

Hawley House Background Information – Rezoning Application Approval from Neighborhood Assn.

Background Information

- At the request of the City of Winston Salem and the United Way, The Hawley House became a program of the YWCA in 1998 and is the only state licensed residential recovery facility for women diagnosed with Substance Use Disorder in Forsyth County.
- We are licensed by the State of N.C. Department of Health and Human Services Division of Health Service Regulation as a Mental Health Facility with 6 beds. Our license number is MHL-034-066. Our Facility ID# is 955648.
- Our Licensed Service Categories are: 10A NCAC 27G .5600E Supervised Living SA Adult and 10A NCAC 27G .4300 Supervised Therapeutic Community
- In 2012, The City of Winston-Salem provided financing to the YWCA in the amount of \$110,000 in the form of a 0%, non-amortizing, deferred loan for rehabilitation to the Hawley House. This allowed us to increase our capacity to serve an additional 2 women, however we were unaware that this increase would require us to re-zone from single family to a group home and in doing so would require us to have a sprinkler system installed.

Steps Taken Regarding Rezoning Approval Process

Background meeting held June 9, 2017 with Council Member John Larson

- Attendees: City Councilman John Larson, YWCA Board Chair the Honorable Molly Leight, Kristin O'Leary Vice President of Supportive Services for Women, and Christy Respass YWCA CEO
- Topics discussed include: The YWCA requested advice regarding the opportunity to expand capacity of the Hawley House from 6 to 8-10 beds. John Larson was supportive but stressed the need to meet with the West Salem neighborhood association for their support. Once a funding opportunity was identified this would be a key next step.

Background meeting held October 6, 2017 - Information re Grant Potential

- Attendees: Tim West City Planning, Kristin O'Leary Vice President of Supportive Services for Women, Marty Edwards Development YWCA and Christy Respass YWCA CEO
- Topics: Tim West provided information on the City of Winston Salem's upcoming request for proposals. The YWCA wanted to understand if there was an option to apply for funding related to rezoning of the Hawley House. Referred to Aaron King in Planning for Rezoning Information.

Outreach with the West Salem Association – October 10 – 18, 2017 – Approval Secured

- Kristin O'Leary Vice President of Supportive Services emailed Carol Faley (neighborhood advocate of the Hawley House) on 10/10/17 for contact information for the President of the West Salem Association
- Carol Faley connected Kristin with Salvador Patino via email on 10/10/17 to request a meeting to discuss the rezoning.
- Salvador Patino requested a meeting to discuss the project background on 10/10/17.
- Meeting held 10/12/17 with Salvador Patino, Kristin O'Leary, and Carol Faley. The discussion covered the history of the Hawley House and previous support of the West Salem neighborhood, the opportunity to apply for funds to expand capacity from 6 to 8-10 beds, and the required re-zoning and support needed from The West Salem association. Salvador recommended calling a meeting of the association to discuss.
- **Special meeting of the association was held October 18, 2017. The minutes of the meeting are attached. This provides the details of the conversation and the approval received after the vote.**

1 W-3355 Attachment B

West Salem Neighborhood Association

Meeting Notes for Zoning Change Meeting Thursday October 18th, 2017

A special meeting was called to present to zoning change request within West Salem. The meeting was held at the Christ Moravian Fellowship Hall on the corner of Academy and Granville from 7:00PM to 8:00PM.

David Bergstone from Old Salem Inc. presented a proposal to change the zoning of various properties in the area around Poplar St. and Walnut St. The proposed zoning would change the Light Industrial zoning of multiple properties to Pedestrian Business. David provided paperwork which demarcated a special zoning request, which would eliminate some of the uses allowed in the zoning, primarily car mechanic shops. David explained that the main intent for the zoning change would be to allow for educational and museum programs to take place in the Old Salem Inc. properties, while formalizing the residential lots which are currently violating zoning regulations.

Questions were asked to clarify the zoning change, and the properties in question. David explained that there are no immediate plans to develop any of the lots in question, but rather tidying up the many properties in question. Additionally, he clarified that not all properties in the zoning change are owned by Old Salem Inc. and that other property owners have been included to clean up the zoning confusion in the area. Salvador Patiño stated that he would like to see surface parking crossed out of the potential uses, due to the fact that said conditions tend to create dead zones in the urban fabric, but is in favor of the proposed change.

The neighbors present in the meeting unanimously voted in favor of Old Salem's proposed zoning change.



Kristin O'Leary from the Hawley House, presented a proposal to change the zoning of 941 West St. from single family to allow for two more residents to live in the property. The Rehabilitation Program currently is able to house 6 women under current zoning. The footprint of the house would not increase if the zoning change was approved by the city, since the work of adding the required bedrooms had already been completed prior to the zoning proposal. Additionally, the Hawley House would be required to add a sprinkler system to the house to meet building codes, a process which they are already working on obtaining the necessary funding.

There were no questions on the zoning change, however there were some questions about the program itself. Carol Faley and other members of neighborhood commented on how the fact that many neighbors don't know that the rehabilitation program is housed on that corner is a testament to the success of the program. Jeff Failing asked about the success rate of the Hawley House, which Kristin explained that the current success rate is about 80%, far above national average.

The neighbors present in the meeting unanimously voted in favor of the Hawley House's proposed zoning change.

Salvador Patiño
West Salem Neighborhood Association President