

SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:30 p.m., Tuesday, December 13, 2016

COMMITTEE ROOM

Room 239, City Hall

COMMITTEE MEMBERS: *Council Member Derwin L. Montgomery, Chair
Council Member Denise D. Adams, Vice Chair
Council Member Dan Besse (arrived at 4:36 p.m.)
Council Member Robert C. Clark*

OTHERS PRESENT: *Council Member Jeff MacIntosh
Council Member John C. Larson (arrived at 5:50 p.m.)*

Chair Montgomery called the meeting to order and commented that this would be the first meeting without Council Member Molly Leight and the Committee also has other new Committee Members.

Chair Montgomery called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. No items were pulled. Council Member Adams made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Clark and carried unanimously.

CONSENT AGENDA

C-1. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES – *November 10, 2016.*

GENERAL AGENDA

G-1. CONSIDERATION OF ITEMS AUTHORIZING THE CITY OF WINSTON-SALEM TO PROVIDE FINANCIAL ASSISTANCE TO THE HOUSING AUTHORITY OF WINSTON-SALEM FOR THE ACQUISITION, DEMOLITION, AND REHABILITATION OF NEW HOPE MANOR APARTMENTS: *[Item continued from the November 14, 2016, Committee meeting.]*

- a. RESOLUTION AUTHORIZING THE CITY OF WINSTON-SALEM TO PROVIDE FINANCIAL ASSISTANCE TO THE HOUSING AUTHORITY OF WINSTON-SALEM FOR THE ACQUISITION, DEMOLITION, AND REHABILITATION OF NEW HOPE MANOR APARTMENTS. *[\$1.6 million]*

b. ORDINANCE AMENDING THE PROJECT BUDGET ORDINANCE FOR THE CITY OF WINSTON-SALEM, NORTH CAROLINA FOR THE FISCAL YEAR 2016-2017.

Mr. Ritchie Brooks, Community and Business Development Director, gave a staff report on this item.

Mr. Evan Raleigh, Community and Business Development Deputy Director, gave a presentation on this item.

Council Member Clark stated the Finance Committee voted on this item and the key concern was about the pilot payments. If the property is sold in two or three years the City would receive all of the \$10,000 back with the exception of the pilot money, it would be used to reduce one of the loans. If never sold, it would be 20 years before any of the money would amortize.

Council Member Adams stated the City is being asked to support many projects and programs. The taxpayer's money plays a major role in contributing to how the City helps to give out loans, grants or deferred loans. The City takes care of these projects now but in five years from now, the City will need to put stake in the game for those that need these funds moving forward.

In response to Council Member Besse, Mr. Lee Garrity, City Manager, stated the New Hope Manor community has conditions that are deplorable. The residents deal with having to call law enforcement every night. There have been multiple shootings, and the struggle is there is limited funds. The recommendation is to demolish the property and get the residents moved to a better and safer location but that would cost double.

Council Member Adams requested a report on how other Housing Authority of Winston-Salem (HAWS) projects have been structured and how would the City strategically handle the current and moving forward types of projects.

In response to Council Member MacIntosh, Mr. Raleigh stated as the performa states, regardless of the forgiveness clause on the \$700,000, if enacted in 20 years or not, due to the debt not being serviced, it does not affect the cash flow of the project. Essentially it remains the same.

Council Member Clark suggested a compromise with HAWS where HAWS would pay the \$10,000. The first \$5,000 would go towards a reduction of the loan balance and the remaining \$5,000 would go to the City's general fund account.

Council Member Clark made a motion to approve this item in that HAWS would pay \$10,000. The first \$5,000 would go towards a reduction of the loan balance and the remaining \$5,000 would go to the City's general fund account.

The motion was duly seconded by Council Member Adams with Chair Montgomery abstaining.

G-2. RESOLUTION APPROVING THE ALLOCATION OF ADDITIONAL REVITALIZING URBAN COMMERCIAL AREAS (RUCA) III MATCHING FUNDS FOR THE PATTERSON/GLENN AREA.

Mr. Raleigh gave the staff report on this item.

In response to Council Member Besse, Mr. Raleigh stated initially there were two phases planned for this project. The \$475,000 was the projected amount needed for the first phase of the project. The \$202,100 was for the second phase of the project that dealt with the truck driveway access and additional parking on the site. Subsequent phases are characterized as items insufficiently funded and/or unforeseen items.

In response to Council Member Clark, Mr. Raleigh stated staff performs site visits on a weekly basis. For each item on the scope of work, invoices are established to see if the items have been performed accurately. This is how staff monitors the funding is going to what it has been requested for.

Council Member Adams requested the tax value of this site and what is the expected tax value at completion of this site.

In response to Council Member Besse, Mr. Raleigh stated this has been a 50/50 match throughout this process of the project.

Council Member MacIntosh suggested general contractors that are performing work on their own properties be excluded from receiving funding from the City.

Council Member Clark made a motion to approve this item. The motion was duly seconded by Council Member Adams with one in favor and three abstaining. Chair Montgomery was in favor and Council Members Adams, Besse and Clark abstained.

G-3. ORDINANCE REVISING CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES* TO AMEND REGULATIONS FOR ACCESSORY DWELLINGS – UDO-267 – *Proposed of the City-County Planning and Development Services Staff [Recommended by Planning Board. Item continued from the November 10, 2016, meeting of the Community Development/Housing/General Government Committee.]*

Mr. Paul Norby, Planning Director and Kirk Erickson, Planning Department gave a presentation on this item.

In response to Council Member Besse, Mr. Erickson stated the opt-in language is that special use rezoning provisions in subsection 2-6.4(C) and subsection 2. It talks about the dimensional requirements for the accessory dwellings. Any proposed detached accessory dwelling may be considered through the special use district rezoning process. In subsection 10 (Lot Requirements) it says accessory dwellings may be permitted on lots smaller than 9,000 square feet through the special use district rezoning process.

Council Member Clark requested Planning staff provide locations and addresses of the 14 accessory dwellings shown on the map provided in the committee book. He also asked if any of these dwellings meet the new proposed ordinance requirements.

Council Member Besse requested information on the Wilmington case that struck down the kinship requirements and, for other cities that permit accessory dwellings, how many of those contain unenforceable provisions for kinship provisions similar to the City of Winston-Salem.

Council Member Adams requested information on the effect of allowing or not allowing citizens to make decisions for property they own. The City could create some strict policies on obtaining accessory dwellings, and if this would hurt the City later.

In response to Council Member Clark, Mr. Erickson stated most other City ordinances state some type of square footage restrictions and are either expressed as an absolute number or a percentage of total lot area. Some examples can be provided for the Committee.

In response to Council Member Larson, Mr. Erickson stated he thinks the City does require a second address for attached accessory dwelling. But does require one for detached dwellings. He committed to check this information with Inspections.

By consensus, the Committee agreed to hold this item for more discussion.

G-4. RESOLUTION AUTHORIZING SUBORDINATION OF FINANCING FOR CHATHAM MILL APARTMENTS.

Mr. Brooks gave a staff report on this item.

Council Member Adams made a motion to approve this item. The motion was duly seconded by Council Member Clark and carried unanimously.

G-5. HOUSING STUDY SCOPE OF WORK SUGGESTIONS.

Mr. Brooks gave the staff presentation on this item.

Council Member Besse requested a breakdown of the housing market and housing demands analysis for citywide and downtown. The request is, for it to be broken down under GMA2 and GMA3.

Council Member Clark requested the numbers for median income be tested concerning workforce and affordable housing to see what amount is needed for citizens that need housing.

Mr. Brooks stated the requests would be addressed and staff would deliver those answers to Committee in the following two weeks.

Chair Montgomery included that the Committee would consider the opportunities to deal with the back log of housing cases (preferably demolitions) mentioned by the former Committee Chair Molly Leight. Staff would potentially look into breaking it up into three categories. The first category, would be the properties that are at the 65% level and are ready for demolition. The second category would be those houses eligible for in-rem repair, and the last category would be those able to have eminent domain enacted upon them.

ADJOURNMENT: 6:03 p.m.