO THE STAFF

The Council's relationship with the Human Relations staff involves advising staff regarding youth-oriented and youth-developed programs, concerns, and issues. During the process of initiating programs and conducting youth outreach, the Youth Advisory Council calls on the staff for technical assistance and research into matters.

THE COMMISSION'S RELATIONSHIP TO THE COMMUNITY

The Youth Advisory Council is the body through which youth concerns can be relayed to City officials. The Youth Advisory Council brings information to its peers on the happenings of city government that pertain to the youth.



YOUTH ADVISORY COUNCIL 2015-2016 MEMBERSHIP ROSTER

First Name	Last Name	School
Jaya	Mishra	Mt. Tabor High School
Jacquelyn	Sullivan	Mt. Tabor High School
Zach	Skillings	Parkland High
Kirsten	Smith	Parkland High
Aditi	Pilani	Reagan
Devika	Ghosh	Atkins
Victoria	Rivera	East Forsyth
Harley	Magno	Early College
Isabella	Rico	Early College
Robert	Ganzert	Bishop
Avionna	Burns	Paisley
Marc	Bertoni	Paisley
Nuri	Park	Glenn
Jalisa	Lumpkin	W-S Prep
Dakota	Pinckney	Carver High School
Logan	Short	Calvary Baptist Day School
Ross	Hickman	Calvary Baptist Day School
Makiya	Stewart	Kennedy High School
Abdull	Mosley	Kennedy High School
Naomi	Aaron	Salem Academy
Omsai	Meka	West Forsyth
Natalia	Ortiz	West Forsyth
Jack	Dew	Forsyth Country Day

MANAGEMENT'S COMMENTS

WANDA ALLEN-ABRAHA, HUMAN RELATIONS DIRECTOR



The Human Relations Department is very pleased to serve as the administering department of the Winston-Salem Youth Advisory Council. The mission of the Youth Advisory Council (YAC) is to serve as a conduit between city government and younger constituents. The Youth Council's core focus is youth civic engagement by way of community programming and youth-oriented activities; a contribution of at least 40 volunteer hours per school year to government-related initiatives, projects, and programs; the dissemination of information to the community regarding topics that are important and relevant to the youth in our community; and to advise the City Council and the Human Relations Department on matters that relate to the community's youth population.

The YAC's purpose is to provide a venue for youth between the ages of 14-18 to have an active means of civic engagement in local government.

Although the YAC was established in 1989 under the leadership of Mayor Pro Tempore Vivian H. Burke, the Human Relations Department was designated as the administering department for the YAC in June 2010. Since that time, the YAC has been restructured in order to enhance its focus and goals. Specifically, the each member of the YAC has been charged with fulfilling 40 hours of community service during the course of the school year. To that end, each month focuses on a different topic that relates to the YAC’s mission and the community at-large. Topics have included civics, government, housing, and the environment.

The YAC has thrived this year and has established itself as a welcome youth voice in the community. Their hard work has been recognized by the Winston-Salem Foundation’s Youth Grantmakers by way of competitive funding for their annual project work on the YAC Community Garden and the Brenner’s Children’s Hospital Project. We are excited to continue to see the YAC flourish in the future.

PERFORMANCE INFORMATION

I. Goal: Community Education

- Gain better knowledge of community issues, organizations, and services.

MONTHLY FOCUS/PRESENTATIONS	
August/September – Orientation and Planning Focus: Annual Service Project Planning	February –Human Relations Focus: Youth Grantmakers in Action Community Service Project Planning
October – Civic Engagement Presentation	March/April- Community Partnerships
November – Local Government Mayor Joines	May – End of Year Project Planning and Wrap-Up
December/January – Homelessness Awareness	

II. Goal: Community Service and Volunteerism

- Participate in 40 hours each of community activities and service.
 - Estimated total: 600
- Connect to youth population through written publication.
 - See attachment A.
- Produce annual project that is a benefit to the community.
 - The Youth Advisory Council elected to have a celebration for Everyone Matters Day, April 2, 2016
 - The Council also received grants from Youth Grantmakers in Action of the Winston-Salem Foundation and the State Youth Council to help fund the event.

III. Goal: City Government Participation: Gain knowledge of city government processes by interfacing with city government officials.

MEETING PURPOSE	CITY OFFICIAL(S)
Local Government Presentation	Mayor Allen Joines
Annual Report Presentation	CDHGG Committee of City Council
Attend a City Council Meeting	City Council

2015-2016 MAJOR PROGRAM /PROJECT HIGHLIGHTS

- Annual Project:** This year, YAC voted to focus on “Everyone Matters,” as a local youth-driven initiative. The purpose of the Everyone Matters project is to encourage youth to accept and embrace the concept of equal treatment and fairness for all people despite their race, gender, religion, sexual orientation, or abilities. The Everyone Matters project would culminate on Everyone Matters Day, which is on April 2, 2016. Youth will draw on and place colored handprints on a parachute that will be floated in the plaza.
- State Youth Council Involvement:** The Youth Advisory Council applied for a state grant through the State Youth Council and was awarded \$400 to use towards their Annual Project. This year the Winston-Salem Youth Advisory Council hosted the State Youth Conference on Service-Learning. They were very excited to host and show off the great opportunities in Winston-Salem. They will also send a small group to the end of year conference in Charlotte, NC.



- **Winston-Salem Foundation Youth Grantmakers in Action Funding:** The Youth Advisory Council received a \$400.00 grant to help promote their Annual Project.
- **International Village:** Youth Advisory Council members hosted a Children’s Fun Area at International Village in September 2015. Members painted faces and supervised a children’s play area.



- **March for Homeless Children:** Several Youth Advisory Council members completed educational campaigns on child hunger and homelessness at their individual schools. In part because of this campaign, the March for Homeless Children had a significant number of youth participants this year.



- **Human Relations Student Awards Banquet:** The Youth Advisory Council assisted the Human Relations Commission in hosting the 36th Annual Human Relations Student Awards Banquet. Youth Advisory Council members served as greeters and seated guests during the program. The Youth Advisory Council Chairperson gave a welcome to the audience and one of the members was an awardee.



WINSTON-SALEM YOUTH ADVISORY COUNCIL 2016-2017 OUTLINE OF GOALS

For the fiscal year of 2016-2017, the goals of the Winston-Salem Youth Advisory Council will focus on the following goals:

1. To maintain and encourage use of the Youth Expression Wall;
2. To meet requirements of the State Youth Council as a chartered member and to increase the YAC's presence on the state level;
3. To continue learning about the community through presentations at monthly meetings;
4. To find ways to connect to students outside of YAC through social media and in person;
5. To continue the YAC newsletter; and
6. To complete an end-of-year project for the 2016-2017 school year.

RECOMMENDATIONS TO THE CITY COUNCIL

The Youth Advisory Council recognizes the need to continue fostering an environment that initiates and supports multiracial and multi-ethnic dialogue and understanding in the youth community. We respectfully request your support of the following recommendations:

1. The Youth Advisory Council recognizes the importance of building and maintaining effective lines of communication between city government and the youth community. By improving the dialogue with our diverse community groups, city government can ensure that the City of Winston-Salem fosters an environment that is conducive for an atmosphere in which the youth voice is heard. In carrying out its strategic goals, the Youth Advisory Council will **increase its outreach efforts in all areas of the community and will seek input from the City Council on issues or concerns in their respective wards.**
2. We ask that the City Council **support the Youth Advisory Council's goal of building a stronger relationship with City officials.**

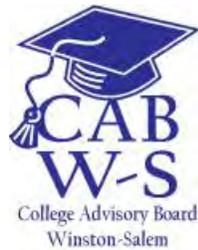
The Youth Advisory Council greatly appreciates the continual support it has received from the City Council.

CITY OF WINSTON-SALEM COLLEGE ADVISORY BOARD



ANNUAL REPORT

Fiscal Year 2015-2016



**Staff Administrator:
Wanda Allen-Abraha, JD
Human Relations Director**

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Attachment A: College Summit Flyer

COLLEGE ADVISORY BOARD

PURPOSE



The purpose of the CAB is to serve as an advisory council to the City Council regarding areas such as economic development projects, transit advocacy, and student housing issues (and other issues the group may suggest) that will encourage students to remain in Winston-Salem post-graduation.

MISSION

The CAB serves as a body that represents the needs, interests, and concerns of college students and recent college graduates by engaging them in relevant community projects, programs, and issues.

HISTORY

In June 2010, the Winston-Salem City Council unanimously approved a resolution to establish the College Advisory Board. Spearheaded by Council Member Derwin L. Montgomery, the group was created to communicate the needs of college students to the City of Winston-Salem.

DUTIES

- (a) Suggest and contribute ideas to economic development projects that will appeal to college students and young professionals;
- (b) Advocate for public transit availability and accessibility at various colleges and universities;
- (c) Voice concerns and resources pertaining to off-campus student housing issues involving landlords, property managers, and fair housing matters;
- (d) Actively engage in learning about community leadership opportunities that will encourage and foster partnerships with colleges and universities, as well as young professionals; and
- (e) Encourage college students to remain in Winston-Salem after graduation.

THE BOARD'S RELATIONSHIP TO CITY GOVERNMENT

The government of the City of Winston-Salem and the general management and control of all its affairs are vested in the City Council and the Mayor. The City Council appoints the City Manager who is the administrative head of City government and is responsible for the administration of all departments of City government. The City Council is also the appointing authority for members of the College Advisory Board.

The Board keeps the City Manager and the City Council informed of its activities. To further that communication, the chairperson or a designated member of the Board shall appear annually before the City Council to provide them with information on the pulse of the college/university student community and a yearly progress report on Board programs and projects. The Board makes recommendations to the City Council concerning projects and programs relevant to the college/university student population of Winston-Salem.

THE BOARD'S RELATIONSHIP TO THE STAFF

The Board's relationship with the Human Relations staff involves advising staff regarding programs, concerns, and issues relating to college/university students. During the process of initiating programs and investigating complaints and problems, the Board calls on the staff for technical assistance and research into matters that are brought to the Board.

THE BOARD'S RELATIONSHIP TO THE COMMUNITY

The College Advisory Board is the body through which college/university students' concerns can be relayed to City officials. The College Advisory Board brings information to its peers on the programs and activities of city government that pertain to college/university students.



COLLEGE ADVISORY BOARD 2015-2016 MEMBERSHIP ROSTER**15-16 College Advisory Board**

First Name	Last Name	College/University
Britny	Rominger	Forsyth Tech
Kimberly	Welch	Forsyth Tech
Dylan	Tally	Forsyth Tech
Eric	Price II	Winston Salem State University
Coron	Craven	Winston Salem State University
Brandon	Bowden	Winston Salem State University
Misbah	Khan	Salem College
Richard	Caban-Cubero	Wake Forest University
Vonnie	White	Wake Forest University
Emily	Hart	UNCSA

MANAGEMENT'S COMMENTS

WANDA ALLEN-ABRAHA, HUMAN RELATIONS DIRECTOR



We are very excited to serve as the administering department for the Winston-Salem College Advisory Board (CAB). The CAB was the brain child of Council Member Derwin L. Montgomery, East Ward. The CAB was created in June 2010 by the Winston-Salem City Council; therefore, this has been the inaugural year. The administrative duties in support of the CAB were assigned to the Human Relations Department. The purpose of the CAB is to advise the City Council regarding matters that are of interest to students who are enrolled in colleges and universities in Winston-Salem, which, in turn, will encourage the retention of college graduates in Winston-Salem.

Since its inaugural year, the College Advisory Board has been actively establishing the foundation of its service to the community. Each member has engaged in 40 hours of learning about our community by participating in themed months throughout the year that focused on topics such as the environment, civics, government, transportation, and housing.

The College Advisory Board is a welcome addition to our administrative duties. Its members have been charged with laying the foundation for future lines of communication between the growing college student community and local government, specifically, the City Council.

PERFORMANCE INFORMATION

- I. Goal: Education
 - Gain better knowledge of community issues, organizations, and services.
- II. Goal: City Government Participation
 - Gain knowledge of city government by interfacing with city government officials

MONTHLY FOCUS/PRESENTATIONS	
September – Orientation and Planning	January-Race Relations
October – Civic Engagement WSTA	February –Black History Month
November-December – Homelessness Project Hope	March-April- End of Year Service Project Conclusion and City Council Presentation

- III. Goal: Community Service/Volunteerism
 - Participate in 40 hours each of community activities and service.
 - Estimated Total: 150 hours
 - Connect to college/university student population through newsletter.

2015-2016 MAJOR PROGRAM /PROJECT HIGHLIGHTS

- **College Summit:** In partnership with the Human Relations Department and Commission, the College Advisory Board has planned The College Summit, an inaugural annual event intended to attract students from the four major educational universities/colleges in Winston-Salem to expose them to the career and community leadership opportunities here in the City of Winston-Salem. The goal for this event is to influence college students to stay in Winston-Salem after they graduate. Students from the major colleges and universities here in Winston-Salem will participate.
- **Collegiate Trust Talks:** The College Advisory Board supported the Winston-Salem State University Collegiate Trust Talks as facilitators for the small group discussions between college students and WSPD/University Officers. This event was sponsored by the Winston-Salem State University Campus Police and Human Relations Department.
- **The Winston-Salem Poverty Thought Force:** College Advisory Board members have attended and supported the World Café events with The Winston-Salem Poverty Thought Force. In addition to supporting these events, by request of Mayor Allen Joines, they are compiling their reactions and thoughts to report back to Mayor Joines.
- **Community Outreach:** The College Advisory Board has partnered with the Human Relations Commission and Youth Advisory Council on a few projects this year. The College Advisory Board feels it is important to support the outreach events that are already in place by strengthening the presence of the college community. In addition to the second annual College Summit, the 2016 annual community service leadership project, specific

examples include:

- International Village
- Fiesta
- Pride Festival
- Student Race Relations Forum
- March for Homelessness
- Student Human Relations Awards Banquet
- Collegiate Trust Talks
- College/University Outreach Programs
- The Winston-Salem Poverty Thought Force, World Cafés
- Women’s History Month Program: The Modern Woman: Who is She?
- 11th Annual Fair and Affordable Housing Summit



2016-2017 OUTLINE OF GOALS

For fiscal year 2016-2017, the College Advisory Board will focus on the following goals:

1. To assist the Wake Forest University Law School in conducting mediations and find eligible cases for the mediation program;
2. To grow and solidify internship opportunities within the City of Winston-Salem;
3. To educate students on appropriate steps to take when they feel victimized or discriminated against on campus;
4. To recruit student members from colleges/universities that have been unable to participate; and
5. To develop an end of year project for the 2016-2017 school year.

RECOMMENDATIONS TO THE CITY COUNCIL

The College Advisory Board makes the following recommendations to the City Council:

1. Expand group members to four members per school.
2. To gain traction on city/university partnerships, the College Advisory Board recommends that City Council reach out directly to college/university officials and appropriate local citizens to become involved in the College Advisory Board's meetings, efforts, and programs. The College Advisory Board recognizes the importance of building and maintaining effective lines of communication between city government, colleges/universities, and the community. By improving the dialogue with our diverse community groups, city government can ensure that the City of Winston-Salem fosters an environment that is conducive to an atmosphere in which the voices of college and university students, college/university officials, and local citizens can come together to form effective and useful partnerships.
3. In carrying out its goals, the College Advisory Board will increase its outreach efforts and seek input from the City Council on issues or concerns in the respective wards. We ask that the City Council support the Board's goals in this effort.
4. The College Advisory Board requests that the City Council support the Board's goal of building a stronger relationship with City officials.

The College Advisory Board appreciates the City Council's ongoing support.

Memorandum



TO: Mayor and City Council
FROM: Angela I. Carmon, City Attorney
DATE: April 6, 2016
SUBJECT: HB 2 Resolution prepared by CM Besse
CC: Lee Garrity, City Manager

City Attorney's Office

P.O. Box 2511
 Winston-Salem, NC 27102
 CityLink 311 (336.727.8000)
 Fax 336.748.3816

On March 28, 2016, the City Council voted to forward the attached resolution prepared and presented by Councilmember Besse at the Council meeting to the April 12th meeting of the Community Development/Housing/General Government Committee.

In response to a number of questions raised by council members regarding the resolution, HB 2 Public Facilities Privacy & Security Act (S.L. 2016-3) and the impact of the same upon city policies and operations, I have: (i) reviewed the aforementioned documents, along with other documents, statutory provisions, and case law, and (ii) engaged staff at the School of Government, and the North Carolina General Assembly's Legislative Analysis Division and other municipal attorneys in conversations about HB 2 and related matters. I will be prepared to respond to the above-referenced questions and others of a similar nature and share the results of my research at Tuesday's Committee meeting.

In the meantime, should you have any questions, please do not hesitate to let me know.

**RESOLUTION EXPRESSING CONCERN REGARDING INADEQUATELY
CONSIDERED PROVISIONS AND CONSEQUENCES OF HOUSE BILL 2, AND
CALLING FOR REVIEW AND RECONSIDERATION OF THE LEGISLATION**

WHEREAS, the North Carolina General Assembly was called into special session on March 23, 2016, supposedly to deal with a single controversial provision in the City of Charlotte's recent amendments to its long-standing local ordinance regarding nondiscrimination in public accommodations; and

WHEREAS, the special session in fact introduced and enacted sweeping legislation, House Bill 2 (HB2), dealing with a broad range of individual and local government rights and responsibilities; and

WHEREAS, this action was taken without advance notice of the legislation's contents, and without opportunity for input from impacted local governments, businesses, or the public, or even most members of our legislature; and

WHEREAS, initially unrecognized consequences of this inadequately considered legislation are beginning to come to public light; and

WHEREAS, those adverse consequences include (but may not be limited to) the following:

--All local ordinances regarding nondiscrimination in public accommodations and employment are revoked and further such ordinances banned;

--There are now no state or local nondiscrimination laws in North Carolina for public accommodations or employment regarding marital status, familial status, sexual orientation or gender identity;--Local governments are now prohibited from requiring in their contracts with businesses, even for local public work using local public tax revenues, any provisions regarding nondiscrimination or good employment practices, wages and salaries, sick or family leave or other benefits, or other requirements that exceed the generally applicable minimum state requirements for all private employers;

--Local governments may have been stripped of their ability to use their contract bidding process to promote the development of local minority- and women-owned businesses as contractors and subcontractors on public projects;

--The decades-old right of employees to sue their employer under state law if fired for a legally prohibited reason was eliminated, making North Carolina one of only two states in the nation without any effectively enforceable state law protecting private sector employees from workplace discrimination based on race, religion, color, national origin, or sex; and

WHEREAS, these inadequately considered changes are already raising concerned questions nationally among businesses and industries considering locating, expanding, or doing business in our state, with potentially severe and far-reaching adverse impacts on our state and local economy; and

WHEREAS, these inadequately considered changes appear to undercut and retard our local efforts to build our community's economic base and promote development of jobs and economic opportunities, especially for historically disadvantaged and underserved members of our community; and

WHEREAS, these sweeping new restrictions on local efforts to build welcoming communities are severely damaging our state's reputation nationally as a place where all people are welcomed to take part in our civil society and economy without fear or discrimination;

NOW, THEREFORE, BE IT RESOLVED that the City of Winston-Salem calls for a public legislative investigation, review, and determination of the nature of these and other concealed or inadequately considered adverse consequences of HB2; and

BE IT FURTHER RESOLVED that the City of Winston-Salem calls on the members of our Forsyth County state legislative delegation to work to reconsider and undo these inadequately considered and damaging legislative changes during the 2016 legislative short session, and if necessary in subsequent legislative sessions.

City Council – Action Request Form

Date: March 30, 2016
To: The City Manager
From: D. Ritchie Brooks, Community and Business Development

Council Action Requested:

The adoption of an Ordinance ordering the Community and Business Development of the City of Winston-Salem to demolish structures unfit for human habitation and, otherwise to effectuate the purpose of Chapter 10, Article V, of the Winston-Salem City Code.

Summary of Information:

The structure units listed below have been condemned under the provision of the Housing Code. All required notices have been served and the time granted for compliance in each case has expired. The owner(s) has not complied with the Order to repair or demolish the structure unit.

STRUCTURE UNITS WITH REPAIRS LESS THAN FIFTY PERCENT OF VALUE OF STRUCTURE (<50%) SIX MONTHS

Owner	Property Location	Block & Lot(s)
C. W. Myers Trading Post	424 E. 16 th Street	0231 016
Marcel T. Wright & Jamie Layell	2925 Patterson Ave	1174 008
Quether S. Wilkens Jr.	310 Clayton St.	1906 035

Committee Action:

Committee	_____	Action	_____
For	_____	Against	_____
Remarks:	_____		



Memorandum

TO: Tiffany Harris
FROM: Michelle M. McCullough
DATE: March 22, 2016
SUBJECT: Demolitions for April 12, 2016
 Community Development/Housing/General Government Committee Meeting

Bryce A. Stuart Municipal Building
 100 E. First Street
 P.O. Box 2511
 Winston-Salem, NC 27102
 CityLink 311 (336.727.8000)
 Fax 336.748.3163

Historic Resources staff has reviewed the following properties that are scheduled to go before the Community Development/Housing/General Government Committee on April 12, 2016 for demolition consideration:

1822 Waughtown Street
 2710 Waughtown Street
 2109 Waughtown Street. Accessory Building
 2606 Machine Street
 424 E. 16th Street
 3806 Carver School Road Accessory Building
 2925 Patterson Avenue
 310 Clayton Street
 200 Stanleyville Manor Avenue

While it appears that most of the properties were built prior to 1966, only two are located within National Register Historic Districts, 1822 and 2109 Waughtown Street. These two structures are listed in the Waughtown/Belview National Register Historic District. This district was approved in 2005. However, 2109 Waughtown Street is requesting only the removal of an accessory building.

Historic Resources staff has concerns about the loss of structures in the Waughtown/Belview Historic District; therefore, I have sent notice to Preserve Forsyth, the local Historic Preservation non-profit organization to advise them of this loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County.

If demolition for this structure is approved, Historic Resources staff would like to request that the Community and Business Development Department have the structure professionally photo-documented, submitting the photos to the Forsyth County Historic Resources Commission and any architectural elements be salvaged from the house prior to demolition.

None of the buildings are designated a Local Historic Landmark or located within designated local historic districts. Therefore, Historic Resources staff has no other special requests at this time.

If you have any questions, please call 747-7063.

cc Ritchie Brooks, Director, Community and Business Development
 Preserve Forsyth

City Council: Mayor Allen Joiner; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

Forsyth County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair; Ted Kaplan; Richard V. Linville; Walter Marshall; Glora D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

City-County Planning Board: Arnold G. King, Chair; Allan Youn, Chair; George M. Bryan, Jr.; Melynda Duminjan; Tommy Hicks; Clarence R. Lamb, Jr.; Darryl Little; Paul W. Mullican; Brenda J. Smith

**ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE
PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203((f)(1) OF THE CODE OF
THE CITY OF WINSTON-SALEM**

WHEREAS, the Community and Business Development Department, after due notice and hearing, determined that the property hereinafter described in Exhibit (s) was unfit for human habitation; and

WHEREAS, either the Mayor and City Council adopted an ordinance or the Housing Conservation Administrator issued a repair or vacate and close order; and

WHEREAS, the repairs necessary to render the structure fit for human habitation would cost less than fifty percent (<50%) of the present value of the structure; and

WHEREAS, the owner of the property herein described in Exhibit(s) vacated and closed said structure and kept it vacated and closed for a period of six months pursuant to said Order; and

WHEREAS, the Mayor and City Council hereby finds that:

- (1) Six months has passed since the structure was vacated and closed pursuant to the previous order.
- (2) The property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in said order to render it fit for human habitation.
- (3) The continuation of said structure in its vacated status will be inimical to health, safety, morals and welfare of the City in that the dwelling will continue to deteriorate, will create a fire and safety hazard, will be a threat to children and vagrants, will attract persons intent on criminal activities, will cause or contribute to blight and the deterioration of the property values in the area and will render unavailable property and dwelling which may otherwise have been available to

ease the persistent shortage of decent and affordable housing in this State and City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Winston-Salem, as follows:

Section 1. The owner(s) of the property herein described in Exhibit(s) is hereby ordered to repair or demolish and remove said property within ninety days.

Section 2. In the event the owner(s) fails to comply with this order of the Mayor and City Council within the prescribed time period, the Community and Business Development Department of the City of Winston-Salem is hereby ordered and authorized to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property herein described by causing said dwelling be repaired or demolished and removed.

Section 3. The property to which this ordinance applies is known and described as set out in Exhibit(s) attached hereto and incorporated herein by reference.

Section 4. This ordinance shall become effective upon its adoption, and a copy hereof, certified by the Secretary of the City of Winston-Salem, shall be recorded in the office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantors index, as provided by law.

INSTRUMENT DRAWN BY:

CITY ATTORNEY

CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2013030818
PROPERTY ADDRESS 424 E SIXTEENTH ST
TAX BLOCK 0231 **LOT(s)** 017
WARD NORTHEAST
PROPERTY OWNER(s) C W MYERS TRADING POST INC
LIS PENDENS 13m1301 FILED 6/13/2013

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 4/24/2013 and service was obtained by certified mail x regular x post x hand delivery___, and publication___ on 8/7/2013. The Hearing was held on 5/24/2013 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no x.
2. The **Finding and Order** was issued on 5/30/2013 and service was obtained by certified x regular x post x hand delivery___, and publication ___ on 6/3/2013. The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 7/3/2013. The dwelling was found vacated and closed on 8/30/2013.
3. The dwelling became eligible for demolition under the six (6) month rule on 2/30/2013.
4. The notification letter was sent 3/22/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 4/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no x.

COMMENTS (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$414 Fair market value \$22,268
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2013030818

NEIGHBORHOOD CONSERVATION OFFICER:

Kelly Speaks - (336)734-1273

424 E SIXTEENTH ST

**VIOL NBR VIOLATION DESCRIPTION
STATUS/ORDINANCE**

763849 REGLAZE WINDOWS -
MINOR V-10-197(B)(4)

763850 REPAIR OR REPLACE DEFECTIVE SIDING -
MINOR V-10-197(G)(3)

763851 REPAIR SOFFIT AND/OR FACIA -
MINOR V-10-197(G)(6)

763855 REPAIR FOUNDATION -
MINOR V-10-197(G)(1)

763852 REPAIR FOUNDATION VENTS -
UNFIT V-10-197(H)(6)(B)

763854 OTHER - PROPER ELECTRIC CONN.TO OUTSIDE HEAT UNIT
UNFIT V-10-197

CD-Plus Report - Code Case Images

CODE CASE NBR IMAGE DATE
2013030818 3/29/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSCN9341.JPG



CODE CASE NBR IMAGE DATE
2013030818 3/29/2016

IMAGE DESCRIPTION

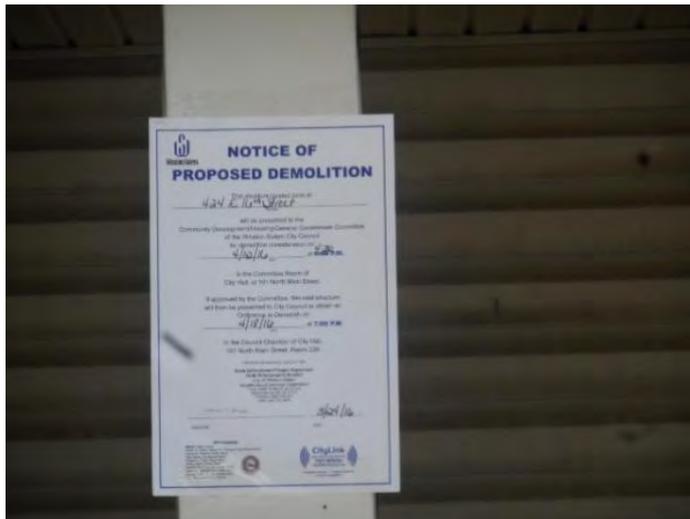
DESCRIPTION FOR DSCN9342.JPG



CODE CASE NBR IMAGE DATE
2013030818 3/29/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSCN9339.JPG



C-1.a. DRAFT

CODE CASE NBR IMAGE DATE
2013030818 3/29/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSCN9340.JPG

PROPOSED DEMOLITION

This structure located here at
424 E. 11th Street
ADDRESS

will be presented to the
Community Development/Housing/General Government Committee
of the Winston-Salem City Council
for demolition consideration on 4/30
4/18/16 DATE, at **5:00 P.M.**

in the Committee Room of
City Hall, at 101 North Main Street.

If approved by the Committee, this said structure
will then be presented to City Council to obtain an
Ordinance to Demolish on
4/18/16 DATE, at **7:00 P.M.**

in the Council Chamber of City Hall,
101 North Main Street, Room 230.

FOR MORE INFORMATION CONTACT THE:
Code Enforcement Project Supervisor
Code Enforcement Division
City of Winston-Salem
Neighborhood Services Department
100 E. FIRST STREET, SUITE 420
WINSTON SALEM, NC 27105
PHONE: (336) 794-1300
FAX: (336) 727-2878

Map & Directions | Map Only | **Directions Only** | [Print](#)

B. Winston-Salem Hotels NC booking.com/Winston-Salem-Hotels Low-Priced Winston-Salem Hotels. Save More Money with Our Hot Deals!

Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 424 E 16th St, Winston-Salem, NC 27105-6015

Enter notes here

255

Total Distance: 1.59 mi— Total Time: 8 mins

A	100 E 1st St, Winston-Salem, NC 27101-4037	Expand All
	Head toward S Chestnut St on E 1st St	Go for 305 ft Hide
↶	Turn left onto N Chestnut St	Go for 0.2 mi Hide
↷	Turn right onto E 3rd St	Go for 337 ft Hide
↶	Turn left onto Patterson Ave	Go for 1.1 mi Hide
↷	Turn right onto E 16th St	Go for 0.1 mi Hide
	Arrive at E 16th St. Your destination is on the right.	Hide
B	424 E 16th St, Winston-Salem, NC 27105-6015	Expand All

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014052044
PROPERTY ADDRESS 2925 PATTERSON AVE
TAX BLOCK 1174 **LOT(s)** 008
WARD NORTHEAST
PROPERTY OWNER(s) MARCEL T. WRIGHT & JAMIE E. LAYELL
LIS PENDENS 14m1582 **FILED** 8/25/2014

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 7/1/2014 and service was obtained by certified mail x regular x post x hand delivery___, and publication___ on 7/3/2014. The Hearing was held on 7/31/2014 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no x.
2. The **Finding and Order** was issued on 8/1/2014 and service was obtained by certified x regular x post x hand delivery___, and publication ___ on 8/4/2014. The Order directed the owner to **vacate and close or repair** the dwelling within 30 days from receipt. Time for compliance expired on 10/4/2014. The dwelling was found vacated and closed on 11/4/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 5/4/2015.
4. The notification letter was sent 3/23/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 4/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no x.

COMMENTS (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair \$414 Fair market value \$17,941
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2014052044

NEIGHBORHOOD CONSERVATION OFFICER:

Kelly Speaks - (336)734-1273

2925 PATTERSON

VIOL NBR VIOLATION DESCRIPTION
STATUS/ORDINANCE

803146 REPAIR OR REPLACE FRONT PORCH FLOOR -
MINOR V-10-197(G)(7)

803147 REPAIR OR REPLACE DEFECTIVE SIDING -
MINOR V-10-197(G)(3)

803145 REPLACE BROKEN WINDOW PANES -
UNFIT V-10-197(B)(4)

CD-Plus Report - Code Case Images

CODE CASE NBR IMAGE DATE
2014052044 5/19/2014

IMAGE DESCRIPTION
2925 Patterson Ave



CODE CASE NBR IMAGE DATE
2014052044 4/1/2016

IMAGE DESCRIPTION
2925 Patterson Ave



CODE CASE NBR IMAGE DATE
2014052044 4/1/2016

IMAGE DESCRIPTION
2925 Patterson Ave



C-1.b. DRAFT

CODE CASE NBR IMAGE DATE
2014052044 4/1/2016

IMAGE DESCRIPTION
2925 Patterson Ave



Map & Directions | Map Only | **Directions Only** | [Print](#)

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 2925 Patterson Ave NE, Winston-Salem, NC 27105-4316

Enter notes here

255

Total Distance: 2.37 mi— Total Time: 10 mins

A	100 E 1st St, Winston-Salem, NC 27101-4037	Expand All
	Head toward S Chestnut St on E 1st St	Go for 305 ft Hide
	Turn left onto N Chestnut St	Go for 0.2 mi Hide
	Turn right onto E 3rd St	Go for 337 ft Hide
	Turn left onto Patterson Ave	Go for 2.0 mi Hide
	Arrive at Patterson Ave NE. Your destination is on the right.	Hide
B	2925 Patterson Ave NE, Winston-Salem, NC 27105-4316	Expand All

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(1) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2012031262
PROPERTY ADDRESS 310 CLAYTON ST
TAX BLOCK 1906 **LOT(s)** 035
WARD NORTH
PROPERTY OWNER(s) QUETHER S. WILKINS JR.
LIS PENDENS 12m2095 FILED 7/31/2012

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 4/16/2012 and service was obtained by certified mail regular post hand delivery___, and publication___ on 4/26/2012 . The Hearing was held on 5/16/2012 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no .
2. The **Finding and Order** was issued on 6/21/2012 and service was obtained by certified regular post hand delivery___, and publication ___ on 6/31/2012 . The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 7/31/2012 . The dwelling was found vacated and closed on 8/9/2012 .
3. The dwelling became eligible for demolition under the six (6) month rule on 2/9/2012 .
4. The notification letter was sent 4/1/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 4/12/2016 . The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no .

COMMENTS (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **less than fifty percent (<50%)** of the present value of the dwelling.

Estimated cost to repair **\$7,038**

Fair market value **\$16,929**

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **repaired or demolished and removed within ninety (90) days. This structure can be repaired under In Rem provisions of the Minimum Housing Code with City Council approval.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2012031262

NEIGHBORHOOD CONSERVATION OFFICER:

Ola Brown - (336)734-1260

310 CLAYTON ST

**VIOL NBR VIOLATION DESCRIPTION
STATUS/ORDINANCE**

733251 REPAIR OR REPLACE ROOF COVERING - FALLING IN
UNFIT V-10-197(G)(6)

733253 REPLACE DEFECTIVE SHEATHING - FALLING IN
UNFIT V-10-197(G)(6)

733254 REPLACE DEFECTIVE RAFTERS - ROOF FALLING IN
UNFIT V-10-197(G)(6)

733255 REPAIR OR REPLACE SCREENS ON WINDOWS -
UNFIT V-10-197(B)(3)

733256 REPLACE BROKEN WINDOW PANES - VINES PUSHING THROUGH WINDOW GLASS
UNFIT V-10-197(B)(4)

CD-Plus Report - Code Case Images

CODE CASE NBR IMAGE DATE
2012031262 3/28/2012

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 3/28/2012

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 3/28/2012

IMAGE DESCRIPTION
310 Clayton Street



C-1.c. DRAFT

CODE CASE NBR IMAGE DATE
2012031262 3/28/2012

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 2/16/2015

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 2/16/2015

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 11/23/2015

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 11/23/2015

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 3/7/2016

IMAGE DESCRIPTION
310 Clayton Street



C-1.c. DRAFT

CODE CASE NBR IMAGE DATE
2012031262 3/7/2016

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 4/1/2016

IMAGE DESCRIPTION
310 Clayton Street



CODE CASE NBR IMAGE DATE
2012031262 4/1/2016

IMAGE DESCRIPTION



Map & Directions

Map Only

Directions Only

Print

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 310 Clayton St, Winston-Salem, NC 27105-3513

Enter notes here

255

Total Distance: 5.38 mi— Total Time: 11 mins

	A 100 E 1st St, Winston-Salem, NC 27101-4037	Expand All
	Head toward N Church St on E 1st St	Go for 45 ft Hide
	Turn left onto S Church St	Go for 0.2 mi Hide
	Turn right onto Cemetery St	Go for 229 ft Hide
	Turn right onto S Main St SE	Go for 141 ft Hide
	Take ramp onto I-40-BR E	Go for 0.6 mi Hide
	Take exit 6B toward NC-8 N/Mount Airy/Smith Reynolds Airport onto US-52 N/US-311 N (John M Gold Fwy)	Go for 0.9 mi Hide
	Continue on US-52 (John M Gold Fwy)	Go for 2.4 mi Hide
	Take exit 112 toward Akron Dr	Go for 0.2 mi Hide
	Turn left onto Akron Dr	Go for 0.5 mi Hide
	Continue on Indiana Ave	Go for 0.4 mi Hide
	Turn right onto Forest Hills Ave	Go for 334 ft Hide
	Turn right onto Clayton St	Go for 357 ft Hide
	Arrive at Clayton St. Your destination is on the right.	Hide
	B 310 Clayton St, Winston-Salem, NC 27105-3513	Expand All

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

City Council – Action Request Form

Date: March 30, 2016
To: The City Manager
From: D. Ritchie Brooks, Community and Business Development

Council Action Requested:

The adoption of an Ordinance ordering the Community and Business Development of the City of Winston-Salem to demolish structures unfit for human habitation and, otherwise to effectuate the purpose of Chapter 10, Article V, of the Winston-Salem City Code.

Summary of Information:

The structure units listed below have been condemned under the provision of the Housing Code. All required notices have been served and the time granted for compliance in each case has expired. The owner(s) has not complied with the Order to repair or demolish the structure unit.

STRUCTURE UNITS WITH REPAIRS MORE THAN FIFTY PERCENT OF VALUE OF STRUCTURE (>50%) SIX MONTHS

Owner	Property Location	Block & Lot(s)
RMBM, INC.	2606 Machine Street	1374 016
Christine B. Shouse Kautz	200 Stanleyville Manor Ave	4946 054
Superior Electro Finishes	0 Polo Road	1949 054
Jaser Inc.	1822 Waughtown Street	1821 101
Velma Edgerson	2109 Waughtown St Accy	1828 004
Ralph Edward Vestal	2710 Waughtown St	2643 009B

Committee Action:

Committee	_____	Action	_____
For	_____	Against	_____
Remarks:	_____		

TO: Tiffany Harris
FROM: Michelle M. McCullough
DATE: March 22, 2016
SUBJECT: Demolitions for April 12, 2016
 Community Development/Housing/General Government Committee Meeting

Bryce A. Stuart Municipal Building
 100 E. First Street
 P.O. Box 2511
 Winston-Salem, NC 27102
 CityLink 311 (336.727.8000)
 Fax 336.748.3163

Historic Resources staff has reviewed the following properties that are scheduled to go before the Community Development/Housing/General Government Committee on April 12, 2016 for demolition consideration:

1822 Waughtown Street
 2710 Waughtown Street
 2109 Waughtown Street. Accessory Building
 2606 Machine Street
 424 E. 16th Street
 3806 Carver School Road Accessory Building
 2925 Patterson Avenue
 310 Clayton Street
 200 Stanleyville Manor Avenue

While it appears that most of the properties were built prior to 1966, only two are located within National Register Historic Districts, 1822 and 2109 Waughtown Street. These two structures are listed in the Waughtown/Belview National Register Historic District. This district was approved in 2005. However, 2109 Waughtown Street is requesting only the removal of an accessory building.

Historic Resources staff has concerns about the loss of structures in the Waughtown/Belview Historic District; therefore, I have sent notice to Preserve Forsyth, the local Historic Preservation non-profit organization to advise them of this loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County.

If demolition for this structure is approved, Historic Resources staff would like to request that the Community and Business Development Department have the structure professionally photo-documented, submitting the photos to the Forsyth County Historic Resources Commission and any architectural elements be salvaged from the house prior to demolition.

None of the buildings are designated a Local Historic Landmark or located within designated local historic districts. Therefore, Historic Resources staff has no other special requests at this time.

If you have any questions, please call 747-7063.

cc Ritchie Brooks, Director, Community and Business Development
 Preserve Forsyth

**ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE
PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203((f)(2) OF THE CODE OF
THE CITY OF WINSTON-SALEM**

WHEREAS, the Community and Business Development Department, after due notice and hearing, determined that the property hereinafter described in Exhibit (s) was unfit for human habitation; and

WHEREAS, either the Mayor and City Council adopted an ordinance or the Housing Conservation Administrator issued a repair or vacate and close order; and

WHEREAS, the repairs necessary to render the structure fit for human habitation would exceed more than fifty percent (>50%) of the present value of the structure; and

WHEREAS, the owner of the property herein described in Exhibit(s) vacated and closed said structure and kept it vacated and closed for a period of six months pursuant to said Order; and

WHEREAS, the Mayor and City Council hereby finds that:

- (1) Six months has passed since the structure was vacated and closed pursuant to the previous order.
- (2) The property owner has abandoned the intent and purpose to repair, alter or improve the dwelling in said order to render it fit for human habitation.
- (3) The continuation of said structure in its vacated status will be inimical to health, safety, morals and welfare of the City in that the dwelling will continue to deteriorate, will create a fire and safety hazard, will be a threat to children and vagrants, will attract persons intent on criminal activities, will cause or contribute to blight and the deterioration of the property values in the area and will render unavailable property and dwelling which may otherwise have been available to

ease the persistent shortage of decent and affordable housing in this State and City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Winston-Salem, as follows:

Section 1. The owner(s) of the property herein described in Exhibit(s) is hereby ordered to demolish and remove said property within ninety days.

Section 2. In the event the owner(s) fails to comply with this order of the Mayor and City Council within the prescribed time period, the Community and Business Development Department of the City of Winston-Salem is hereby ordered and authorized to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property herein described by causing said dwelling be demolished and removed.

Section 3. The property to which this ordinance applies is known and described as set out in Exhibit(s) attached hereto and incorporated herein by reference.

Section 4. This ordinance shall become effective upon its adoption, and a copy hereof, certified by the Secretary of the City of Winston-Salem, shall be recorded in the office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantors index, as provided by law.

INSTRUMENT DRAWN BY:

CITY ATTORNEY

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2015020667
PROPERTY ADDRESS 2606 MACHINE ST
TAX BLOCK 1374 **LOT(s)** 016
WARD NORTHEAST
PROPERTY OWNER(s) RMBM INC
LIS PENDENS 15m908 FILED 7/10/2015

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 4/16/2015 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 4/21/2015. The hearing was held on 5/18/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no x.
2. The **Finding and Order** was issued on 6/5/2015 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 6/9/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 7/9/2015. The dwelling was found vacated and closed on 7/9/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 2/9/2016.
4. The notification letter was sent 3/23/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 4/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no x.

COMMENTS:

COUNCIL CONSIDERATION

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair 34,252 Fair market value 15,248

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2015020667

NEIGHBORHOOD CONSERVATION OFFICER:
Shawn Helm - (336)734-1271

2606 MACHINE ST

VIOL NBR VIOLATION DESCRIPTION
 STATUS/ORDINANCE

- 820377 PROVIDE DOOR -
UNFIT V-10-197(A)(15)
- 820378 REPAIR DOOR -
UNFIT V-10-197(A)(15)
- 820379 REPAIR KITCHEN CABINETS -
UNFIT V-10-197(A)(16)
- 820380 REPAIR LOCKSETS -
UNFIT V-10-197(B)(4)
- 820381 REPAIR WINDOW LOCKS -
UNFIT V-10-197(B)(4)
- 820382 REPAIR OR REPLACE SCREENS ON DOORS -
UNFIT V-10-197(B)(3)
- 820383 REPLACE BROKEN WINDOW PANES -
UNFIT V-10-197(B)(4)
- 820384 WEATHERSTRIP DOORS -
UNFIT V-10-197(B)(4)
- 820385 REPAIR OR REPLACE SCREENS ON WINDOWS -
UNFIT V-10-197(B)(3)
- 820386 WEATHERSTRIP DOORS -
UNFIT V-10-197(B)(4)
- 820387 REGLAZE WINDOWS -
UNFIT V-10-197(B)(4)
- 820388 REPAIR OR REPLACE WATER HEATER -
UNFIT V-10-197(D)(8)
- 820389 REPAIR LAVATORY AND/OR FIXTURES -
UNFIT V-10-197(D)(10)
- 820390 REPAIR KITCHEN SINK, FIXTURES AND/OR DRAIN -
UNFIT V-10-197(D)(10)
- 820391 REPAIR TUB FIXTURES -
UNFIT V-10-197(D)(10)
- 820392 INSTALL OUTLET -
UNFIT V-10-197(F)(3)

C-2.a. DRAFT

- 820393 PROVIDE ADEQUATE SERVICE EQUIPMENT AND LIGHTING PANEL -
UNFIT V-10-197(F)(10)
- 820394 REPAIR DEFECTIVE LIGHT FIXTURES -
UNFIT V-10-197(F)(1)
- 820395 REPAIR DEFECTIVE SWITCHES AND/OR OUTLETS TO INCLUDE COVERS -
UNFIT V-10-197(F)(1)
- 820396 REPAIR FOUNDATION VENTS -
UNFIT V-10-197(H)(6)(B)
- 820397 REPAIR DEFECTIVE FLOORING -
UNFIT V-10-197(G)(2)
- 820398 REPLACE DEFECTIVE JOISTS -
UNFIT V-10-197(G)(2)
- 820399 REPAIR HOLES IN WALLS AND CEILINGS -
UNFIT V-10-197(G)(4)
- 820400 REPLACE LOOSE WALL AND CEILING MATERIALS - THROUGHOUT HOUSE
UNFIT V-10-197(G)(4)
- 820401 PAINT WALLS AND CEILINGS -
UNFIT V-10-197(G)(4)
- 820402 REPLACE DEFECTIVE RAFTERS -
UNFIT V-10-197(G)(6)
- 820403 REPAIR SOFFIT AND/OR FACIA -
UNFIT V-10-197(G)(6)
- 820404 PROVIDE ACCESS DOOR TO ATTIC -
UNFIT V-10-197(G)(6)
- 820405 INSTALL ADEQUATE ATTIC VENTS -
UNFIT V-10-197(G)(6)(D)
- 820406 REPLACE DEFECTIVE SHEATHING -
UNFIT V-10-197(G)(6)
- 820407 REPAIR OR REPLACE ROOF COVERING -
UNFIT V-10-197(G)(6)
- 820408 REPAIR OR REPLACE ROOF COVERING -
UNFIT V-10-197(G)(6)
- 820409 REPAIR, REPLACE OR REMOVE GUTTERS AND DOWNSPOUTS -
UNFIT V-10-197(G)(6)
- 820410 PROVIDE REQUIRED FIRE-RESISTANCE PROTECTION TO PARTY WALLS AND CEILINGS -
UNFIT 702.3/SBC
- 820411 REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE -
UNFIT V-4-89(4)
- 820412 MAINTAIN FLOORS, WALLS - FIXTURES IN CLEAN AND SANITARY CONDITION -

UNFIT V-10-197(H)(4)

820413 PROVIDE R-19 CEILING INSULATION -
UNFIT V-10-197(I)

820414 PROVIDE OPERABLE SMOKE DETECTOR -
UNFIT V-10-197(L)(1)

820416 REPAIR COMMODE - REPLACE
UNFIT V-10-197(D)(2)

820417 RESEAT COMMODE -
UNFIT V-10-197(D)(10)

820418 PROVIDE HEATING FACILITY -
UNFIT V-10-197(E)(1)

820419 PROVIDE JUNCTION BOXES -
UNFIT V-10-197(F)(5)

CODE CASE NBR IMAGE DATE
2015020667 2/13/2015

IMAGE DESCRIPTION

DESCRIPTION FOR IMG_5422.JPG



CODE CASE NBR IMAGE DATE
2015020667 4/1/2016

IMAGE DESCRIPTION

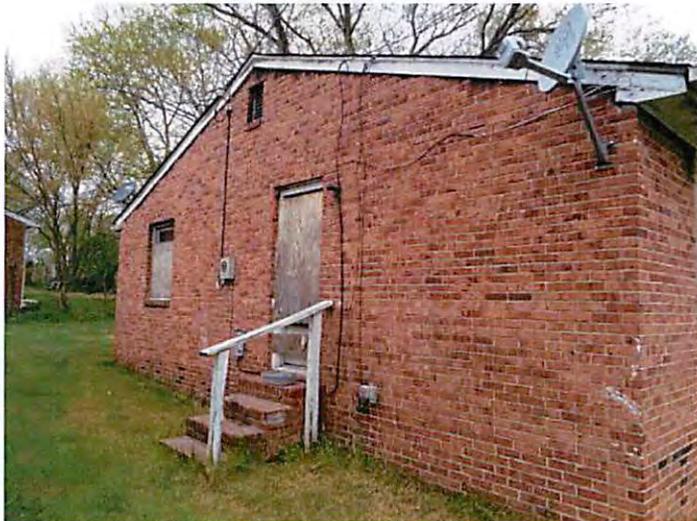
DESCRIPTION FOR DSC01564.JPG



CODE CASE NBR IMAGE DATE
2015020667 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC01565.JPG



C-2.a. DRAFT

CODE CASE NBR IMAGE DATE
2015020667 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC01566.JPG



CODE CASE NBR IMAGE DATE
2015020667 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC01567.JPG



Map & Directions

Map Only

Directions Only

Print

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 2606 Machine St, Winston-Salem, NC 27105-4710

Enter notes here

255

Total Distance: 4.16 mi— Total Time: 10 mins

A 100 E 1st St, Winston-Salem, NC 27101-4037	Expand All
Head toward N Church St on E 1st St	Go for 45 ft Hide
Turn left onto S Church St	Go for 0.2 mi Hide
Turn right onto Cemetery St	Go for 229 ft Hide
Turn right onto S Main St SE	Go for 141 ft Hide
Take ramp onto I-40-BR E	Go for 0.6 mi Hide
Take exit 6B toward NC-8 N/Mount Airy/Smith Reynolds Airport onto US-52 N/US-311 N (John M Gold Fwy)	Go for 0.9 mi Hide
Continue on US-52 (John M Gold Fwy)	Go for 1.4 mi Hide
Take exit 111A toward 28th St	Go for 0.1 mi Hide
Turn right onto N Cleveland Ave	Go for 337 ft Hide
Turn left onto E 25th St	Go for 0.6 mi Hide
Turn left onto Ansonia St	Go for 0.1 mi Hide
Turn right onto NE 26th St	Go for 0.1 mi Hide
Arrive at NE 26th St. Your destination is on the left.	Hide
B 2606 Machine St, Winston-Salem, NC 27105-4710	Expand All

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2012100038
PROPERTY ADDRESS 200 STANLEYVILLE MANOR AV
TAX BLOCK 4946 **LOT(s)** 054
WARD NORTHEAST
PROPERTY OWNER(s) CHRISTINE B SHOUSE KAUTZ
LIS PENDENS 12m5300 FILED 12/31/2012

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 10/23/2012 and service was obtained by certified mail regular post hand delivery___, and publication___ on 10/29/2012 . The Hearing was held on 11/26/2012 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no .
2. The **Finding and Order** was issued on 12/11/2012 and service was obtained by certified regular post hand delivery___, and publication ___ on 12/14/2012 . The Order directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 1/14/2013 . The dwelling was found vacated and closed on 1/14/2013 .
3. The dwelling became eligible for demolition under the six (6) month rule on 7/14/2013 .
4. The notification letter was sent 4/1/2016 advising the owner that the **Community Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 4/12/2016 . The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no .

COMMENTS (if any)

COUNCIL CONSIDERATION

The estimated cost to make repairs to needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$2,473 Fair market value \$1,000
 Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.** .

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2012100038

**NEIGHBORHOOD CONSERVATION OFFICER:
Kelly Speaks - (336)734-1273**

200 STANLEYVILLE MANOR AV

**VIOL NBR VIOLATION DESCRIPTION
STATUS/ORDINANCE**

- 750750 REPAIR SOFFIT AND/OR FACIA -
MINOR V-10-197(G)(6)
- 797228 REPAIR OR REMOVE ACCESSORY BUILDING -
MINOR V-10-197(G)(9)
- 750751 REPLACE DEFECTIVE SHEATHING -
UNFIT V-10-197(G)(6)
- 750752 REPAIR OR REPLACE ROOF COVERING -
UNFIT V-10-197(G)(6)
- 750753 REPAIR ROOF LEAK -
UNFIT V-10-197(G)(6)
- 750746 REPLACE BROKEN WINDOW PANES -
UNFIT V-10-197(B)(4)
- 750748 REPLACE DEFECTIVE RAFTERS -
UNFIT V-10-197(G)(6)

CD-Plus Report - Code Case Images

CODE CASE NBR IMAGE DATE
2012100038 2/12/2015

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 2/12/2015

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 2/12/2015

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



C-2.b. DRAFT

CODE CASE NBR IMAGE DATE
2012100038 2/12/2015

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 2/12/2015

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 2/12/2015

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 4/1/2016

IMAGE DESCRIPTION

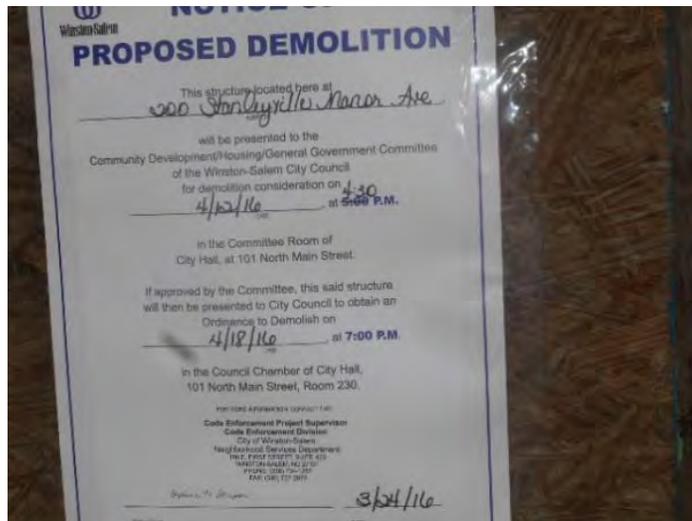
200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 4/1/2016

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 4/1/2016

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



C-2.b. DRAFT

CODE CASE NBR IMAGE DATE
2012100038 4/1/2016

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 4/1/2016

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



CODE CASE NBR IMAGE DATE
2012100038 4/1/2016

IMAGE DESCRIPTION

200 Stanleyville Manor Ave



Map & Directions | Map Only | **Directions Only** | [Print](#)

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Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 200 Stanleyville Manor Ave, Winston-Salem, NC 27045-9739

Enter notes here

255

Total Distance: 9.68 mi— Total Time: 16 mins

A	100 E 1st St, Winston-Salem, NC 27101-4037	Expand All
	Head toward N Church St on E 1st St	Go for 45 ft Hide
	Turn left onto S Church St	Go for 0.2 mi Hide
	Turn right onto Cemetery St	Go for 229 ft Hide
	Turn right onto S Main St SE	Go for 141 ft Hide
	Take ramp onto I-40-BR E	Go for 0.6 mi Hide
	Take exit 6B toward NC-8 N/Mount Airy/Smith Reynolds Airport onto US-52 N/US-311 N (John M Gold Fwy)	Go for 0.9 mi Hide
	Continue on US-52 (John M Gold Fwy)	Go for 6.1 mi Hide
	Take exit 115A toward University Pkwy North/Rural Hall/Stanleyville onto University Pkwy	Go for 1.6 mi Hide
	Turn left onto Stanleyville Manor Ave	Go for 0.1 mi Hide
	Arrive at Stanleyville Manor Ave. Your destination is on the left.	Hide
B	200 Stanleyville Manor Ave, Winston-Salem, NC 27045-9739	Expand All

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING CODE

CASE SUMMARY - HOUSING FILE NO. 2014120290
PROPERTY ADDRESS 0 POLO RD
TAX BLOCK 1949 **LOT(s)** 054
WARD NORTH
PROPERTY OWNER(s) SUPERIOR ELECTRO FINISHES INC
LIS PENDENS 15m462 FILED 4/8/2015

DUE PROCESS

1. The current Non-Residential Complaint and Notice of Hearing was issued 2/4/2015 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 2/6/2015. The hearing was held on 3/6/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no___.
2. The **Finding and Order** was issued on 3/16/2015 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 3/18/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 4/18/2015. The dwelling was found vacated and closed on 5/18/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 11/18/2015.
4. The notification letter was sent 4/1/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 4/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no .

COMMENTS:

COUNCIL CONSIDERATION

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$23,454

Fair Market Value \$5,700

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2014120290

**NEIGHBORHOOD CONSERVATION OFFICER:
Ola Brown - (336)734-1260**

0 POLO RD

**VIOL NBR VIOLATION DESCRIPTION
 STATUS/ORDINANCE**

816874 REPLACE BROKEN WINDOW PANES - THROUGHOUT STRUCTURE
UNFIT V-10-197(B)(4)

816875 REPAIR DOOR - FRONT AND SIDE
UNFIT V-10-197(A)(15)

816876 REPLACE DEFECTIVE RAFTERS -
UNFIT V-10-197(G)(6)

816877 REPLACE DEFECTIVE SHEATHING -
UNFIT V-10-197(G)(6)

816878 REPAIR OR REPLACE ROOF COVERING -
UNFIT V-10-197(G)(6)

816883 REPAIR OR REMOVE ACCESSORY BUILDING -
UNFIT V-10-197(G)(9)

816884 REPAIR SOFFIT AND/OR FACIA -
UNFIT V-10-197(G)(6)

CODE CASE NBR IMAGE DATE
2014120290 12/5/2014

IMAGE DESCRIPTION
DESCRIPTION FOR DSC02031.JPG



CODE CASE NBR IMAGE DATE
2014120290 12/5/2014

IMAGE DESCRIPTION
DESCRIPTION FOR DSC02024.JPG



CODE CASE NBR IMAGE DATE
2014120290 3/21/2016

IMAGE DESCRIPTION



C-2.c. DRAFT

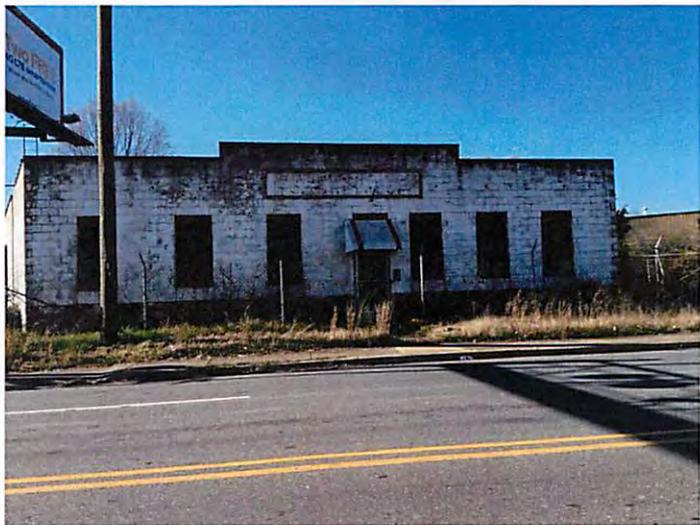
CODE CASE NBR IMAGE DATE
2014120290 3/21/2016

IMAGE DESCRIPTION



CODE CASE NBR IMAGE DATE
2014120290 3/21/2016

IMAGE DESCRIPTION



CODE CASE NBR IMAGE DATE
2014120290 3/21/2016

IMAGE DESCRIPTION



Map & Directions

Map Only

Directions Only

Print

Winston Salem, NC Hotels www.Orbitz.com/WinstonSalem Find Hotels in Winston Salem, NC. Official Site on the Long Weekend.

Ad



A 100 E 1st St, Winston-Salem, NC 27101-4037

B 115 Polo Rd, Winston-Salem, NC 27105-3438

Enter notes here

255

Total Distance: 4.21 mi— Total Time: 13 mins

A 100 E 1st St, Winston-Salem, NC 27101-4037	Expand All
Head toward N Church St on E 1st St	Go for 288 ft Hide
Turn right onto N Main St	Go for 0.6 mi Hide
Continue on N Liberty St	Go for 275 ft Hide
Turn left onto N Martin Luther King Jr Dr	Go for 416 ft Hide
Continue on W 8th St	Go for 0.1 mi Hide
Turn right onto N Cherry St	Go for 0.2 mi Hide
Continue on N Marshall St	Go for 291 ft Hide
Continue on University Pkwy	Go for 1.8 mi Hide
Keep right onto N Cherry St	Go for 0.7 mi Hide
Turn right onto Polo Rd	Go for 0.5 mi Hide
Arrive at Polo Rd. Your destination is on the left.	Hide
B 115 Polo Rd, Winston-Salem, NC 27105-3438	Expand All

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2014120387
PROPERTY ADDRESS 1822 WAUGHTOWN ST
TAX BLOCK 1821 LOT(s) 101
WARD SOUTHEAST
PROPERTY OWNER(s) JASER INC
LIS PENDENS 15M497 FILED 04/08/2015

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 01/06/2015 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 01/16/2015. The hearing was held on 2/5/2015 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no .
2. The **Finding and Order** was issued on 3/2/2015 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 03/09/2015. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 04/09/2015. The dwelling was found vacated and closed on 09/02/2015.
3. The dwelling became eligible for demolition under the six (6) month rule on 03/03/2016.
4. The notification letter was sent 03/21/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 04/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no .

COMMENTS:

COUNCIL CONSIDERATION

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$21,499.00 Fair market value \$41,000.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2014120387

NEIGHBORHOOD CONSERVATION OFFICER:

Greg Parker - (336)734-1267

1822 WAUGHTOWN ST

**VIOL NBR VIOLATION DESCRIPTION
STATUS/ORDINANCE**

817026 REPAIR OR REPLACE ROOF COVERING -
UNFIT V-10-197(G)(6)

817027 REPAIR ROOF LEAK -
UNFIT V-10-197(G)(6)

817024 REMOVE AND REPLACE FIRE DAMAGED PORTION OF STRUCTURE -
UNFIT HAZARDOUS V-4-89(4)

817025 EXTERIOR AND INTERIOR FRAMING MUST BE INSPECTED BEFORE COVERING WITH WALL
AND CEILING MATERIALS -
UNFIT HAZARDOUS V-4-91

CD-Plus Report - Code Case Images

CODE CASE NBR IMAGE DATE
2014120387 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00003.JPG



CODE CASE NBR IMAGE DATE
2014120387 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00002.JPG



CODE CASE NBR IMAGE DATE
2014120387 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00001.JPG



C-2.d. DRAFT

CODE CASE NBR IMAGE DATE
2014120387 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00004.JPG



YOUR TRIP TO:

1822 Waughtown St, Winston Salem, NC 27107



11 MIN | 4.3 MI

Trip time based on traffic conditions as of 9:50 AM on April 1, 2016. Current Traffic: Heavy



1. Start out going **east** on E 1st St toward S Chestnut St.

Then 0.17 miles 0.17 total miles



2. Take the 2nd **right** onto SE Salem Ave.

Then 0.43 miles 0.59 total miles



3. Take the 1st **left** onto Rams Dr.

Then 0.54 miles 1.13 total miles



4. Turn **right** onto S Martin Luther King Jr Dr/NC-109.

Then 0.44 miles 1.57 total miles



5. Turn **left** onto Reynolds Park Rd.

Then 1.41 miles 2.98 total miles



6. Turn **right** onto Butler St.

Then 0.98 miles 3.96 total miles



7. Turn **right** onto Waughtown St.

Then 0.33 miles 4.28 total miles



8. 1822 WAUGHTOWN ST is on the **left**.

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

C-2.d. DRAFT

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2012052396
PROPERTY ADDRESS 2109 WAUGHTOWN ST (accy. bldg.)
TAX BLOCK 1828 LOT(s) 004
WARD SOUTHEAST
PROPERTY OWNER(s) VELMA EDGERSON
LIS PENDENS 12M2346 FILED 08/29/2012

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 06/29/2012 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 07/10/2012. The hearing was held on 7/30/2012 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes ___ no .
2. The **Finding and Order** was issued on 8/8/2012 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 08/18/2012. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 09/18/2012. The dwelling was found vacated and closed on 09/24/2012.
3. The dwelling became eligible for demolition under the six (6) month rule on 03/24/2013.
4. The notification letter was sent 03/21/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 04/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes ___ no .

COMMENTS:

COUNCIL CONSIDERATION

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$2,000.00

Fair market value \$300.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2012052396

NEIGHBORHOOD CONSERVATION OFFICER:

Greg Parker - (336)734-1267

2109 WAUGHTOWN ST

VIOL NBR VIOLATION DESCRIPTION
STATUS/ORDINANCE

739315 REPAIR SOFFIT AND/OR FACIA -
UNFIT V-10-197(G)(6)

739316 REPLACE BROKEN WINDOW PANES -
UNFIT V-10-197(B)(4)

739317 OTHER - REPAIR WINDOW FRAME
UNFIT V-10-197

739318 REPAIR OR REMOVE ACCESSORY BUILDING - BLDG #2
UNFIT V-10-197(G)(9)

739319 OTHER - REPAIR GABLE VENT IN FRONT AND REAR
UNFIT V-10-197

CODE CASE NBR IMAGE DATE
2012052396 10/21/2014

IMAGE DESCRIPTION

DESCRIPTION FOR DSCN4454[1].JPG



CODE CASE NBR IMAGE DATE
2012052396 10/21/2014

IMAGE DESCRIPTION

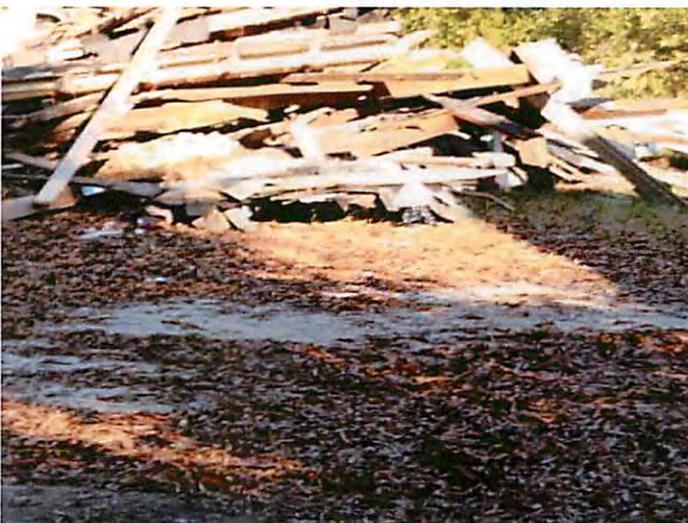
DESCRIPTION FOR DSCN4452[1].JPG



CODE CASE NBR IMAGE DATE
2012052396 10/21/2014

IMAGE DESCRIPTION

DESCRIPTION FOR DSCN4453[1].JPG



C-2.e. DRAFT

CODE CASE NBR IMAGE DATE
2012052396 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00032.JPG



CODE CASE NBR IMAGE DATE
2012052396 4/1/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00033.JPG



YOUR TRIP TO:



2109 Waughtown St, Winston Salem, NC 27107

10 MIN | 4.1 MI

Trip time based on traffic conditions as of 9:52 AM on April 1, 2016. Current Traffic: Heavy



1. Start out going **east** on E 1st St toward S Chestnut St.

Then 0.17 miles 0.17 total miles



2. Take the 2nd **right** onto SE Salem Ave.

Then 0.43 miles 0.59 total miles



3. Take the 1st **left** onto Rams Dr.

Then 0.54 miles 1.13 total miles



4. Turn **right** onto S Martin Luther King Jr Dr/NC-109.

Then 0.44 miles 1.57 total miles



5. Turn **left** onto Reynolds Park Rd.

Then 1.41 miles 2.98 total miles



6. Turn **right** onto Butler St.

Then 0.98 miles 3.96 total miles



7. Turn **right** onto Waughtown St.

Then 0.10 miles 4.06 total miles



8. 2109 WAUGHTOWN ST is on the **right**.

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

C-2.e. DRAFT

**CODE ENFORCEMENT PURSUANT TO SEC. 10-203(f)(2) OF THE HOUSING
CODE**

CASE SUMMARY - HOUSING FILE NO. 2013120140
PROPERTY ADDRESS 2710 WAUGHTOWN ST
TAX BLOCK 2643 LOT(s) 009B
WARD SOUTHEAST
PROPERTY OWNER(s) RALPH EDWARD VESTAL
LIS PENDENS 14M1028 FILED 06/17/2014

DUE PROCESS

1. The current Complaint and Notice of Hearing was issued 01/10/2014 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 01/20/2014. The hearing was held on 2/10/2014 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint yes___ no .
2. The **Finding and Order** was issued on 4/14/2014 and service was obtained by certified mail regular post hand delivery ___ publication ___ on 04/24/2014. The **Order** directed the owner to **vacate and close or repair** the dwelling with **30** days from receipt. Time for compliance expired on 05/24/2014. The dwelling was found vacated and closed on 08/13/2014.
3. The dwelling became eligible for demolition under the six (6) month rule on 02/13/2015.
4. The notification letter was sent 03/21/2016 advising the owner that the **Community and Development/Housing/General Government Committee** of the City Council would be considering demolition of this dwelling at their meeting on 04/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes___ no .

COMMENTS:

COUNCIL CONSIDERATION

The estimated cost to make repairs needed to render this dwelling fit for human habitation is **more than fifty percent (>50%)** of the present value of the dwelling.

Estimated cost to repair \$6,825.00 Fair market value \$11,557.00

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be **demolished and removed within ninety (90) days.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2013120140

NEIGHBORHOOD CONSERVATION OFFICER:

Greg Parker - (336)734-1267

2710 WAUGHTOWN ST

<u>VIOL NBR</u>	<u>VIOLATION DESCRIPTION</u>	<u>STATUS/ORDINANCE</u>
-----------------	------------------------------	-------------------------

790304	PAINT OR TREAT EXTERIOR WOOD WITH PROTECTIVE COATING -	MINOR V-10-197(G)(3)
--------	--------------------------------------------------------	----------------------

790302	REPLACE BROKEN WINDOW PANES -	UNFIT V-10-197(B)(4)
--------	-------------------------------	----------------------

790303	REPAIR FOUNDATION VENTS -	UNFIT V-10-197(H)(6)(B)
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790305	REPAIR KITCHEN CABINETS -	UNFIT V-10-197(A)(16)
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790306	REPLACE BROKEN WINDOW PANES - INSIDE FRENCH DOORS	UNFIT V-10-197(B)(4)
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790308	REPAIR COMMODE -	UNFIT V-10-197(D)(2)
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790309	PROVIDE DOOR - PROVIDE DOOR KNOBS TO ALL INSIDE DOORS	UNFIT V-10-197(A)(15)
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790310	PROVIDE HEATING FACILITY -	UNFIT V-10-197(E)(1)
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790311	REPAIR DOOR - BED RM#1	UNFIT V-10-197(A)(15)
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790312	REPAIR OR REPLACE SCREENS ON DOORS -	UNFIT V-10-197(B)(3)
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790314	REPAIR LAVATORY AND/OR FIXTURES -	UNFIT V-10-197(D)(10)
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790316	REPAIR TUB FIXTURES -	UNFIT V-10-197(D)(10)
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790317	OTHER - REPAIR SINK AND TUB	UNFIT V-10-197
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790318	OTHER - COVER FOR ELECT BOX	UNFIT V-10-197
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790319	REPAIR OR REPLACE LOOSE FLOOR COVERING - BATH RM	UNFIT V-10-197(G)(2)
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790320	REPAIR HOLES IN WALLS AND CEILINGS - KITCHEN LIVING RM DINN RM BED RM#1 #2	UNFIT V-10-197(G)(4)
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C-2.f. DRAFT

790322 OTHER - COVER FOR DRYER VENT
UNFIT V-10-197

790323 OTHER - COVER FOR ELECT BOX
UNFIT V-10-197

CD-Plus Report - Code Case Images

CODE CASE NBR IMAGE DATE
2013120140 3/31/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00027.JPG



CODE CASE NBR IMAGE DATE
2013120140 3/31/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00028.JPG



CODE CASE NBR IMAGE DATE
2013120140 3/31/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00031.JPG



C-2.f. DRAFT

CODE CASE NBR IMAGE DATE
2013120140 3/31/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00030.JPG



CODE CASE NBR IMAGE DATE
2013120140 3/31/2016

IMAGE DESCRIPTION

DESCRIPTION FOR DSC00029.JPG



YOUR TRIP TO:



2710 Waughtown St, Winston Salem, NC 27107

11 MIN | 4.5 MI

Trip time based on traffic conditions as of 9:48 AM on April 1, 2016. Current Traffic: Heavy



1. Start out going **east** on E 1st St toward S Chestnut St.

Then 0.17 miles 0.17 total miles



2. Take the 2nd **right** onto SE Salem Ave.

SE Salem Ave is just past Patterson Ave.

Then 0.43 miles 0.59 total miles



3. Take the 1st **left** onto Rams Dr.

Rams Dr is 0.2 miles past Cemetery St.

If you reach City Yard Dr you've gone about 0.1 miles too far.

Then 0.54 miles 1.13 total miles



4. Turn **right** onto S Martin Luther King Jr Dr/NC-109.

If you are on Stadium Dr and reach Wssu Dr you've gone about 0.1 miles too far.

Then 0.44 miles 1.57 total miles



5. Turn **left** onto Reynolds Park Rd.

Reynolds Park Rd is 0.2 miles past Wssu Dr.

If you reach Argonne Blvd you've gone about 0.3 miles too far.

Then 2.59 miles 4.16 total miles



6. Turn **right** onto Waughtown St.

Waughtown St is 0.1 miles past Norvista Cv.

If you are on E Sprague St and reach Sprague Ct you've gone a little too far.

Then 0.33 miles 4.49 total miles



7. 2710 WAUGHTOWN ST is on the **left**.

Your destination is 0.1 miles past Cole Rd.

If you reach Weavil St you've gone a little too far.

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

C-2.f. DRAFT

City Council – Action Request Form

Date: March 30, 2016
To: The City Manager
From: D. Ritchie Brooks, Community and Business Development

Council Action Requested:

The adoption of an Ordinance ordering the Community and Business Development of the City of Winston-Salem to demolish structures unfit for human habitation and, otherwise to effectuate the purpose of Chapter 10, Article V, of the Winston-Salem City Code.

Summary of Information:

The structure units listed below have been condemned under the provision of the Housing Code. All required notices have been served and the time granted for compliance in each case has expired. The owner(s) has not complied with the Order to repair or demolish the structure unit.

**STRUCTURE UNITS WITH REPAIRS EXCEEDING SIXTY-FIVE PERCENT (65%)
OF VALUE OF STRUCTURE**

Owner	Property Location	Block & Lot(s)
Harvey L. Wilkins	3806 Carver School Road Accy	3205 031D

Committee Action:

Committee	_____	Action	_____
For	_____	Against	_____

Remarks: _____

Memorandum

TO: Tiffany Harris
FROM: Michelle M. McCullough
DATE: March 22, 2016
SUBJECT: Demolitions for April 12, 2016
 Community Development/Housing/General Government Committee Meeting

Bryce A. Stuart Municipal Building
 100 E. First Street
 P.O. Box 2511
 Winston-Salem, NC 27102
 CityLink 311 (336.727.8000)
 Fax 336.748.3163

Historic Resources staff has reviewed the following properties that are scheduled to go before the Community Development/Housing/General Government Committee on April 12, 2016 for demolition consideration:

1822 Waughtown Street
 2710 Waughtown Street
 2109 Waughtown Street. Accessory Building
 2606 Machine Street
 424 E. 16th Street
 3806 Carver School Road Accessory Building
 2925 Patterson Avenue
 310 Clayton Street
 200 Stanleyville Manor Avenue

While it appears that most of the properties were built prior to 1966, only two are located within National Register Historic Districts, 1822 and 2109 Waughtown Street. These two structures are listed in the Waughtown/Belview National Register Historic District. This district was approved in 2005. However, 2109 Waughtown Street is requesting only the removal of an accessory building.

Historic Resources staff has concerns about the loss of structures in the Waughtown/Belview Historic District; therefore, I have sent notice to Preserve Forsyth, the local Historic Preservation non-profit organization to advise them of this loss. Their mission is to promote, protect, and advocate for Historic Resources in Forsyth County.

If demolition for this structure is approved, Historic Resources staff would like to request that the Community and Business Development Department have the structure professionally photo-documented, submitting the photos to the Forsyth County Historic Resources Commission and any architectural elements be salvaged from the house prior to demolition.

None of the buildings are designated a Local Historic Landmark or located within designated local historic districts. Therefore, Historic Resources staff has no other special requests at this time.

If you have any questions, please call 747-7063.

cc Ritchie Brooks, Director, Community and Business Development
 Preserve Forsyth

**ORDINANCE ORDERING THE COMMUNITY AND BUSINESS DEVELOPMENT
DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH
STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO
EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-
SALEM CITY CODE**

WHEREAS, the Community and Business Development Department, after due notice and hearing, has determined that the property hereinafter described is unfit for human habitation and that the owner thereof has failed to repair the same so as to bring it into compliance with the Housing Code of the City within the time granted in an order issued by the Department; and

WHEREAS, the necessary repairs, alterations or improvements required to bring the structure up to the Standards required under the Housing Code of the City of Winston-Salem cannot be made at a reasonable cost in relation to the value of the structure, that is, not to exceed sixty five percent (>65%) of the value;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Winston-Salem, as follows:

Section 1. The Community and Business Development Department of the City of Winston-Salem is hereby ordered to proceed to effectuate the purpose of the Housing Code of the City of Winston-Salem (Chapter 10, Article V of the Code of the City of Winston-Salem) with respect to the property hereinafter described, which the Community and Business Development Department has heretofore found to be unfit for human habitation. The Housing Conservation Administrator shall cause all structure on said property heretofore found by him to be unfit for human habitation to be removed or demolished, and he is hereby authorized and directed to take such other action and to exercise such other powers with respect to said

property as may be necessary or convenient to carry out and effectuate the provisions of the Housing Code of the City of Winston-Salem.

Section 2. The property to which this Ordinance applies is known and described as set out in Exhibit attached hereto and incorporated herein by reference.

Section 3. This ordinance shall be effective from and after its adoption, and a copy hereof, certified by the Secretary of the City of Winston-Salem, shall be recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and shall be indexed in the name of the property owner(s) in the grantor index, as provided by law.

INSTRUMENT DRAWN BY

CITY ATTORNEY

CODE ENFORCEMENT PURSUANT TO SEC. 10-203(e) OF THE HOUSING CODECASE SUMMARY - HOUSING FILE NO. 2013021079

PROPERTY ADDRESS 3806 CARVER SCHOOL RD (ACCY)
 TAX BLOCK 3205 LOT(s) 031D
 WARD NORTHEAST
 PROPERTY OWNER(s) HARVEY L WILKINS
 LIS PENDENS 13m1331 FILED 6/13/2013

DUE PROCESS

1. The current **Complaint and Notice of Hearing** was issued 4/19/2013 and service was obtained by certified mail regular post hand delivery 4/25/2013, and publication _____ on _____. The Hearing was held on 5/20/2013 and the owner/agent appeared and/or contacted the Community and Business Development Department regarding the complaint. yes _____ no .
2. The **Finding and Order** was issued on 5/29/2013 and service was obtained by certified mail regular post hand delivery _____ and publication _____ on 6/8/2013. The **Order** directed the owner to **vacate and close or repair** the dwelling within **30** days from receipt. Time for compliance expired on 7/8/2013.
3. The notification letter was sent 3/23/2016 advising the owner that the Community Development/Housing/General Government Committee of the City Council would be considering demolition of this dwelling at their meeting on 4/12/2016. The notice further advised that if they intended to request an extension of time, they should present evidence of their intent to the Community and Business Development Director prior to the Committee meeting. Director was contacted yes _____ no .

COMMENTS (if any)COUNCIL CONSIDERATION

The estimated cost to make repairs to bring this substandard structure into compliance with Housing Code Standards as prescribed in the Housing code **exceeds sixty-five percent (65%) of the value.**

Estimated cost to repair **\$1,098** Fair market value **\$100**

Based on the above information, it is recommended that an Ordinance be adopted to cause this dwelling to be **removed or demolished.**

CODE DEFICIENCIES - EXHIBIT A

CASE NO: 2013021079

NEIGHBORHOOD CONSERVATION OFFICER:
Shawn Helm - (336)734-1271

3806 CARVER SCHOOL RD (ACCESSORY BUILDING)

VIOL NBR VIOLATION DESCRIPTION
 STATUS/ORDINANCE

761989 THE REPAIR OF THE STRUCTURE WILL EXCEED SIXTY-FIVE PERCENT (65%) OF THE VALUE -
 DEMO V-97-(B)(2)

761983 REPAIR DOOR -
 UNFIT V-10-197(A)(15)

761984 REPAIR OR REPLACE DEFECTIVE SIDING -
 UNFIT V-10-197(G)(3)

761985 REPAIR DEFECTIVE FLOORING -
 UNFIT V-10-197(G)(2)

761986 REPLACE DEFECTIVE RAFTERS -
 UNFIT V-10-197(G)(6)

761987 REPLACE DEFECTIVE SHEATHING -
 UNFIT V-10-197(G)(6)

761988 REPAIR OR REPLACE ROOF COVERING -
 UNFIT V-10-197(G)(6)

CD-Plus Report - Code Case Images

CODE CASE NBR IMAGE DATE
2013021079 3/28/2014

IMAGE DESCRIPTION

DESCRIPTION FOR DSCN0870[1].JPG



CODE CASE NBR IMAGE DATE
2013021079 3/28/2014

IMAGE DESCRIPTION

DESCRIPTION FOR DSCN0869[1].JPG



Map & Directions | Map Only | **Directions Only** | [Print](#)

B. Winston-Salem Hotels NC booking.com/Winston-Salem-Hotels Low-Priced Winston-Salem Hotels. Save More Money with Our Hot Deals!

Ad



- A** 100 E 1st St, Winston-Salem, NC 27101-4037
- B** 3806 Carver School Rd, Winston-Salem, NC 27105-3943

Enter notes here

255

Total Distance: 4.46 mi— Total Time: 13 mins

A	100 E 1st St, Winston-Salem, NC 27101-4037	Expand All
	Head toward S Chestnut St on E 1st St	Go for 305 ft Hide
↩	Turn left onto N Chestnut St	Go for 0.3 mi Hide
↪	Turn right onto E 4th St	Go for 0.4 mi Hide
↩	Turn left onto Metropolitan Dr NE	Go for 377 ft Hide
↪	Turn right onto E 5th St	Go for 0.4 mi Hide
↩	Turn left onto N Martin Luther King Jr Dr	Go for 0.1 mi Hide
↪	Turn right onto New Walkertown Rd (US-311)	Go for 2.1 mi Hide
↩	Turn left onto Carver School Rd	Go for 1.1 mi Hide
	Arrive at Carver School Rd NE. Your destination is on the left.	Hide
B	3806 Carver School Rd, Winston-Salem, NC 27105-3943	Expand All

When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

Memorandum



Winston-Salem

**Community and Business
Development Department**

P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.727.2878

TO: Mayor Joines and City Council Members
FROM: D. Ritchie Brooks, Director
DATE: April 5, 2016
SUBJECT: UJIMA CDC Emmanuel Retirement Village-Requested information from Finance Committee
CC:

The following information is provided in response to the Finance Committee's request at its March 21, 2016 meeting:

1. List and map of Elderly Independent Housing Developments in Winston-Salem
2. Rent comparable and market rate elderly housing in the area. (Comparable and Market Rate information is from a Section of the Market Study provided by UJIMA)
3. Maps showing the location of the property. Three maps attached.
 - Map 1-Site Plan
 - Map 2-Property Location-Barbara Jane Ave
 - Map 3-Showing location by way of Old Greensboro Rd
4. What does the city have in place to provide technical assistance and support to an organization that this would be their first development, has little experience, capacity and financial stability?



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leigh, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

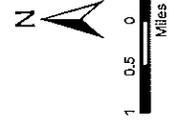
Elderly Independent Housing in Winston-Salem

Project	Address	City	State	ZIP	Ward	Financing	Total Units	OBR Units	OBR Rent	IBR Units	IBR Rent	2BR Units	2BR Rent
Alders Point	590 Mock St	Winston-Salem	NC	27127	East	Tax Credit	100	0	NA	100	\$520	0	NA
Andrews Heights Apartments	123 Ferrell Heights Ct	Winston-Salem	NC	27101	East	Tax Credit	56	0	NA	56	\$490	0	NA
Assembly Terrace	3731 University Pky	Winston-Salem	NC	27106	North	HUD	60	0	NA	60	\$525	0	NA
Azalea Terrace Apartments	100 Azalea Terrace Ct	Winston-Salem	NC	27105	North	Tax Credit	100	0	NA	100	\$514	0	NA
Cherry Hill Apartments	840 W. 14th St	Winston-Salem	NC	27105	North	HUD	40	0	NA	40	\$599	0	NA
Cherry Hill Manor Apartments	2642 Cherry Street	Winston-Salem	NC	27101	North	Market	14	0	NA	0	NA	14	385
Country Village	201 Park Ridge Circle	Winston-Salem	NC	27101	West	HUD	150	0	NA	146	NA	4	NA
Crystal Towers	625 West 6 th Street	Winston-Salem	NC	27101	North	Public Housing	201	81	\$478	120	\$500	0	NA
Goler Manor Apartments	601 N. Chestnut Street	Winston-Salem	NC	27101	East	HUD	79	0	NA	79	\$439	0	NA
Granville Place Apartments	650 Granville Drive	Winston-Salem	NC	27101	South	HUD	100	0	NA	100	\$627	0	NA
Granville Plaza Apartments	601 Hutton Street	Winston-Salem	NC	27101	South	HUD	42	0	NA	42	\$566	0	NA
Hawthorne Hill Apts	2050 Craig Street	Winston-Salem	NC	27103	Southwest	Market	37	0	NA	37	\$345	0	NA
Healy Towers	3450 Healy Drive	Winston-Salem	NC	27103	Southwest	Public Housing	105	30	\$478	75	\$500	0	NA
Holland Houses	955 Mt. Zion Place	Winston-Salem	NC	27101	East	HUD	114	0	NA	114	\$586	0	NA
Hunt Park Apts	5100 Hunt Park Court	Winston-Salem	NC	27106	North	Tax Credit	60	0	NA	40	\$549	20	\$650
Spring Hill Apts	618 N. Spring Street	Winston-Salem	NC	27101	Northwest	HUD	11	0	NA	11	\$635	0	NA
St. Peter's Heritage Place	3727 Old Lexington Road	Winston-Salem	NC	27107	Southeast	HUD	42	0	NA	42	\$461	0	NA
Sunrise Towers	801 N. Martin Luther King Jr. Drive	Winston-Salem	NC	27101	East	Public Housing	195	75	\$478	120	\$500	0	NA
University Place Apts	1623 East 3 rd Street	Winston-Salem	NC	27101	East	HUD	96	10	\$923	83	\$976	3	\$1,102
Vespers Apts	1300 Woughtown Street	Winston-Salem	NC	27107	Southeast	Tax Credit	24	0	NA	24	\$673	0	NA
Wachovia Hill Apts	100 S. Spruce Street	Winston-Salem	NC	27101	Northwest	HUD	26	0	NA	26	\$680	0	NA
West Hill Apts	201 N. Sunset Drive	Winston-Salem	NC	27101	Northwest	HUD	63	0	NA	63	\$663	0	NA
Winston Summit	137 Columbine Drive	Winston-Salem	NC	27106	Northwest	HUD	100	0	NA	95	\$525	5	\$625
TOTALS							1,815	196		1,573		46	

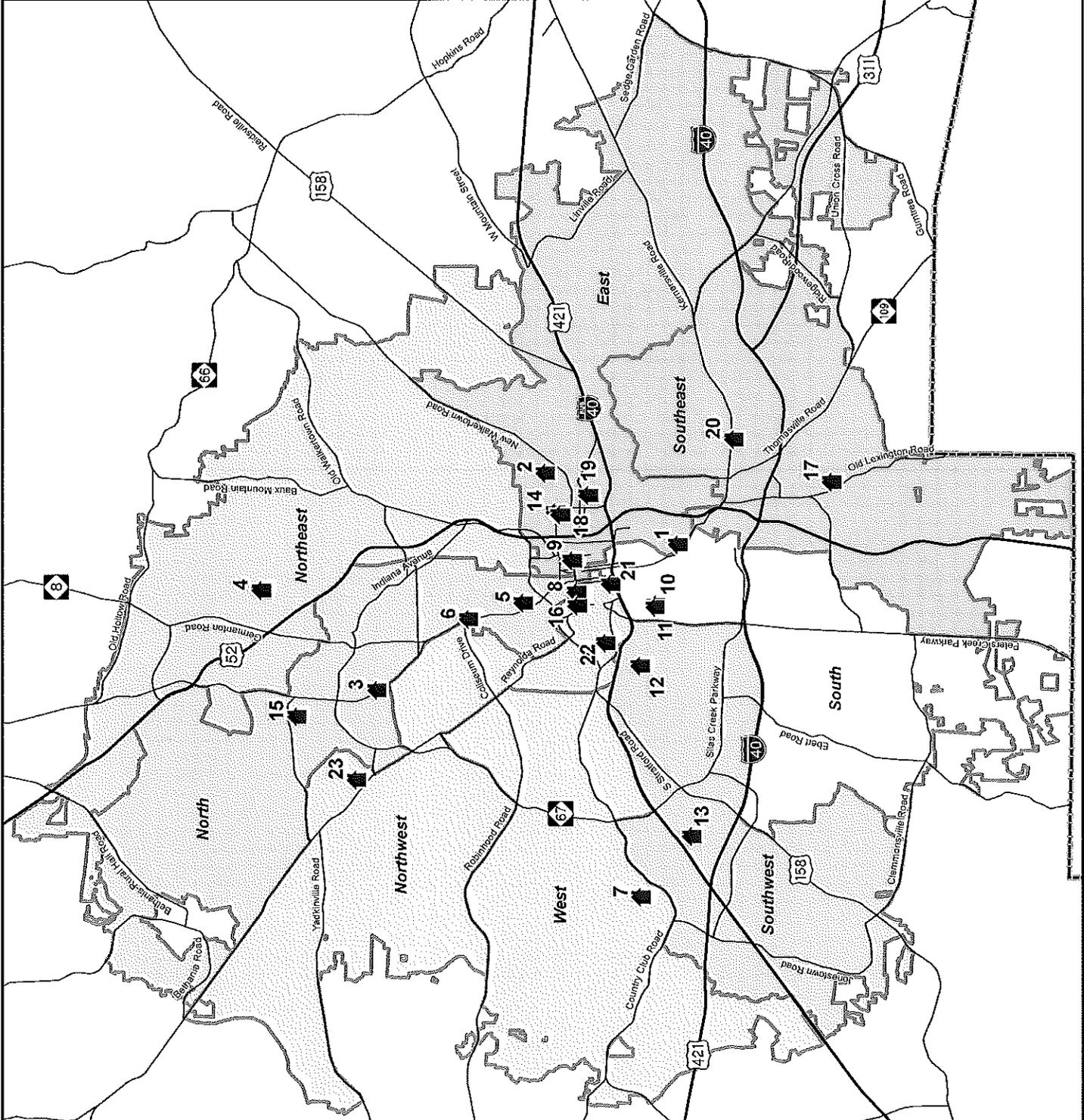
Note: This list does not include any assisted living or nursing homes.

City of Winston-Salem Senior Housing

- 1 Alder's Point
- 2 Andrews Heights Apartments
- 3 Assembly Terrace
- 4 Azalea Terrace Apartments
- 5 Cherry Hill Apartments
- 6 Cherry Hill Manor Apartments
- 7 Country Village
- 8 Crystal Towers
- 9 Goler Manor Apartments
- 10 Granville Place Apartments
- 11 Granville Plaza Apartments
- 12 Hawthorne Hill Apts
- 13 Healy Towers
- 14 Holland Homes
- 15 Hunt Park Apts
- 16 Spring Hill Apts
- 17 St. Peter's Heritage Place
- 18 Sunrise Towers
- 19 University Place Apts
- 20 Vespers Apts
- 21 Wachovia Hill Apts
- 22 West Hill Apts
- 23 Winston Summit



Plot Date: 3/28/2016
 Data Sources: Community and Business Development data
 Forsyth County & Winston-Salem GIS
 Created by: GIS & Mapping Section
 Planning & Development Services Department
 P.O. Box 551, Winston-Salem, NC 27102
 336.727.8000
 www.cityofws.org/planning



Comparable and Market Rate Information
From a Section of the Market Study Provided by UJIMA

A narrative regarding the selection of our rent comparables, the basis for our rent adjustments, and the development of our rent conclusion for the 1BR/1BA/684sf units is presented in this section.

Selection of Rent Comparables

Our analysis included the evaluation of a total of 9 unit types found at 4 properties in the vicinity of the subject property. We selected the 5 most comparable unit types to utilize as rent comparables for purposes of this analysis. A description of the selected comparables is found below:

Comparable 1

Bromley Park Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2002. This property includes a total of 91 1BR/1BA/650sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$578 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 2

Carlyle Place Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2005. This property includes a total of 36 1BR/1BA/688sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$589 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 3

Gallery Lofts Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2009. This property includes a total of 28 1BR/1BA/663sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$625 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 4

Gallery Lofts Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2009. This property includes a total of 12 2BR/1BA/783sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$725 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 5

Legacy Park Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2007. This property includes a total of 90 1BR/1BA/770sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$650 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

As noted earlier, our analysis included a total of 9 unit types found at 4 properties in the vicinity of the subject property. Each comparable was ranked according to the total dollar value of adjustments arrived at in our rent comparability analysis. The 5 comparables with the least adjustments were designated as being most comparable for rent comparability purposes. These comparables are highlighted in the table found below:

Identifying the Best Rent Comparables						
Property	Property Key	Project Type	Unit Type	Indicated Rent	Adjustments	Rank
Bromley Park Apartments	012	Family	1BR/1BA/650sf	\$683	\$105	3
Bromley Park Apartments	012	Family	2BR/2BA/940sf	\$645	\$280	6
Carlyle Place Apartments	016	Family	1BR/1BA/688sf	\$686	\$99	2
Carlyle Place Apartments	016	Family	2BR/2BA/943sf	\$658	\$284	7

Legacy Park Apartments	062	Family	2BR/1BA/1200sf	\$715	\$322	9
Legacy Park Apartments	062	Family	2BR/1BA/1200sf	\$715	\$322	9
Legacy Park Apartments	062	Family	2BR/1BA/1200sf	\$715	\$322	9
Legacy Park Apartments	062	Family	2BR/1BA/1200sf	\$715	\$322	9
Legacy Park Apartments	062	Family	2BR/1BA/1200sf	\$715	\$322	9

Rent Adjustments

The adjustments used in this analysis came from feedback from experienced managers of multifamily properties. We interviewed property management personnel from several national companies to come up with a range of rent adjustments for this analysis. For certain physical features of the subject property, we used the survey average. For location, condition, effective age and other physical features, we identified the adjustments that minimized the sample variance in our data set. This technique, known as statistical extraction, is very similar to the matched-paired approach.

We used the HUD Utility Schedule Model to derive utility adjustments in this analysis. The HUD model - which accounts for building type, building age, and unit size - included a current energy survey for the market area.

Adjustments represent dollar amounts by which the subject property varies from the comparable properties. If the subject is better, a "plus" adjustment is made. If the subject is inferior, a "minus" adjustment is made.

Indicated Rent

Our analysis suggests a rent of \$700 for the 1BR/1BA/684sf units at the subject property.

In arriving at our rent conclusion we considered the number and sum of adjustments as well as the ratio of the adjusted rent to the unadjusted rent for each comparable. We also considered a variety of statistical measures including the mean, median, range and standard deviation of the adjusted rents. We even evaluated the modified mean - the average adjusted rent with the high and low samples eliminated from the data - in arriving at our rent conclusion.

A narrative regarding the selection of our rent comparables, the basis for our rent adjustments, and the development of our rent conclusion for the 2BR/2BA/960sf units is presented in this section.

Selection of Rent Comparables

Our analysis included the evaluation of a total of 9 unit types found at 4 properties in the vicinity of the subject property. We selected the 5 most comparable unit types to utilize as rent comparables for purposes of this analysis. A description of the selected comparables is found below:

Comparable 1

Bromley Park Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2002. This property includes a total of 107 2BR/2BA/940sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$669 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 2

Carlyle Place Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2005. This property includes a total of 48 2BR/2BA/943sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$680 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 3

Gallery Lofts Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2009. This property includes a total of 12 2BR/1BA/783sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$725 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 4

Legacy Park Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2007. This property includes a total of 60 2BR/1BA/1080sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$765 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

Comparable 5

Legacy Park Apartments is a market rate property located in Winston Salem, North Carolina that was originally constructed in 2007. This property includes a total of 48 2BR/1BA/1200sf units that were selected for purposes of this rent comparability analysis. Management is currently charging \$805 (net of concessions) for this unit type. Further details regarding the utility configuration and amenities associated with this unit type are found in the Appendix to this report.

As noted earlier, our analysis included a total of 9 unit types found at 4 properties in the vicinity of the subject property. Each comparable was ranked according to the total dollar value of adjustments arrived at in our rent comparability analysis. The 5 comparables with the least adjustments were designated as being most comparable for rent comparability purposes. These comparables are highlighted in the table found below:

Identifying the Best Rent Comparables						
Property	Property Key	Project Type	Unit Type	Indicated Rent	Adjustments	Rank
Bromley Park Apartments	012	Family	1BR/1BA/650sf	\$809	\$231	8
Bromley Park Apartments	012	Family	2BR/2BA/940sf	\$771	\$102	2
Carlyle Place Apartments	016	Family	1BR/1BA/688sf	\$812	\$223	7
Carlyle Place Apartments	016	Family	2BR/2BA/943sf	\$784	\$104	3

Gallery Lofts Apartments	038	Family	1BR/1BA/663sf	\$841	\$280	9
Gallery Lofts Apartments	038	Family	2BR/1BA/783sf	\$877	\$172	5
Legacy Park Apartments	062	Family	1BR/1BA/770sf	\$832	\$184	6
Legacy Park Apartments	062	Family	2BR/1BA/1080sf	\$837	\$96	1
Legacy Park Apartments	062	Family	2BR/1BA/1200sf	\$841	\$132	4

Rent Adjustments

The adjustments used in this analysis came from feedback from experienced managers of multifamily properties. We interviewed property management personnel from several national companies to come up with a range of rent adjustments for this analysis. For certain physical features of the subject property, we used the survey average. For location, condition, effective age and other physical features, we identified the adjustments that minimized the sample variance in our data set. This technique, known as statistical extraction, is very similar to the matched-paired approach.

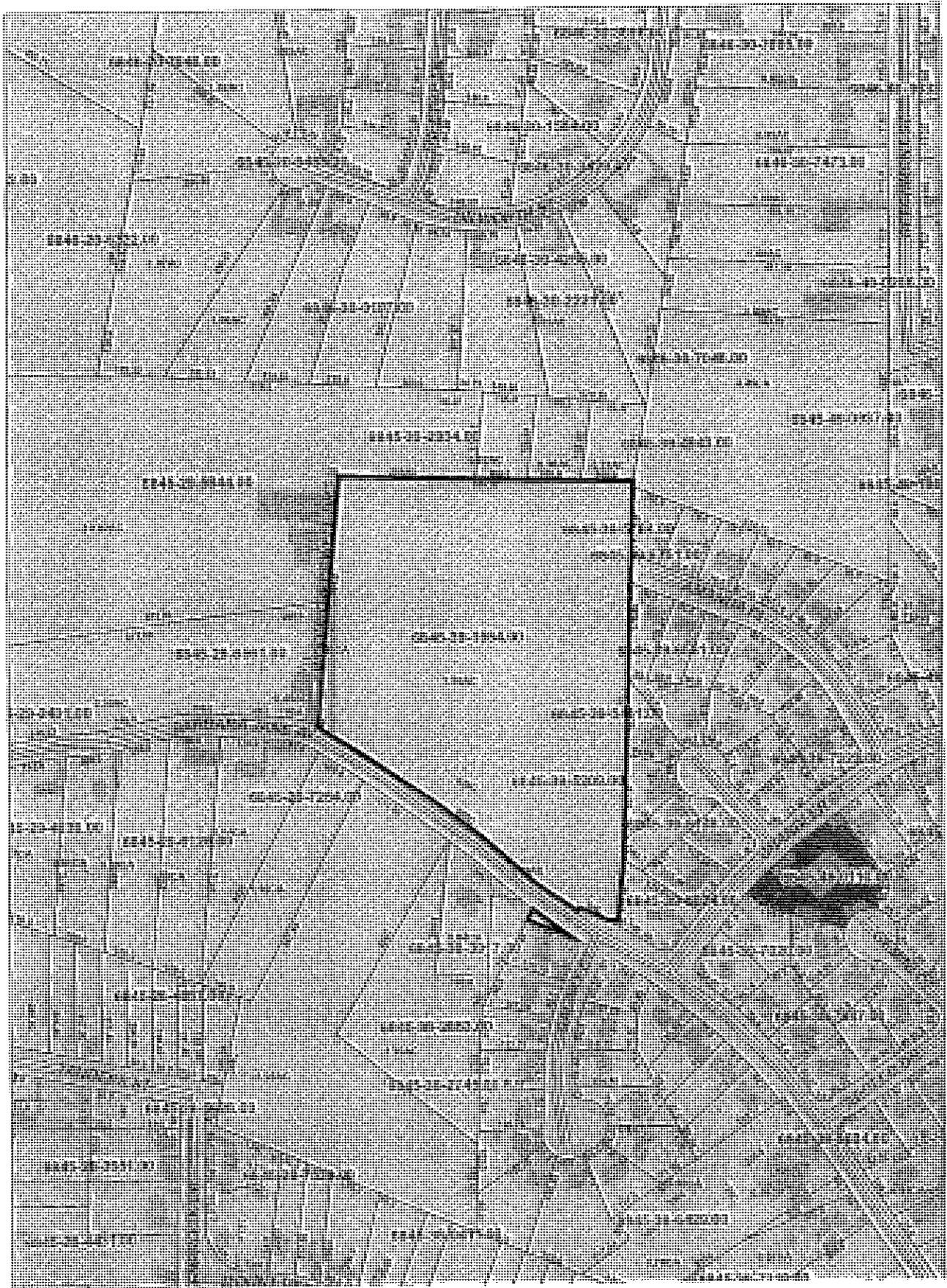
We used the HUD Utility Schedule Model to derive utility adjustments in this analysis. The HUD model - which accounts for building type, building age, and unit size - included a current energy survey for the market area.

Adjustments represent dollar amounts by which the subject property varies from the comparable properties. If the subject is better, a "plus" adjustment is made. If the subject is inferior, a "minus" adjustment is made.

Indicated Rent

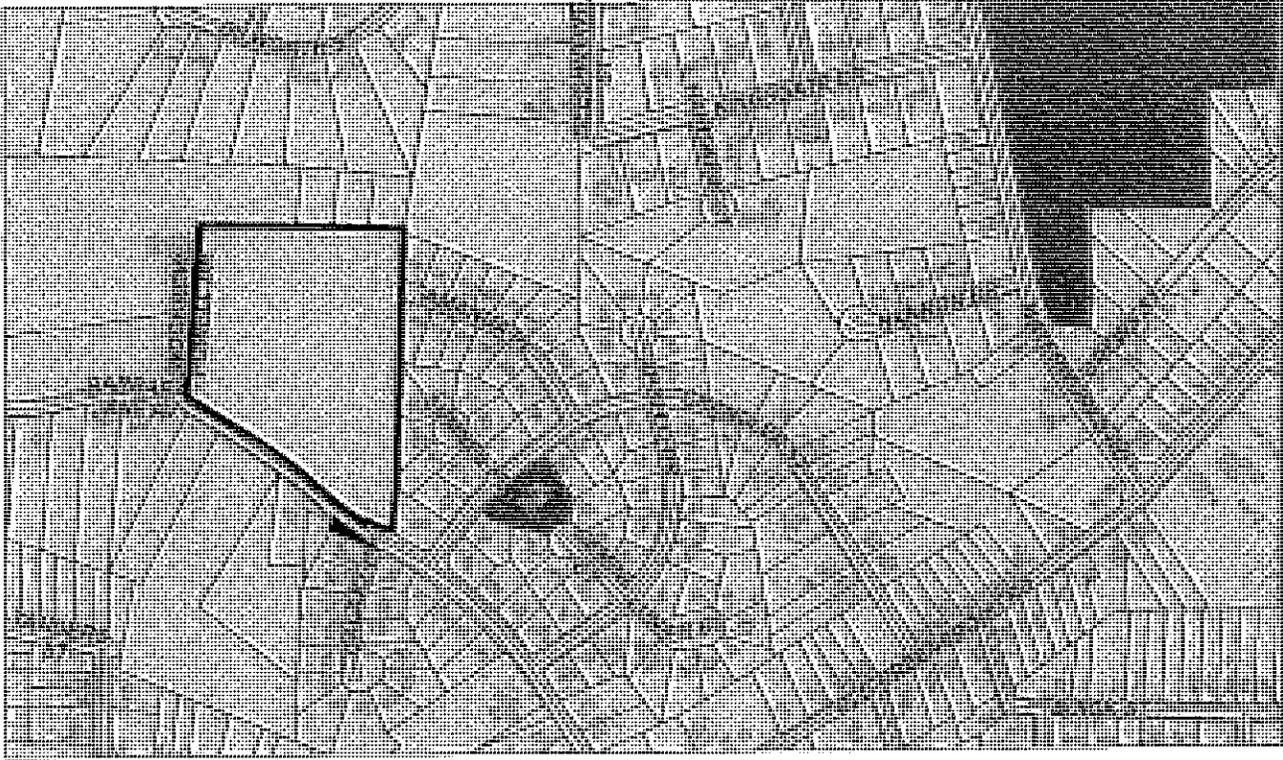
Our analysis suggests a rent of \$800 for the 2BR/2BA/960sf units at the subject property.

In arriving at our rent conclusion we considered the number and sum of adjustments as well as the ratio of the adjusted rent to the unadjusted rent for each comparable. We also considered a variety of statistical measures including the mean, median, range and standard deviation of the adjusted rents. We even evaluated the modified mean - the average adjusted rent with the high and low samples eliminated from the data - in arriving at our rent conclusion.



Map 3 - Old Greensboro Rd.

Forsyth County, NC



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 376 feet
3/22/2016

Procedures that are in place with the City of Winston-Salem to provide technical assistance and support to an organization that receives funds for a development project for the first time, has little experience, capacity and financial stability.

- The Funding Request Letter sent to the requester
- The proposal is reviewed by staff to determine if all information has been submitted in order to start the verification checks and overall project feasibility.
- All activities are assigned a Project Coordinator to oversee the development from start to finish. The Project Coordinator is the key point person.
- All development activities are assigned one key construction advisor; however, any construction staff can assist as needed.
- A project that must comply with Davis-Bacon or Section 3 is provided assistance by the W/MBE Coordinator.
- Before the project is given the final approval to proceed with the City's executed agreement:

A meeting is held with the key members of the City staff and the agency (timeline, budget, etc. are reviewed and discussed)

The Construction Advisor and the funded agency provide updates and progress reports.

The Project Coordinator oversees the paperwork and requests that the Construction Advisor and Project Manager review and sign off for all payment requests and final close out.

City Council – Action Request Form

Date: March 3, 2016

To: The City Manager

From: D. Ritchie Brooks, Director, Community and Business Development

Council Action Requested:
 Authorization of a permanent financing commitment of up to \$2,500,000 for development of a 50-unit planned senior housing rental development to be known as Emmanuel Retirement Village (East Ward).

Summary of Information:

Ujima Community Development Corporation, Inc. (CDC), its affiliates and assigns, has submitted a request to construct a 50-unit planned senior housing rental development located on Barbara Jane Avenue. The request was presented for information at the March committee meetings.

The development will be a market-rate rental property for seniors who can live independently with no services for assisted living or nursing home care. The development will consist of a two-story multi-family structure containing 28 one-bedroom units, 11 duplex structures containing 22 two-bedroom units, and a community center for use of the complex’s residents and surrounding community. Unit size will be 684 square feet (s.f.) for the one-bedroom units and 960 s.f. for the two-bedroom units. Market rate rents will be \$899 per month for a one-bedroom unit and \$950 per month for a two bedroom unit. Staff discussed with the CDC City Council’s desire to expand workforce housing opportunities throughout the City, and the CDC has agreed to set aside 10% of the 50 units for households earning 80% of the area median income, consisting of three one-bedroom units renting for \$784 per month and two two-bedroom units renting for \$899 per month. These affordability restrictions on the units will be recorded as a deed restriction to ensure compliance.

Committee Action:

Committee	_____	Action	_____
For	_____	Against	_____
Remarks:	_____		

Ujima CDC was incorporated in 2005. It is run by a volunteer board of directors and received capacity building and funding support from the Winston-Salem Community Development Support Collaborative (The Collaborative disbanded June 30, 2015.). Since the CDC's offices are in the Enterprise Center, it receives services from that program also. The CDC provided three years of audited financial statements, which show an operating budget of approximately \$20,000 per year that is derived primarily from grants and also small contributions. It appears that there is no line of credit or working capital.

The Emmanuel Retirement Village is the CDC's first project. The CDC has used a development consultant to assist with financial feasibility and predevelopment activities and plans to use a local architect as the construction project manager. The City awarded the CDC a \$70,550 grant in FY13 to assist with predevelopment activities, such as preparation of surveys, drawings, and plans.

Projected total project cost is \$5,424,674, and funding sources would consist of bank financing and the requested City financing of \$2,500,000, as outlined below.

Bank Interim/Construction Loan	\$2,924,674
City Deferred/Forgiven Loan	500,000
City Loan	<u>2,000,000</u>
Total	\$5,424,674

A local bank is considering an interim/construction loan of up to \$3,000,000 for the project. The loan may only be used for construction costs. The loan is a five-year loan, and the CDC would refinance at that time. The City's financing would be subordinate to the interim/construction loan, and the City would agree to subordinate to the new permanent financing, subject to the City reviewing the terms of the new loan to assure that the borrower would be able to make payments on both the City loan and the new loan.

As City funds are provided as "gap" financing, the final rate and terms will be backed into upon completion of the financing package, and as determined by the requirements of the first mortgage loan. Staff would support \$500,000 as a deferred loan at no interest that is forgiven after 15 years. A typical City loan for a market-rate project would be for 20 years at 2% interest. However, a \$2,000,000 loan with these terms would not meet the City's minimum debt coverage ratio of 1.15. The proposed City loan consists of a \$1,000,000 loan at 2% interest, deferred for three years and then a 40-year term, and a \$1,000,000 loan at 0% interest, deferred and due on sale or transfer of the property. Since the bank loan would only pay for construction, the City's funds would be available for any project cost and could be disbursed throughout the project. If cost overruns were to occur, it is unlikely the CDC would be able to find a source of funds to cover them, and additional funds from the City would be required.

The proposed fund source is 2014 General Obligation Bond funds. The voters approved \$6,000,000 for housing/neighborhood development, of which \$2,500,000 is 41.7%. A total of \$5,350,000, or 89.2%, of the housing/neighborhood development bonds would be approved for Emmanuel Retirement Village, 757 North, and the Pepper Building.

A resolution to provide a \$2,500,000 subordinate mortgage loan for Emmanuel Retirement Village and a project budget ordinance are presented for consideration.

**RESOLUTION AUTHORIZING PERMANENT FINANCING
FOR DEVELOPMENT OF 50 UNITS OF RENTAL HOUSING
KNOWN AS EMMANUEL RETIREMENT VILLAGE**

WHEREAS, the City’s Consolidated Plan has a goal of providing permanent “gap” financing to leverage private mortgage funds; and

WHEREAS, Ujima Community Development Corporation, Inc., its affiliates and assigns, has applied for permanent financing to develop a 50-unit planned senior housing rental development, located on Barbara Jane Avenue, to be known as Emmanuel Retirement Village.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Winston-Salem authorize up to \$2,500,000 in permanent financing to Ujima Community Development Corporation, Inc., its affiliates and assigns, for Emmanuel Retirement Village, subject to obtaining all other sources of financing to complete the project and to the conditions contained in Exhibit A, attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the Mayor and City Council authorize the City Manager to review and approve final loan terms and conditions, negotiate permanent loan agreements, and execute contracts and documents necessary to carry out the activities herein authorized in substantial accordance with the form and guidelines attached hereto and incorporated herein by reference.

**EXHIBIT A
FINANCING COMMITMENT FOR
EMMANUEL RETIREMENT VILLAGE**

1. Purpose – Financing for development of a 50-unit planned senior housing rental development, located on Barbara Jane Avenue, to be known as Emmanuel Retirement Village.
2. Loan Amount – Financing in an amount not to exceed \$2,500,000, to be derived from General Obligation Bond funds, subject to determination of final cost.
3. Terms and Conditions –
 - a) As City funds are provided as gap financing, the final rate and terms will be backed into upon completion of the financing package, and as determined by the requirements of the first mortgage loan. Up to \$500,000 of the financing may be a deferred, interest-free loan and forgiven after 15 years. Financing shall be evidenced by a Promissory Note(s) and secured by a Deed(s) of Trust on the property. The loan(s) may be subordinate to any construction loan and to a permanent mortgage loan of greater amount obtained by the developer.
 - b) The owner agrees to set aside a minimum of 10% of the 50 units (5 units) as affordable housing units for households earning 80% of the area median income, consisting of three one-bedroom units and two two-bedroom units.
4. Fees – The developer will be responsible for all fees and closing costs as well as the City’s direct legal and other expenses associated with processing the loan documents.
5. Other Financing - The developer shall provide or otherwise attain commitments for the balance of the cost to develop and construct the project, which may be derived from private debt and equity capital.
6. Subdivision, Construction and Maintenance Standards - Financing eligibility requires attainment of all applicable development permits and plan approvals. Construction shall comply with all applicable state and local building codes. This commitment is subject to review and approval of the scope of work and specifications and construction contract by the Community and Business Development Department of the City. The owner shall maintain the property in compliance with the City’s Minimum Housing Code.
7. Ownership – The project will be developed, owned and managed by Ujima Community Development Corporation, Inc., or by a Limited Liability Company, to be created, its affiliates or assigns, in which Managing Member is Ujima Community Development Corporation, Inc., and such ownership structure shall be approved by the City of Winston-Salem. Subsequent authorization of the City will be required prior to any transfer or assignment of ownership of the property.

**ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE
CITY OF WINSTON-SALEM, NORTH CAROLINA
FOR THE FISCAL YEAR 2015-2016**

BE IT ORDAINED by the Mayor and City Council of the City of Winston-Salem that the Project Budget Ordinance for the Fiscal Year 2015-2016 be amended to transfer 2014 General Obligation Bonds for the Emmanuel Retirement Village project.

SECTION 1. That the Project Budget Ordinance of the City of Winston-Salem, adopted on June 15, 2015 and amended on July 20, 2015, August 17, 2015, September 21, 2015, October 26, 2015, November 16, 2015, December 21, 2015, January 19, 2016, February 15, 2016, and March 28, 2016, shall be further amended by changing the expenditure appropriations in the following funds.

Capital Projects Fund

Housing Development Projects	
Housing/Neighborhood Development 2014 GO Bonds	-\$2,500,000
Emmanuel Retirement Village	2,500,000
Total Capital Projects Fund Expenditures	\$0

SECTION 2. That this amendment to the Project Budget Ordinance shall become effective as of the date of adoption.

City Council – Action Request Form

Date: March 30, 2016

To: The City Manager

From: D. Ritchie Brooks, Community and Business Development Department Director

Council Action Requested:

Review and approve the Fiscal Year 2017 Consolidated Housing and Community Development Program and the Proposed 2016-2017 Annual Plan submission of the Consolidated Housing and Community Development Plan to the U.S. Department of Housing and Urban Development (HUD).

Summary of Information:

The Winston-Salem/Forsyth Housing Consortium is currently completing the third year of its 2014-2018 Consolidated Housing and Community Development Plan. This Council Action contains the proposed Annual Plan for the fourth year of the five-year plan (2016-2017). Program activities in this plan represent the continuation of ongoing programs and previously approved project activities as well as the appropriation of funds to initiate other recommendations contained in the 2014-2018 Five-Year Plan. The Annual Plan is due to HUD no later than May 15, 2016.

Federal Fiscal Year (FFY) 2016 allocations are: Community Development Block Grant funds of \$1,996,684, a 1.3% increase from the current year; HOME Investment Partnership (HOME) funds of \$943,509, a 2.9% increase, of which the City will receive \$773,709 and the County \$169,800; and Emergency Solutions Grant funds of \$177,368, a 1.8% increase. The City expects to receive \$1,544,400 in Continuum of Care funds, on behalf of local agencies providing homeless program services beginning in the fourth quarter of the Fiscal Year 2016 program year.

Committee Action:

Committee	_____	Action	_____
For	_____	Against	_____

Remarks:

2016-2017 CHCD Annual Plan

Program activities in this plan represent the continuation of ongoing programs and previously approved project activities as well as the appropriation of funds to initiate other recommendations contained in the 2014-2018 Five-Year Plan. The modest increase in HUD funds and projected stable program income has somewhat eased the challenges to funding projects. The results are: 1) consistent funding for subgrantee program operations; 2) stable funding for projects that assist the homeless; and 3) continued funding for single-family production and homebuyer assistance due to steady improvement in the housing market. The budget maintains appropriations for the rehabilitation program and for financial and technical assistance to small businesses. One-time, special projects and financing commitments for FY17 are summarized as follows:

- Up to \$200,000 to North Carolina Housing Foundation in support of rehabilitation at The Commons, which provides transitional housing for homeless families with minor children, autistic young adults, and youth aging out of foster care. This is the balance of a two-year funding commitment and will be added to the existing deferred/forgiven, subordinate loan.
- Up to \$22,250 to the United Way of Forsyth County for a Continuum of Care strategic plan. Since the Ten-Year Plan to End Chronic Homelessness was completed in 2006 and its goals have been achieved, a new plan on ending homelessness is needed. Grant funds will be used for consulting services.

Housing rehabilitation, including purchase-rehab, is the forefront category of program activity, relative to the allocation of funds, totaling 3,688,587, or 42.7%, of total projected expenditures. Financing is in place to meet homebuyer demand in redevelopment areas and City assisted subdivisions and locations where activity is projected to take place and in scattered site infill locations to be developed by Habitat for Humanity. A new five-year grant for the Individual Development Account (IDA) program was secured in 2014, and the program will be in full operation in FY17.

Subgrantee agency requests are being finalized for funding consideration as a part of the City's annual budget review process. The Allocation Committee met on March 21, 2016 and March 28, 2016 to consider proposals. Its list of recommendations, on which the CHCD Annual Plan budget is based, is attached.

The City is submitting the Citizen Participation Plan to comply with recently issued regulations on Affirmatively Furthering Fair Housing. The new regulations require the preparation of an Assessment of Fair Housing, which will be due to HUD on October 4, 2017. The update to the Citizen Participation Plan states that citizen participation for the Assessment will be similar to that for the Annual Plan, e.g. gathering information and public input, holding at least one public hearing, and making the plan available for public review and comment.

An ongoing review and assessment of housing needs and program responsiveness is included in the CHCD and public review process. As a part of the Continuum of Care application process, an update of homeless and special population housing needs is undertaken each year. The City

also consults with the Continuum of Care and its providers to discuss potential changes to homeless assistance programs, including the best use of Emergency Solutions Grant and Continuum of Care funds.

This Annual Plan was prepared with public input obtained through two public hearings on October 20, 2015 and March 17, 2016 and an ongoing series of consultations with supportive service providers, advocacy groups and coordinating bodies. Notices for these meetings were published in *The Chronicle* and the *Winston-Salem Journal*. Citizen comments expressed at the public hearings were on housing repairs for seniors and the status of a duplex on North Cherry Street.

The 2016-2017 Consolidated Housing and Community Development Annual Plan complies with all federal submission requirements as well as the CDBG and ESG statutory requirements for local entitlement communities and the HOME program for Consortia. Attached are an appropriate resolution and the proposed Annual Plan revenue and expenditure projections and program summary.

The full draft Annual Plan is posted on the City's website for public comment beginning April 7, 2016 at <http://www.cityofws.org/departments/community-and-business-development/planning/reports>.

**RESOLUTION APPROVING THE
Fiscal Year 2017 HOUSING AND COMMUNITY DEVELOPMENT PROGRAM AND
AUTHORIZING SUBMISSION OF THE 2016-2017 ANNUAL PLAN
TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the Proposed 2016-2017 Consolidated Housing and Community Development Annual Plan, including program objectives and the projected use of funds for Program Year 2016-17, has been published for review and comment; and

WHEREAS, the Proposed 2016-17 Consolidated Housing and Community Development Program will emphasize housing, homelessness, economic development and neighborhood improvement activities; and

WHEREAS, the Proposed 2016-17 Consolidated Housing and Community Development Program will principally benefit low- and moderate-income households.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby adopt the Fiscal Year 2017 Housing and Community Development Program and the Proposed 2016-2017 Consolidated Housing and Community Development Annual Plan, including program objectives and the projected use of funds for Program Year 2016-2017, and authorize the City Manager to submit the Annual Plan to US Department of Housing and Urban Development.

BE IT FURTHER RESOLVED that the Mayor and City Council of the City of Winston-Salem authorize the City Manager to negotiate the terms of assistance and execute agreements and documents necessary to carry out the activities herein authorized.

Proposed Consolidated Housing and Community Development Plan 2016-2017 Annual Plan

**Winston-Salem /Forsyth County Housing Consortium
May 15, 2016**



**Community and Business Development Department
City of Winston-Salem
100 E. First St. Suite 423
PO Box 2511
Winston-Salem NC 27102
(336) 727-8597**

**Housing and Community Development
Forsyth County
201 N. Chestnut St.
Winston-Salem, NC 27101
(336) 703-2680**



Executive Summary

The Consolidated Housing and Community Development (CHCD) Plan integrates the assessment of need, program planning, program fund requests, and performance reporting into an integrated, collaborative process for jurisdictions eligible to receive one or more of the four formula entitlement programs. Under the Consolidated Plan, the City of Winston-Salem receives Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds, and the combined city-county Winston-Salem/Forsyth Housing Consortium receives HOME Investment Partnership (HOME) funds.

The five-year CHCD plan, with annual action plan submissions, is a comprehensive planning tool for the definition of lower-income and special population housing needs, by type and scale, with accompanying priorities, strategies and programs to address the identified housing and other supportive service needs. The CHCD also contains non-housing community development needs and activities, traditionally eligible under the CDBG program. The purposes and advantages of the consolidated plan are as follows:



- To enable communities to develop a comprehensive housing and community development vision and to address local needs in an integrated manner with HUD funded program resources.
- To integrate planning and implementation of related needs – infrastructure, environmental protection, fair housing, supportive services and economic growth coordinated with human development.
- To allocate resources addressing physical and support needs of the homeless and populations with special needs along the "continuum of care."
- To facilitate "bottom-up" planning, collaboration, and public-private community partnerships.
- To reduce paperwork, improve accountability and measurable performance reporting and measurement.
- To provide a single grant submission which describes the annual investment plan, containing proposed activities and proposed expenditures within the context of the five-year strategies.

This CHCD plan complies with consolidated plan submission requirements contained in the January 5, 1995 final rule, as amended, as well as compliance with the statutory requirements of CDBG and ESG for local entitlement communities and the HOME program for Consortia. It is also consistent with the Consolidated Plan template introduced by HUD in summer 2012.

In 1992 the Winston-Salem/Forsyth Housing Consortium was formed by resolutions of the City of Winston-Salem as the lead entity, Forsyth County, and all of the other municipalities of the County to enable the entire county to qualify as an entitlement "participating jurisdiction" under the HOME Investment Partnership Program. The Consortium has been renewed every three

years, most recently in spring 2016, and consists of the City of Winston-Salem, Forsyth County, and the cooperating municipalities of Bethania, Clemmons, Kernersville, Lewisville, Rural Hall, Tobaccoville and Walkertown.

The 2016-2017 Annual Plan represents the fourth year of the 2014-2018 Five-Year Consolidated Plan. An evaluation of past performance is included in the Five-Year Plan. Program activities within the Plan represent the continuation of ongoing programs, previously approved project activities, and initiation of limited new activities and recommendations.

Highlights of the 2016-2017 Annual Plan

The City's allocation of CDBG grant funds is \$1,996,684 (a 1.3% increase), \$943,509 (a 2.9% increase) in HOME funds, and \$177,368 in ESG funds (a 1.6% increase), for an overall allocation increase of 1.8%. The City will receive 773,709 of the HOME funds, and the County \$169,800. The City will receive an additional \$1,557,700 in Continuum of Care funds on behalf of local agencies providing homeless program services beginning in the fourth quarter of the FY17 program year. The City also expects to receive \$192,958 in additional ESG funds from the State of North Carolina during FY17.



The modest increase in HUD funds and projected stable program income has somewhat eased the challenges to funding projects. The results are: 1) consistent funding for subgrantee program operations; 2) stable funding for projects that assist the homeless; and 3) continued funding for single-family production and homebuyer assistance due to steady improvement in the housing market. The budget maintains appropriations for the rehabilitation program and for financial and technical assistance to small businesses. One-time, special projects and financing commitments for

FY17 are summarized as follows:

- Up to \$200,000 to North Carolina Housing Foundation in support of rehabilitation at The Commons, which provides transitional housing for homeless families with minor children, autistic young adults, and youth aging out of foster care. This is the balance of a two-year funding commitment and will be added to the existing deferred/forgiven, subordinate loan.
- Up to \$22,250 to the United Way of Forsyth County for a Continuum of Care strategic plan. Since the Ten-Year Plan to End Chronic Homelessness was completed in 2006 and its goals have been achieved, a new plan on ending homelessness is needed. Grant funds will be used for consulting services.

Housing rehabilitation, including purchase-rehab, is the forefront category of program activity, relative to the allocation of funds, totaling \$ 3,688,587, or 42.7%, of total projected expenditures. Financing is in place to meet homebuyer demand in redevelopment areas and City assisted subdivisions and locations where activity is projected to take place and in scattered site infill locations to be developed by Habitat for Humanity. A new five-year grant for the Individual

Development Account (IDA) program was secured in 2014, and the program will be in full operation in FY17.

AVAILABLE RESOURCES

Identified financial resources include the CDBG, HOME and ESG Program grants from HUD; CDBG and HOME program and investment income, which are generated primarily by loan repayments; Continuum of Care funds; ESG funds through the State of North Carolina; and the remaining balance of general obligation bonds approved in 2014 and Housing Finance Funds (local). Program income projections are based on recent experience as reasonably anticipated to be available. The following table identifies the projected expenditure of these resources during FY17 in general program categories.

ACTIVITY	TOTAL	FEDERAL SOURCES (New Appropriations)			LOCAL	Prior Year Funds
		CDBG/PI	HOME/ PI	ESG/CoC	HFF	
Housing Rehab and Operations	3,538,587	1,285,604	589,983		53,000	1,610,000
Neighborhood Dev: Acq-Clearance	167,262	61,200			106,062	
Housing Production/ Infrastructure.	642,000		142,000		65,000	435,000
Homebuyer Assistance	177,820		52,820			125,000
Economic Dev/Self-Sufficiency	389,990	328,000			61,990	
Public Services/Homeless Assist	3,055,696	276,100	240,000	1,928,026	611,570	
Section 108 Loan Repayment	370,000	370,000				
Planning/Training, Capacity/Other	289,486	225,780	53,706		10,000	
TOTAL	8,630,841	2,546,684	1,078,509	1,928,026	907,622	2,170,000

OBJECTIVES AND OUTCOMES

The strategy for meeting the goals identified in the Five-Year and Annual Plans centers on five goals, each with supporting strategies and programs. The goals are: Housing Conservation and Neighborhood Revitalization, Neighborhood Development and Housing Production, Expanding Access and Opportunities, Expanding Economic Opportunities, and Expanding Coordination and Accountability. A summary of the proposed objectives and outcomes of completed housing units in FY17 is provided in the table.

Objective/Outcomes			
		Obj.	# Units
New Construction	Owner	DH-2	41
	Rental	DH-2	96
Rehab/Repair	Owner	DH-2	116
	Rental	DH-2	2
Existing	Owner	DH-2	25
	Rental	DH-2	100
Special Needs Projects	Rental	DH-2	0

Obj.: HUD code that indicates the project provides Decent Housing (DH) and the benefit is primarily Affordability (2).

The map on the next page reflects location-specific activities. Activities not shown in the map reflect programs for which the locations are not known in advance.

THE DEVELOPMENT PROCESS AND CITIZEN INPUT

The Consolidated Plan, encompassing the goals, objectives and operating plans of a wide range of agencies, coordinating entities and advisory boards. The Annual Plan reflects implementation of adopted neighborhood and redevelopment plans, and recommendations which have been generated by a range of groups and organizations including the Council on Services for the Homeless, Housing Authority of Winston-Salem, and non-profit housing developers. The process is an ongoing and evolving process as elements are often refined in implementation.

An ongoing review and assessment of housing needs and program responsiveness is included in the CHCD and public review process. As a part of the Continuum of Care application process, an update of homeless and special population housing needs is undertaken each year. To implement the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), the City has also met regularly with the the Continuum of Care and its Operating Cabinet, Commission on Ending Homelessness, homeless services providers, and the State of North Carolina to discuss potential changes to homeless assistance programs, the use of Emergency Solutions Grant and Continuum of Care funds, and coordination of services.



Public Meeting Held 2-7-13

This Annual Plan was prepared with public input, relative to needs, obtained through two public hearings on October 20, 2015 and March 17, 2016 and an ongoing series of consultations with supportive service providers, advocacy groups and coordinating bodies. This submission, adopted by City Council on April 18, 2016, was presented at the public hearing of March 17th.

Notices for all meetings were published in the Winston-Salem Chronicle and the Winston-Salem Journal, advertised on WSTV 13 and posted on the City’s web site. Subsequent to public notice, copies of the proposed Plan were distributed at the public hearing and are available on the City’s web site and at designated libraries for public review. Comments received from the public hearing and the review process are summarized in Appendix D.

Appendix D contains a list of agency consultations that extend beyond the homeless supportive housing needs and general housing need assessment which preceded the development of this plan. Staff in the Community and Business Development Department and the Office of Community Assistance also meets with citizens and neighborhood associations to assist them in resolving issues, especially as they relate to City programs and services. This process results in more direct and immediate attention to neighborhood concerns and also constitutes a major element of the citizen participation process.

PART A: 2016-2017 STRATEGY IMPLEMENTATION

This 2016-2017 Action Plan represents the fourth year of the five-year planning period of the 2014-2018 Consolidated Plan. The budgets contained herein reflect Federal Fiscal Year (FFY) 2016 grant allocations for the CDBG, HOME and ESG programs and projected program income for CDBG and HOME. HOME funds are allocated to the Winston-Salem/Forsyth Housing Consortium.

Exhibit 1 FY16 HUD Entitlement Programs			
	Amount	Amount Change	% Change
Entitlement Funds			
CDBG	\$1,996,684	\$26,363	1.3%
HOME	\$943,509	\$26,666	2.9%
ESG	\$177,368	\$2,732	1.6%
Total Entitlement	\$3,117,561	\$55,761	1.8%
Program Income			
CDBG	\$550,000	\$0	0.0%
HOME	\$135,000	\$0	0.0%

A modest increase in grant funds and projected stable program income has resulted in a small increase in entitlements funds. Funding for core programs is maintained. The results are: 1) consistent funding for subgrantee program operations; 2) stable funding for homeless programs; and 3) continued funding for single-family production and homebuyer assistance due to steady improvement in the housing market.

Emergency Solutions Grant (ESG) funds from the State of North Carolina will be available for shelter operations and rapid re-housing during FY17.

The intent of the annual plan is to identify the strategies and priorities that will be undertaken during the year, the resources to be utilized, and the category of resident (by type and income) to be assisted. Housing and community development strategies, programs and activities are contained within the Five-Year Consolidated Plan and organized by five goals. The following narrative summarizes the activities to be undertaken or continued during FY17 by goal. Exhibit 2, which follows this section, outlines the strategies and implementing programs to be undertaken during FY17, including the source of funds and projected accomplishments.

Goal 1: Housing Conservation and Neighborhood Revitalization

Target available resources to optimize compliance with Minimum Housing Code and assist neighborhoods; continue single and multi-family rehab activities to protect the existing housing stock and diverse neighborhoods; ensure physical improvements in neighborhoods are adequate; and focus on placing vacant property and lots back into inventory.



Youth Build Class at Work

Single-family, owner-occupied rehab and emergency repair continue to play a major role. The City will initiate the Transforming Urban Residential Neighborhoods (TURN) Program in designated neighborhoods by providing financing from \$4 million in general obligation bonds approved in November 2014 to owner-occupants and investor-owners. The City will also initiate an Urgent Repair Program to help very low-income households address conditions that pose an imminent threat to life and safety. Habitat for Humanity will continue a five-year neighborhood revitalization initiative in the Cherry Street/Kimberly area that includes purchasing vacant structures and rehabbing them for sale to eligible homeowners. One community development corporation will continue infill development in a target neighborhood.

Historic preservation is included. Enforcement of the Minimum Housing Code through Operation Impact and regular code enforcement as well as neighborhood services activities are ongoing.

Goal 2: Neighborhood Development and Housing Production

Support home ownership by lower income households; foster production of single- and multi-family housing for lower income households and persons with special housing needs through new construction, conversion and adaptive reuse; promote energy efficiency and sustainable development in housing programs; and provide incentives to develop housing for all income groups.

A steady improvement in the housing market will increase single-family housing production in 2016-17, including Habitat for Humanity. In addition to serving as its own lender, Habitat’s partnership with the City has allowed it to maintain its level of production. Habitat will be working in the Cherry Street/Kimberly Neighborhood Revitalization Initiative. One community development corporation, S.G. Atkins CDC, will continue development in the Ridgewood Place subdivision. The City will continue to pursue development of land acquired through Redevelopment and in City-assisted subdivisions as economic conditions permit: Esquire Place, Happy Hill, Gateway Commons, Northeast Winston #2, Andrews Heights, Sunbridge, and Salem Pointe. Additionally, the Individual Development Account (IDA) program has restarted with the award of a new five-year grant.

Homebuyer assistance programs to increase access to affordable standard housing by providing down payment and closing costs for lower-income, first-time home buyers are available through both the City and the County. Levels and terms of assistance are reviewed annually, in response to public review input, to reflect changes in development costs, home buyer subsidy needs, and practices in the lending industry.

Construction of Rockwood at Oliver’s Crossing, a 64-unit rental housing development for families using Low-Income Housing Tax Credits, is complete and leasing up. Abbington Gardens of Winston-Salem, a 96-unit rental development using Low-Income Housing Tax Credits, is under construction.

In November 2014, Winston-Salem voters approved \$6 million in general obligation bonds for housing activities. Two projects have been approved. 757 North is a 115-unit market rate development with

25% of the units restricted as affordable workforce housing according to the City affordable workforce housing policy. The development is under construction. The Pepper Building involves conversion of a historic, downtown building into 54 units of rental housing with six units restricted as affordable workforce housing. Funds may be used as financing for single-family and multi-family housing developments as well as homebuyer assistance.

Goal 3: Expanding Access and Opportunities

Meet the housing and service needs of homeless individuals and families; eliminate discriminatory practices in the sale and rental of housing; coordinate the community's efforts to meet the needs of the homeless; and support services in the community that promote economic self-sufficiency and wealth-building.

Homeless needs reflect continuing implementation of the HEARTH Act, including expanding rapid re-housing activities and coordinated intake and assessment. The Continuum of Care process continues to be refined in light of HEARTH, with the Ten-Year Plan to End Chronic Homelessness serving as the strategic guidance for decision-making. FY17 resources include one-year renewal funds from the Continuum of Care Federal FFY15 grant on behalf of agencies serving the homeless, continued operating assistance for transitional case management, operations and renovations of emergency shelters using the Emergency Solutions Grant funds, and Tenant Based Rental Assistance. Funds for a Continuum of Care strategic plan as well as funds to continue support of the implementation of the Ten-Year Plan are also included.

Goal 4: Expanding Economic Opportunities

Expand entrepreneurial development; foster employment training opportunities; encourage revitalization of neighborhood commercial areas; implement the downtown revitalization strategy.

Objectives for FY17 are: (1) to approve four new small business loans; (2) to expand marketing efforts and partnering opportunities with local commercial lenders; (3) to expand technical assistance and follow-up efforts offered to loan applicants and recipients; and (4) to work with community development corporations in the Neighborhood Revitalization Strategy Area (NRSA) to facilitate identification of available idle or vacant properties suitable for the business needs of specific developers and businesses seeking to relocate within the community.

In the Brookwood Business Park, construction of a 7,500 square foot



Brookwood Business Park Speculative Building

commercial spec building on lot #8, the second lot to be developed, is complete. Continued focus of FY17 will be directed toward marketing of the park to business and industry. Renovation of the lower level of S.G. Atkins CDC's Enterprise Center to increase space in the business incubator was completed during FY16. Spaces are expected to be fully occupied in early FY17.

Section 3 program activities include: 1) continued subcontractor opportunities in city and federally funded housing programs, 2) conduct the Business Education program, and 3) the Construction Training Program and application for a new three-year Youth Build program.

Goal 5: Expanding Coordination and Accountability

Coordinate with non-profit organizations and local and regional planning bodies; systematic evaluation and assessment of the impact of public programs and policies on an ongoing basis.



The Enterprise Center

The strategies within this priority area focus on improving coordination with non-profit organizations and other coordinating bodies in the community. In FY17, these efforts will include the Continuum of Care, implementing a coordinated intake system and governance strategy, and preparation for the Affirmatively Furthering Fair Housing requirements as they relate to the 2019-2023 Consolidated Plan.

PART B: SUMMARY OF SPECIFIC ANNUAL OBJECTIVES

The following table identifies the activities to be undertaken and sources of funds to be appropriated in FY17.

Exhibit 2: WINSTON-SALEM/FORSYTH HOUSING CONSORTIUM FY17 ANNUAL PLAN A SUMMARY OF SPECIFIC ANNUAL OBJECTIVES FOR DIRECT-BENEFIT ACTIVITIES					
STRATEGY/ PROGRAM	DESCRIPTION	OBJ	FUND SOURCE	# UNITS	TYPE UNITS
GOAL 1: HOUSING CONSERVATION AND NEIGHBORHOOD REVITALIZATION					
Strategy 1.1	Target Neighborhood Services to Optimize Attainment of Neighborhood Stability and Revitalization				
	Targeted code enforcement, assistance to neighborhoods, capacity building	SL-3	CDBG	8,700	Persons
Strategy 1.2	Rehabilitate Single-Family Homes Owned by Lower-Income Families to Extend Their Useful Life, Preserve Affordability, and Make Adaptive Improvements to Address the Special Needs of Seniors and Disabled Persons				
Program 1.2.1	Neighborhood Revitalization Strategy Area (NRSA) Rehabilitation	DH-2	CDBG, HOME	46	Housing Units
Program 1.2.2	Citywide Rehabilitation	DH-2	HOME	10	Housing Units
Program 1.2.3	County Rehabilitation	DH-2	HOME, Other Federal	8	Housing Units
Program 1.2.4	Emergency Repair/Urgent Repair	DH-2	CDBG	27	Housing Units
Program 1.2.5	Architectural Barrier Removal	DH-2	CDBG, HOME	5	Housing Units
Program 1.2.6	Hazard Reduction and Interim Controls	DH-2	CDBG, HOME	20	Housing Units
Program 1.2.7	Acquisition-Rehab and Buy-Rehab	DH-2	Local	3	Housing Units
Program 1.2.8	Purchase-Rehab Revolving Loan Program	DH-2	Local	2	Housing Units
Strategy 1.3	Rehabilitate Multi-Family and Single-Family Substandard Rental Units to Extend Their Useful Economic Life and Preserve Affordable Rents				
Program 1.3.1	Rental/Investor Rehabilitation	DH-2	CDBG	2	Housing Units
Program 1.3.2	Large-Scale Multi-Family Rental Rehabilitation	DH-2	CDBG, HOME, Local	0	Housing Units
Program 1.3.3	Hazard Reduction Interim Controls	DH-2	CDBG, HOME, Local	0	Housing Units
Strategy 1.4	Provide Physical Improvements to Neighborhoods				
Program 1.4.1	Neighborhoods To Standards (NTS) Monitoring		N/A		N/A

Program 1.4.2	Public Improvements	SL-1	Local	0	Public Fac./Imp.
Program 1.4.3	Public Facilities	SL-1	Local, CDBG	1	Public Fac./Imp.
Strategy 1.5	Develop Measures That Facilitate the Placement of Vacant Units and Vacant Lots for In-Fill Development Back Into the Housing Inventory				
	Identifying vacant property, infill redevelopment, eminent domain rehab	DH-1	N/A	5	Housing Units
GOAL 2: NEIGHBORHOOD DEVELOPMENT AND HOUSING PRODUCTION					
Strategy 2.1	Subsidize Home Ownership Acquisition				
Program 2.1.1	Homebuyer Assistance Programs	DH-2	HOME, Local	40	Households
Program 2.1.2	Individual Development Accounts (IDA)	DH-2	Other Federal	10	Households
Strategy 2.2	Subsidize Single-Family Housing Production				
Program 2.2.1	Construction Loan Program	DH-2	Local	4	Housing Units
Program 2.2.2	Homeownership Development Assistance	DH-2	Local	4	Housing Units
Program 2.2.3	ΔSelf-Help/Sweat Equity@ Programs	DH-2	HOME, Local	12	Housing Units
Program 2.2.4	Redevelopment Acquisition/Clearance	DH-2	Local	2	Housing Units
Strategy 2.3	Subsidize Affordable Rental Housing				
Program 2.3.1	Rental Housing Production	DH-2	HOME, Local	96	Housing Units
Strategy 2.4	Support Ways to Lower Housing Cost and Reduce Governmental Constraints to the Production of Housing				
	Barriers to affordable housing, environmentally efficient development	SL-3	N/A	N/A	N/A
GOAL 3: EXPANDING ACCESS AND OPPORTUNITIES					
Strategy 3.1	Meet the Housing and Service Needs of Homeless Persons				
Program 3.1.1	Tenant Based Rental Assistance	DH-2	HOME	100	Households
Program 3.1.2	Supportive Services	SL-1	CDBG, CoC	175	Persons
Program 3.1.3	Coordinated Intake	SL-1	CoC	300	Persons
Program 3.1.4	Emergency and Transitional Shelter Facilities	SL-1	ESG	1,800	Persons
Program 3.1.5	Permanent Supportive Housing	DH-2	CoC	75	Households
Strategy 3.2	Coordinate City, County, State, Federal and Private Funds and Activities to Meet the Needs of the Homeless, Reduce Poverty and Prevent and End Homelessness				
	Planning, Continuum of Care application, Homeless Management Information System	N/A	N/A	N/A	N/A
Strategy 3.3	Expand Equal Access to Housing for All Members of the Community				
	Fair housing, Hispanic/Latino housing needs	SL-1	CDBG	500	Persons

Strategy 3.4	Support the Provision of Services in the Community for Economic Self-Sufficiency and Wealth-Building				
	Housing counseling, re-entry for ex-offenders and persons leaving institutions, wealth-building through tax credits, foreclosure prevention, youth programs	SL-1	CDBG, Local	2,300	Persons
GOAL 4: EXPANDING ECONOMIC OPPORTUNITIES					
Strategy 4.1	Expand Entrepreneurial Development				
Program 4.1.1	Small Business Loan Program	EO-1	CDBG	8	Jobs
Program 4.1.2	Technical Assistance to Small Businesses	EO-1	CDBG	50	Businesses
Program 4.1.3	Contractor Training Program	EO-1	CDBG	25	Persons
Strategy 4.2	Expand Employment Training Opportunities				
Program 4.2.1	Construction Training Program	EO-1	CDBG	15	Persons
Program 4.2.2	Youth Build	EO-1	Other Federal	0	Persons
Program 4.2.3	Summer Youth Employment Program	EO-1	Local	100	Persons
Strategy 4.3	Revitalize Neighborhood Commercial Areas				
Program 4.3.1	NRSA Building Rehabilitation Program	EO-3	Local	2	Businesses
Program 4.3.2	Revitalizing Urban Commercial Areas (RUCA)	EO-3	Local	2	Businesses
Strategy 4.4	Implement Downtown Revitalization Plan				
	Support increase in retail and housing downtown	SL-1	Local	0	
GOAL 5: EXPAND COORDINATION AND ACCOUNTABILITY					
	Strengthen coordination and partnerships, strengthen accountability	N/A	N/A	N/A	N/A
<p>Fund Sources: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), Continuum of Care (CoC), Local (includes Housing Finance Fund and General Obligation Bonds), Other Federal (other federal grants received by City or County)</p> <p>OBJ: HUD codes indicating whether the project provides Decent Housing (DH), a Suitable Living Environment (SL) or Economic Opportunities (EO) and whether the benefit is primarily Availability/Accessibility (1), Affordability (2), or Sustainability (3).</p>					

PART C: PROJECTED REVENUES AND EXPENDITURES

PROJECTED REVENUES/FUND RESOURCES

FY17 Budget Appropriations

1,996,684	Community Development Block Grant (CDBG)
550,000	Entitlement Grant B-16-MC
	Program Income: Loan Repayments/Interest
2,546,684	Sub-Total CDBG Funds
	HOME Investment Partnership Program (HOME)
943,509	Entitlement Grant M-16-DC
135,000	Program Income
1,078,509	Sub-Total HOME Funds
	OTHER
907,622	General Fund HFF Program Income/Fund Balance
177,368	Emergency Solutions Grant Program H-16-MC
1,750,658	Continuum of Care/State ESG
2,835,648	Sub-Total Other Program Funds
6,460,841	Total FY17 Budget Appropriations

Prior Year Fund Budget Commitments

	CARRY-OVER FUNDS
150,000	CDBG
660,000	HOME
160,000	Housing Finance Fund
1,200,000	G.O. Bonds
2,170,000	Sub-Total Prior Year Appropriations
8,630,841	Total FY17 Programmatic Resources

PROJECTED EXPENDITURES/COMMITMENTS (SPEND PLAN)

3,538,587	RESIDENTIAL REHABILITATION
	2,326,417 Rehabilitation
	165,000 Emergency Repair
	16,000 Architect. Barrier Removal/Handicap Asst.
	0 Investor/Multi-Family Rehab
	40,000 Rehab Hazard Reduction
	991,170 Program Operations
819,820	HOUSING PRODUCTION/HOMEOWNERSHIP
	150,000 Buy-Rehab/Acquisition-Rehab Loans
	177,820 Home Buyer Assistance
	350,000 Single-Family Production
	0 Multi-Family Production
	0 Infrastructure Improvements
	142,000 HOME CHDO Activities
2,765,026	HOMELESS/TRANSITIONAL HOUSING
	240,000 Tenant Based Rental Assistance
	2,347,658 Transitional Housing/Supportive Services
	177,368 Homeless Shelter Improvements/Prevention
389,990	ECONOMIC SELF SUFFICIENCY
	189,500 Business/Commercial Loans
	500 Business/Contractor Education
	199,990 Construction Training
167,262	Property Maintenance/Disposition
0	Redevelopment Acquisition/Clearance
290,670	Public Service/Subrecipient Activity
105,000	Planning, Training, Program Admin/Non-Profit Capacity Dev
184,486	Cost Allocation/GF Admin Reimbursement
370,000	Section 108 Loan Repayments
8,630,841	TOTAL PROJECTED USE OF FUNDS

EXHIBIT 3 HOUSING AND COMMUNITY DEVELOPMENT REVENUE AND EXPENDITURE ALLOCATIONS: FY 2016-2017 (CDY 42)									
DESCRIPTION	FY17 Spend Plan	FY17 Budget Appropriation	FFY 16 CDBG	CDBG Prog Inc	FFY16 HOME	HOME Prog Inc	CoC/ESG	HFF Prog Inc	Prior-Year
RESIDENTIAL REHAB									
NRSA: Owner	1,966,417	566,417	189,424	136,990	160,003	80,000			1,400,000
Citywide Rehab: Owner	260,000	130,000			130,000				130,000
Emergency Repair	165,000	165,000	165,000						
Handicapped Asst.	16,000	16,000	8,000		8,000				
Multi-Family/Investor Rehab	0	0							
Rehab Hazard Reduction	40,000	40,000	25,000		15,000				
Program Operations	974,190	894,190	608,280	152,910	80,000			53,000	80,000
Forsyth County Rehab/Operations	116,980	116,980			116,980				
HOUSING STIMULATION/ HOME OWNERSHIP									
Home Buyer Assistance	177,820	52,820			52,820				125,000
Buy-Rehab/Acquisition-Rehab	150,000	65,000						65,000	85,000
Single-Family Production	350,000	0							350,000
Multi-Family Production	0	0							
Infrastructure Improvements	0	0							
HOME CHDO Activities	142,000	142,000			142,000				
ECONOMIC SELF-SUFFICIENCY									
Business Loans	189,500	189,500	51,500	138,000					
Contractor Business Education	500	500		500					
Construction Training Program	199,990	199,990	138,000					61,990	
OTHER ACTIVITIES									
Property Maintenance/Disposition	167,262	167,262	61,200					106,062	
Redevelopment Acquisition/Clearance	0	0							
Public Service Activities	290,670	290,670	46,750	66,200				177,720	
Homeless: ESG/Transitional/TBRA	2,765,026	2,765,026	144,750	18,400	185,000	55,000	1,928,026	433,850	
Non-Profit Capacity Dev/Training	0	0							
Planning/Training/Administration	105,000	105,000	60,000		35,000			10,000	
Cost Allocation/GF Admin Reimbursement	184,486	184,486	165,780		18,706				
Section 108 Loan Repayment	370,000	370,000	333,000	37,000					
TOTAL ALLOCATION	8,630,841	6,460,841	1,996,684	550,000	943,509	135,000	1,928,026	907,622	2,170,000

PART D: CDBG, HOME, AND ESG SPECIFIC INFORMATION

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Use of CDBG Funds

The use of funds reasonably expected to be available to the City are described throughout this annual plan. As can be seen in the table above, CDBG funds will be used for the following programs and activities:

- Rehabilitation in the Neighborhood Revitalization Strategy Area (NRSA), including handicap accessibility and hazard reduction (lead-based paint) work, as applicable
- Emergency repairs citywide
- Program operating costs of the Rehabilitation program
- Loans and technical assistance to businesses
- Operating costs to non-profit agencies that provide counseling and case management, employment training, and assistance to neighborhood groups
- Planning and administration
- Repayment of Section 108 loans

Estimate of Projected Benefit for Low and Moderate Income Persons

According to Section 5301(c) of the Act, not less than 70% of CDBG funds shall be used for the support of activities that benefit persons of low- and moderate-income, which are defined as families and individuals whose incomes do not exceed 80% of the median income of the area involved, as determined by the Secretary with adjustments for smaller and larger families. Expenditures for planning and administration and repayment of the Section 108 loans are excluded from the calculation, as they are considered to meet the national objectives. The only activity the City funds that does not benefit low- and moderate-income persons is property maintenance and disposition.

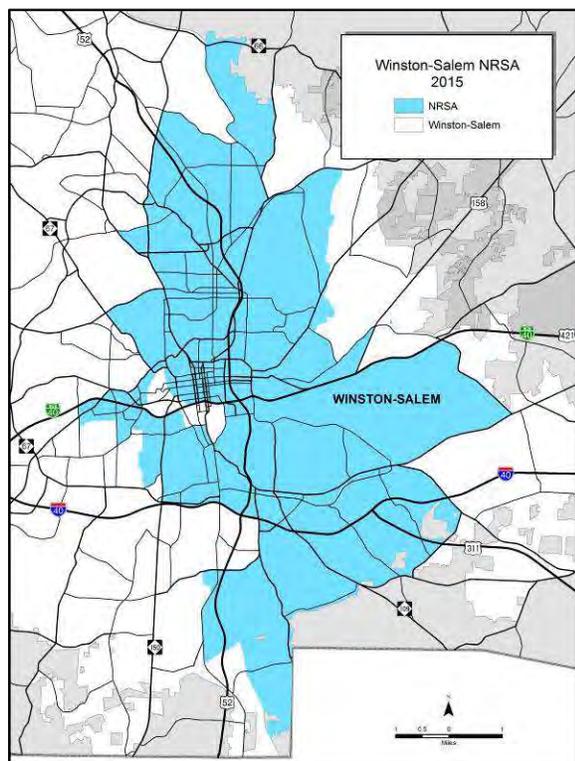
Calculation of Estimated Low and Moderate Income Benefit

• Projected Expenditures Subject to Program Benefit Rules	2,100,904
• Project Expenditures Principally Benefiting Low- and Moderate-Income Persons	2,039,704
• Projected Percent Benefit to Low- and Moderate-Income Persons	97.1%

Neighborhood Revitalization Strategy Area

The Neighborhood Revitalization Strategy submitted pursuant to Notice CPD-96-01 was approved by the U.S. Department of HUD and implementation was initiated during FY 2001 and recertified in FY 2004, FY 2009, and FY 2015. The Revitalization Strategy accomplishes or facilitates accomplishment of several objectives directed toward the goal of economic empowerment of residents, including:

- Consolidation of a patchwork of disconnected target areas into a contiguous, central corridor which is more closely aligned with the Neighborhood Strategy Areas under code enforcement, ensuring consistency of services to neighborhoods;
- Facilitates implementation of Empowerment Zone strategic plan elements which integrates housing, economic and community development under the umbrella of revitalization;
- Greater equity in housing service provision -- ability to serve both sides of the street in each targeted neighborhood;
- Increased emphasis on primary care in housing conservation -- the ability to rehabilitate units at lower average cost before substantial deterioration makes rehabilitation infeasible and more costly acquisition and rehabilitation, clearance or other redevelopment is required;
- Facilitation of neighborhood-based organizational development processes through exemption from the public services cap.
- Reduction of reporting burden on the part of businesses, which has been a disincentive to the use of CDBG funds in job creation/retention activities;
- Streamlined tracking and reporting and in general, greater flexibility in the use of CDBG funds to meet needs within the Revitalization Area.



The Revitalization Strategy Area is a contiguous area, primarily residential in character, and contains a percentage of low- and moderate-income residents that is no less than the upper quartile percentage as defined by the regulations at 24 CFR 570.208(a)(1)(ii) and reflected in the accompanying map. The area complies with the 2014 Low/Moderate Income Summary Data.

Goals and objectives for the NRSA are outlined in the Neighborhood Revitalization Strategy.

HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM

The Winston-Salem/Forsyth Housing Consortium consists of the City of Winston-Salem as the lead entity, Forsyth County, and all of the other cooperating municipalities of the County, consisting of Bethania, Clemmons, Kernersville, Lewisville, Rural Hall, Tobaccoville and Walkertown. The accompanying program description is submitted on behalf of the Consortium as a participating jurisdiction pursuant to HUD approval of February 23, 1993 with subsequent extensions.

HOME program activities focus on increasing the number of "affordable" housing units for lower income individuals and families and increasing the leverage of public funds through financing partnerships. These activities are consistent with Five-Year Consolidated Plan priorities and strategies and also the objectives of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended.

Of the \$943,509 of new grant funds, \$169,800 is allocated to Forsyth County, in accordance with the provisions of the Consortium Agreement, and \$773,709 is allocated to the City of Winston-Salem with an additional \$135,000 in program income. The program activities and expenditures to be derived from FFY16 HOME funds, prior year carryover/reprogrammed funds, and program income, are as follows:

733,003	Rehab: Owner, Rental and Hazard Reduction
400,000	First-Time Homebuyer Assistance/Construction
0	Multi-Family Production
240,000	Tenant-Based Rental Assistance
142,000	CHDO Set-Aside: New Construction (15.1% FFY 16 Grant)
1,515,003	Sub-Total City Program Activities
100,000	Single-Family Owner Rehab
52,820	First-Time Homebuyer Assistance
152,820	Sub-Total County Program Activities
16,980	County Program Admin (10% County Allocation)
53,706	City Training, Admin, and Indirect Cost (6.9% City Allocation)
70,686	Sub-Total (7.5% of FFY 16 Grant)
1,738,509	Total Available HOME Fund Resources

HOME regulations require the participating jurisdiction to match 25% of HOME funds drawn for program activities. The Consortium meets the match requirement through funds from the County and the participating municipalities and from unrecouped private sector contributions to one Community Housing Development Organization (CHDO) for home ownership units. HOME match funds for FY17 are projected to total \$38,205 from Forsyth County and participating municipalities and \$500,000 from private sector contributions.

As HOME program funding will be used to leverage and complement ongoing housing program activities funded from other sources, program administration will be undertaken by the operating departments administering CDBG and other housing activities. Program administration and project implementation functions are to be conducted by the City of Winston-Salem for those activities taking place within the City and by Forsyth County for those activities taking place within the other cooperating municipalities and unincorporated areas of the County.

Single-Family Rehab

The City provides direct and deferred loans to rehabilitate owner-occupied single-family housing units citywide to applicants with total household incomes below 80% of area median income. The City projects to assist up to 10 homeowners during FY17.

First-Time Homebuyer Assistance

The City provides a down payment and second mortgage assistance program for the purchase of newly constructed or existing units citywide to applicants with total household incomes below 80% of area median income and who qualify as first-time home buyers. This assistance is provided in conjunction with fixed-rate, 15- to 30-year first mortgage loans and is due and payable on sale or transfer of the property, when the property ceases to be owner-occupied, or when the first mortgage is paid in full. The program is funded with local and HOME funds, and the City projects to assist approximately 10 homebuyers during FY17. Program policies are included in Appendix C.



Home Receiving Homebuyer Assistance

CHDO Set-Aside

The FFY 16 Community Housing Development Organization (CHDO) set-aside is reserved for one CHDO for up to 15 new construction or rehabilitation units for home ownership in multiple locations, noting that additional, previously encumbered funds remain from prior years.

Multi-Family Rehabilitation/Production

The use of HOME funds for multi-family projects is principally reserved, as a policy decision, for low-income housing tax credit projects or projects sponsored by non-profit, public agency entities, given the complexities of the HOME Program affordability restrictions; however, proposals may be reviewed on a case-by-case basis for projects serving special needs populations. Of two



House in Glenn Oaks

multi-family new construction projects approved in prior years, one will be leasing up and one will be under construction in FY17.

Forsyth County Programs

The County’s mission is to provide affordable housing to low- and moderate-income residents in unincorporated areas and small municipalities by the effective utilization of local, state and federal grant programs for activities such as housing rehabilitation, first-time homebuyer programs, and code enforcement.

First Time Homebuyer

The County anticipates providing first-time home ownership opportunities for approximately 30 low-income households (at or below 80% of median income) with new and existing home acquisition. The financing will be provided through a combination of HOME Program funds and other funding programs, such as County Match, Individual Development Accounts, North Carolina Housing Finance Agency (NCHFA), and private bank fund contributions. The assistance will come in the form of deferred down payment loans, and some funds under the IDA program will be provided as a matching \$2,000 grant for \$1,000 provided by the home buyer. The NCHFA loans will be deferred until the first mortgage is fully amortized. The County HOME down payment assistance loan is a 30-year deferred loan that requires a balloon payment of the principal upon the completion of the 30th year. The County HOME loan will also be due upon sale of the property or when the home is no longer occupied by the HOME-assisted buyer. It is estimated that each household will be provided with an average of \$9,500 in financial assistance.

The Winston-Salem/Forsyth Housing Consortium utilizes the recapture provision of the HOME regulations. This is where the City/County, as per HUD regulations, requires recapture of HOME funds for down payment assistance for a “period of affordability”. The HUD minimum period of affordability is detailed below and is based upon the amount of HOME financial assistance provided. The County period of affordability is the minimum period required by HOME regulations. During this period the County will recapture the entire direct subsidy, which is the amount of the County HOME loan for down payment assistance and closing costs. If the buyer sells the home during this period and the sales price is too low to pay off all debt, the County will only recapture the amount left after paying the first mortgage and closing costs. Recapture is limited to the net proceeds available at sale. The County ensures the period of affordability is preserved by utilizing a separate Buyer Written Agreement between the County and the homebuyer, a deed of trust, and promissory note.

HOME Investment	Period of Affordability
• Under \$15,000	5 years
• Between \$15,000 and \$40,000	10 years
• Over \$40,000	15 years

Single-Family Owner Rehab

The County anticipates having between \$30,000 and \$50,000 in HOME funds available for use in rehabilitating 6 to 8 substandard, owner-occupied homes. These funds will be loaned as deferred forgiveness no interest loans that will only be paid back upon early sale of the property or relocation of the owner from the property. In some cases where rehabilitation assistance

exceeds \$25,000, those loans may be amortized at 0% interest for the amount above the \$25,000 threshold.

The County Housing Department will include other rehabilitation funds as they become available, including locally derived municipal/county match, NC Housing Finance Agency (NCHFA) Essential Single-Family Rehabilitation and Urgent Repair funding. Properties assisted will be located in the other cooperating municipalities as well as in the unincorporated areas of the County. Depending on availability of funding, an additional \$175,000 to \$250,000 loan pool amount from NCHFA to rehab 10 to 18 dwellings is also available as additional financing. Owner occupants under the Emergency/Urgent Repair Program will be provided with up to \$8,000 in grants and/or loans for repairs/replacement of heating systems, septic systems, and roofs. The HOME-funded projects for comprehensive rehab will have an average funding of \$20,000 per structure.

Matching Funds

From County appropriation and \$12,000 to be derived from the small municipalities, it is anticipated that the County will provide up to \$26,205 in matching funds for the 2016-2017 program year. Other funds that may be used as match include, but are not limited to, eligible matching funds and volunteer labor generated by Habitat for Humanity.

Code Enforcement

The County enforces an increasing number of minimum housing code complaints in unincorporated areas and participating municipalities outside the Winston-Salem city limits. Inspections are usually initiated by a citizen's complaint process.

Tenant Based Rental Assistance (TBRA)

Tenant based rental assistance is an essential element of the consolidated plan. The goal of this component is to assist households in attaining housing stability. The program serves approximately 25 households per year, and households may participate for up to two years. The program requires coordination between the Housing Authority of Winston-Salem and social service agencies. The use of HOME TBRA assists the community in meeting the goals of the Ten-Year Plan to End Chronic Homelessness.

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

The City of Winston-Salem receives ESG funds on an entitlement basis. The City will also apply to the State of North Carolina on behalf of homeless service providers for ESG funds that the State receives from HUD. City ESG entitlement funds in the amount of \$177,368 will be used to provide for the operational needs of five emergency shelters and for rapid re-housing activities. State ESG funds will be used for shelter operations at five emergency shelters, rapid re-housing, and data management in a homeless management information system. Non-profit organizations to carry out these activities were selected through the City's annual request for proposal process, which was open to community and faith-based organizations. A rating panel made up of members appointed by the Continuum of Care reviewed all proposals and made recommendations for funding.

Standards for providing ESG assistance as well as performance standards for evaluating activities and consulting with homeless or formerly homeless individuals are described in Appendix F. As the collaborative applicant for the Winston-Salem/Forsyth County Continuum of Care, the City is involved in planning and developing programs to meet the needs of individuals and families in the community that are homeless or at risk of homelessness and works with service providers that assist them.



Samaritan Ministries Shelter

Community and Business Development

FY17 CDBG-HOME-HFF FUNDING REQUESTS

	Agency	Program	Use	FY16 Award	Current Source	FY17 Request	FY17 Recommended	Proposed Source		
								CDBG	HOME	HFF
1	AIDS Care Service*	Housing Case Management	Operational expenses	\$ 68,370	CDBG/HFF	68,370	\$ 60,850	\$ 30,850		\$ 30,000
2	Bethesda Center	Case Management through day shelter	Operational expenses	160,000	HFF	160,000	142,400			142,400
3	Experiment in Self-Reliance*	Housing Case Management	Operational expenses	91,150	CDBG	100,265	89,250	69,250		20,000
4	Experiment in Self-Reliance	Volunteer Income Tax Assistance (VITA)	Operational expenses	30,000	HFF	30,000	26,700			26,700
5	Financial Pathways of the Piedmont*	Center for Homeownership	Operational expenses	71,220	CDBG	75,000	66,750	46,750		20,000
6	Habitat for Humanity	Habitat for Humanity	Acquisition, new construction, rehab	138,000	HOME	236,800	142,000		142,000	
7	HAWS	HOME TBRA	Rental assistance	240,000	HOME	240,000	240,000		240,000	
8	Liberty East Redevelopment (LER)	After-School/Digital Connector	Operational expenses	31,150	HFF	31,650	0			
9	Neighbors for Better Neighborhoods	Neighbors for Better Neighborhoods	Operational expenses	39,170	CDBG	45,000	40,050	40,050		
10	NC Housing Foundation*	The Commons Case Management	Operational expenses	0	n/a	15,000	13,350			13,350
11	Piedmont Triad Regional Council*	Project Re-Entry	Operational expenses	17,500	CDBG/HFF	35,000	31,150	21,150		10,000
12	Southside United Health Center*	Comprehensive Health Center	Rent	0	n/a	18,000	16,020			16,020
13	United Way	Ten-Year Plan Administration	Operational expenses	20,750	CDBG/HFF	30,000	26,700	18,400		8,300
14	United Way*	Community Intake Center	Operational expenses	34,120	CDBG	34,120	30,400	30,400		
15	United Way	Continuum of Care Strategic Plan	Consulting	0	n/a	25,000	22,250	22,250		
16	VHVVH*	Veterans Helping Veterans Heal	Operational expenses	12,450	CDBG	16,000	14,250	14,250		
17	Winston-Salem Industries for the Blind*	Optical Manufacturing	Purchase of Equipment	0	n/a	303,500	0			
				953,880		1,463,705	962,120	293,350	382,000	286,770

* CDBG Public Service Cap

FY17 City ESG Rating Panel Funding Recommendation

	Agency	SOURCE	Program	Category	Proposed Use	FY16 Funded	FY17 Agency Request	FY17 Panel Recommendation
1	Bethesda Center	City ESG	Women's Night Shelter	Shelter	Operating Costs	32,689	35,000	32,689
2	Family Services	City ESG	Battered Women's Shelter	Shelter	Operating Costs	20,170	20,170	20,170
3	Salvation Army	City ESG	TSA Center of Hope	Shelter	Operating Costs	20,211	20,211	20,211
4	Samaritan Ministries	City ESG	Samaritan Inn	Shelter	Operating Costs	20,211	20,211	20,211
5	United Way	City ESG	Overflow Shelter	Shelter	Operating Costs	11,500	11,500	11,500
6	United Way	City ESG	Rapid Re-Housing	Housing Stabilization	Staff and Client Financial Assistance	69,854	100,000	72,587
7	Whole Man Ministries	City ESG	Rapid Re-Housing	Housing Stabilization	Staff and Client Financial Assistance	0	25,000	0
	TOTALS					174,636	232,092	177,368

RECOMMENDATION: If funding is level, provide level funding as it is allocated to agencies in the current year. In this case, do not fund Whole Man Ministries. If the City ESG allocation from HUD increases by less than \$15,000, provide the increase to the United Way Rapid Rehousing Program. If the City ESG allocation from HUD increases by at least \$15,000, then fund Whole Man Ministries for \$15,000 for a housing locator staff position, subject to Whole Man Ministries agreeing to use the position to participate in the CoC-wide rapid rehousing collaborative and subject to Whole Man Ministries filling the position with a person qualified to perform housing location duties. If Whole Man Ministries cannot agree to these conditions, then the \$15,000 will go to the United Way Rapid Rehousing program. If the City ESG allocation increases by more than \$15,000, the amount over \$15,000 is to be allocated to the United Way Rapid Rehousing program. If the City ESG funding allocation is less than the current year's amount, do not fund Whole Man Ministries and reduce all other programs proportionately from the current year amounts.

FY17 State ESG Rating Panel Funding Recommendation

	Agency	SOURCE	Program	Category	Proposed Use	FY16 Funded	FY17 Agency Request	Scenario 1: Level Funding	Scenario 2: example--\$10K More for Shelters and \$10K More for Non-Shelters	Scenario 3: example-- \$10K Less for Shelters and \$10K less for non-Shelters
1	Bethesda Center	State ESG	Day Shelter	Shelter	Operating Costs	19,598	20,000	19,598	21,290	17,905
2	Bethesda Center	State ESG	Night Shelter	Shelter	Operating Costs	23,883	25,000	23,883	25,946	21,820
3	ESR	State ESG	Burton Street Apts	Shelter	Operating Costs	13,052	13,052	13,052	14,179	11,925
4	Family Services	State ESG	Women's Shelter	Shelter	Operating Costs	10,466	10,466	10,466	11,370	9,562
5	Salvation Army	State ESG	Center of Hope	Shelter	Operating Costs	24,388	24,388	24,388	26,494	22,281
6	Samaritan Ministries	State ESG	Samaritan Inn	Shelter	Operating Costs	24,388	24,388	24,388	26,494	22,281
7	United Way	State ESG	Rapid Re-Housing (RRH)	Housing Stabilization	Staff and Client Financial Assistance	38,533	120,000	38,533	48,533	28,533
8	United Way	State ESG	Information System	HMIS	Data Coordination Staff	38,650	38,650	38,650	38,650	38,650
	TOTALS					192,957	275,944	192,957	212,957	172,957

Recommendation: Assume the state will provide two separate funding amounts for shelter and non-shelter activities. Provide all shelter funding allocated by the state for shelters to shelters, proportional to current year funding, whether the shelter funding provided by the state is level, an increase or a decrease. In the non-shelter category, first fund the United Way data project up to \$38,650, then any remaining funds are to go to the United Way Rapid Rehousing project.

City Council – Action Request Form

Date: April 18, 2016

To: The City Manager

From: Courtney Driver, Assistant to the City Manager

Council Action Requested:

Consideration of an Ordinance Establishing an Outstanding Women Leaders Program and Committee and Consideration of a Resolution Honoring the 2016 Outstanding Women Leader Recipients.

Summary of Information:

The City of Winston-Salem’s longest serving council member, Vivian H. Burke, has long espoused the strength and effectiveness of women leaders in Winston-Salem. Her creation of the Outstanding Women Leaders recognition program in 2003 formalized that effort. Over the last 13 years, the program has recognized chief executive officers, doctors, attorneys, and women of numerous professions as an effort to shine a light on the significant contributions made by women leaders in the community.

The City of Winston-Salem is committed to continue this recognition program which honors women leaders in the Winston-Salem community by creating an Outstanding Women Leaders Program Committee. The Committee would be comprised of five members appointed by the City Council upon the recommendation of the Mayor Pro Tempore.

The Committee would carry out the following duties and responsibilities:

- (1) To develop selection criteria for honorees of Outstanding Women Leaders award.
- (2) To select outstanding women leaders who exemplify leadership characteristics and have made significant contributions to the Winston-Salem community.
- (3) To plan an annual event which recognizes the selected recipients. The annual event will typically be held in March during Women’s History Month, but may be held in a different month if event scheduling issues arise.
- (4) To secure sponsorships for the event consistent with all applicable city policies.

Committee Action:

Committee	_____	Action	_____
For	_____	Against	_____

Remarks:

- (5) To determine, in accordance with all applicable city policies, venue, entertainment, and food selection for the event.

Councilmember Vivian H. Burke, Mayor Pro Tempore shall serve as chairperson emeritus. Prior to the annual event each year, an honorary chairperson shall be designated by the sitting Mayor Pro Tempore to serve in said capacity for that year's annual event. The Committee shall provide updates to the Mayor Pro Tempore and the City Council of its activities including, selected recipients, date and time of event, and additional information as requested. The Committee shall also prepare a resolution each year for the City Council to approve recognizing the event and the selected recipients of the Outstanding Women Leaders award. The resolution will typically be presented in April, but may be presented in a different month if event scheduling issues arise.

The Council Action includes an ordinance amendment establishing the Outstanding Women Leaders Program Committee and resolution honoring the 2016 Outstanding Women Leader recipients.

**ORDINANCE AMENDING CHAPTER 2 OF THE CITY CODE ENTITLED
“ADMINISTRATION”**

BE IT ORDAINED by the Mayor and City Council of the City of Winston-Salem as follows:

Section 1. Sec. 2-63. Public bodies designated; meeting. Subsection (a) is hereby amended by adding a new committee as follows:

“(37) Outstanding Women Leaders Program Committee.”

Section 2. Renumber the existing Division 12 and 13 as 13 and 14 respectively and create a new Division 12 “Outstanding Women Leaders Program Committee” to be set forth in Chapter 2, Sections 2-281-2-288 of the City Code to be known as “Outstanding Women Leaders Program Committee” is hereby created to read as follows:

DIVISION 12. OUTSTANDING WOMEN LEADERS PROGRAM COMMITTEE.

Sec. 2-281. Creation; purpose.

There is hereby created a committee, to be known as the Outstanding Women Leaders Program Committee whose purpose shall be to plan, coordinate, and select recipients for the annual Outstanding Women Leaders Program that occurs typically in March during Women’s History Month.

Sec. 2-282. Duties.

The duties and responsibilities of the Outstanding Women Leaders Program Committee shall be as follows:

1. To develop selection criteria for honorees of Outstanding Women Leaders award.
2. To select outstanding women leaders who exemplify leadership characteristics and have made significant contributions to the Winston-Salem community.
3. To plan an annual event which recognizes the selected recipients. The annual event will typically be held in March during Women’s History Month, but may be held in a different month if event scheduling issues arise.
4. To secure sponsorships for the event consistent with all applicable city policies.
5. To determine, in accordance with all applicable city policies, venue, entertainment, and food selection for the event.

Sec. 2-283. Membership.

The Outstanding Women Leaders Program Committee shall be composed of five members which will be appointed by the City Council upon the recommendation of the Mayor Pro Tempore. The Mayor Pro Tempore shall select one of the five members to serve as the initial Chair. Members of the committee can be City of Winston-Salem employees.

Sec. 2-284. Terms of members; vacancies; compensation of members.

The members of the Outstanding Women Leaders Program Committee shall be appointed for staggered terms. Initially, three members shall be appointed for a two-year term, two members shall be appointed for a three-year term. All subsequent appointments shall be for a three-year term.

Members shall serve no more than two terms. Initial appointees may serve their initial term plus one additional three-year term. Members shall hold office until their successors are appointed. Any vacancy resulting from a cause other than the expiration of a term shall be filled only for the unexpired portion of the term. Appointees to such partial terms may serve for the partial term plus one additional three-year term. For purposes of this section, service of less than 50 percent of a normal term shall not be deemed a term, and service for more than 50 percent shall be deemed a term. Members shall serve without compensation.

Sec. 2-285. Officers; Chairperson Emeritus and Honorary Chairperson

The Mayor Pro Tempore shall designate the initial chairperson of the Outstanding Women Leaders Program Committee from the five appointed members for a one-year term. Afterward, the committee shall elect its own chairperson from its five members to serve a one-year term. The Committee shall elect from its number a vice-chairperson who shall serve as chair person in the chairperson's absence. The vice-chairperson initially shall serve a one-year term. After the initial term, both officers are eligible to serve multiple terms as long as they are members of the Committee. The City Manager's Office shall serve as secretary to the Committee and provide staff support and meeting place to the Committee as needed.

Councilmember Vivian H. Burke, Mayor Pro Tempore shall serve as chairperson emeritus. Each year before the annual event, the sitting Mayor Pro Tempore shall designate an honorary chairperson to serve in said capacity for the annual event for the year which the honorary chairperson was designated.

Sec. 2-286. Meetings.

The Outstanding Women Leaders Program Committee shall hold meetings beginning in December of each year. The Committee shall meet as frequently as needed to plan the annual Outstanding Women Leaders event. Three members of the Committee shall constitute a quorum for conducting business. The Committee shall be a public body under N.C.G.S. 143-318.9 et. seq. and shall comply with the provisions of Section 2-63 of the City Code.

Sec. 2-287. Reports.

The Outstanding Women Leaders Program Committee shall provide updates to the Mayor Pro Tempore and the City Council of its activities including, selected recipients, date and time of event, and additional information as requested. The Committee shall also prepare a resolution each year for the City Council to approve recognizing the event and the selected

recipients of the Outstanding Women Leaders award. The resolution will typically be presented in April, but may be presented in a different month if event scheduling issues arise.

Sec. 2-288. Removal.

Members of the Committee shall serve at the pleasure of the Mayor and City Council, and maybe removed by the Mayor and City Council.

Section 3. Sections 2-289-2-299. Reserved.

Section 4. The following statement shall be inserted after city code section 2-310.3. The addition of any new boards and commissions shall be inserted into Chapter 2 using code sections that are reserved due to the fact that Article IV starts with code section 2-311.

Section 5. This ordinance shall be effective upon the date of adoption.

**RESOLUTION HONORING THE 2016 OUTSTANDING WOMEN LEADER
RECIPIENTS**

WHEREAS, the month of March is Women's History Month; and

WHEREAS, the City of Winston Salem and Visit Winston-Salem will acknowledge the strength and effectiveness of women leaders in Winston-Salem at a recognition program on April 28, 2016; and

WHEREAS, this year marks the 13th annual Outstanding Women Leaders program hosted by the City of Winston-Salem; and

WHEREAS, the Outstanding Women Leaders program has recognized chief executive officers, doctors, attorneys, and women of numerous professions as an effort to shine a light on the significant contributions made by women leaders in the community; and

WHEREAS, this year's honorees, who exemplify leadership characteristics are: Rodgeryn Flow, Philanthropist; Twana Wellman-Roebuck, Experiment In Self Reliance Executive Director; Veronica Black, former Senior Vice President Wachovia Corporation; Sita Somara, Ph.D., Assistant Professor, Wake Forest School of Medicine; Phyllis Walker, Retired Forsyth County Sheriff Deputy; Judy Tharp, President/CEO of Piedmont Advantage Credit Union; Sabrina Frazier-Hinton, Operator of North Point Academy; Antoinette Wherry Dunn, Administrator of Little Red School House Day Care and Waughtown Kids-R-Us Day Care and Property Manager of Wherry, Inc.; Doris Herrell, Retired College and Secondary Teacher; Marty Tennille, Retired Pediatrician and co-founder of H.O.P.E.; Susan Morris, Arts Council Director of Community Resource Development; and Lida Hayes-Calvert, Owner of S&L Painting & Decorating; and

WHEREAS, the hard work and accomplishments of all women are valued and appreciated by the Mayor and City Council and the citizens of Winston-Salem.

C-6.b. DRAFT

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Winston-Salem City Council approve honoring the aforementioned 2016 Outstanding Women Leaders and wishes them much success as they continue their efforts in leading the next generation of women leaders.

- C-3. ORDINANCE ORDERING THE COMMUNITY AND BUSINESS DEVELOPMENT DEPARTMENT OF THE CITY OF WINSTON-SALEM TO REMOVE OR DEMOLISH STRUCTURE UNFIT FOR HUMAN HABITATION AND, OTHERWISE, TO EFFECTUATE THE PURPOSE OF CHAPTER 10, ARTICLE V OF THE WINSTON-SALEM CITY CODE: *[Repairs more than 65% of value of structure (>65)].*
 - a. Triad Asset Management, LLC 229 Wheeler Street
 - b. Mark L. Wallace 5016 Ohio Avenue
 - c. Jeremy Johnson 2125 White Street

- C-4. ORDINANCE REVISING CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES* TO AMEND THE HOURS OF OPERATION FOR ADULT ESTABLISHMENTS - *UDO-269 - Proposal of the City Attorney's Office [Recommended by Planning Board.]*

- C-5. PRESENTATION ON THE SOUTHEAST SUBURBAN AREA PLAN UPDATE.

- C-8. STAR COMMUNITY LEADERSHIP PROGRAM GRANT ACCEPTANCE.

- C-9. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES - *February 9, 2016.*

- C-1. CONSIDERATION OF ORDINANCES RESCINDING AN ORDINANCE ORDERING THE DEMOLITION OF A DWELLING:
 - a. Earl F. and Theresa Branscomb 958 Panola Road

Council Member MacIntosh thanked the homeowners for their work on this home, and noted this action is a good example of how the program can work in a positive way.

- C-6. RESOLUTION ADOPTING THE CITY COUNCIL'S 2016 LEGISLATIVE PRIORITIES.

Mrs. Angela Carmon, City Attorney, gave the staff report on the item.

In response to Chair Leight, Mrs. Carmon clarified HB613 pertained to signs and HB320 pertained to billboards.

Council Member Besse requested language be included to reflect the City's opposition to legislative preemption of lawful local ordinances in the absence of compelling evidence that there is a serious public safety concern.

Council Member Adams requested staff investigate if the North Carolina League of Municipalities already included this opposition in its strategic vision.

Council Member Besse made a motion to approve the item. The motion was duly seconded by Council Member Adams. The item passed with three in favor, none opposed and one abstaining. Council Members Leight, Besse and MacIntosh voted in favor, Council Member Adams abstained from the vote.

C-7. REPORT ON VACANT UNFIT HOUSING CASES.

Mr. Ritchie Brooks, Director, Community and Business Development Department, gave a brief overview and introduced this. Ms. Stephanie Stimpson, Auxiliary Programs Coordinator, Community and Business Development Department, gave a presentation on this item.

Council Member Adams requested staff include the wards the homes are located in when giving presentations.

In response to Council Member MacIntosh, Ms. Stimpson explained for a home to qualify for the In Rem Repair program, the value of the home minus the land is tabulated. Based on the violations a cost estimate is developed and if the cost estimate is less than 20% the value of the home or less than the cost of demolition the home is repaired and the owner is billed or a lien is placed against the home.

Council Member Adams requested a report reflecting the success rate of this program.

In response to Council Member Adams, Mr. Brooks replied the number of vacant unfit homes is rising due to difficulties in locating owners and aging population.

In response to Council Member MacIntosh, Mrs. Carmon replied eminent domain requires the home to be sold to a low or moderately low income buyer.

GENERAL AGENDA

G-1. PRESENTATION BY THE CHILDREN'S HOME.

Ms. Katherine Northington, 1511 Overbrook Avenue, Board Chair Children's Home, gave a brief overview of the item and introduced Mr. Brent Loftis, Chief Executive Officer, Crossmore School, for a presentation.

In response to Council Member Adams, Mr. Loftis replied the goal is to eventually house children on campus and he hopes to offer services for sibling groups which often have difficulty finding placement in foster care.

Council Member Adams requested information on the information session, the farm and what the Crossmore School will offer to the program.

In response to Chair Leight, Mr. Loftis stated as of October 1, 2015, the State law allowed children up to age 21 to remain in the foster care system.

G-2. REQUEST FROM THE UJIMA COMMUNITY DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF A 50-UNIT SENIOR HOUSING RENTAL DEVELOPMENT TO BE KNOWN AS EMMANUEL RETIREMENT VILLAGE.

It was consensus of the committee they were satisfied with the report heard at the Finance committee on Monday.

Ms. Barbara Raffaldini, 3309 York Rd, Council for UJIMA stated she looked forward to working with this project.

G-3. REPORT ON THE STATUS OF MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISE PROGRAM ENHANCEMENTS.

Mr. Brooks gave the staff report on this item.

Mr. Garrity stated staff will bring a report to the April Public Works Committee concerning construction management risk.

Council Member Adams requested the success rate of firms listed on page 14 in the agenda book, list of firms the City is working with or mentoring, success rate of payments to contractor, Durham, Raleigh and Charlotte programs and if they have expanded their areas, and she requested staff provide quarterly updates on this program.

Council Member MacIntosh requested staff investigate feasibility of requiring contractors to hire locally.

ADDITION ITEM:

Council Member MacIntosh requested a report on the renewal process for mobile home permits.

ADJOURNMENT: 5:39 p.m.