



March 15, 2024

W. Patrick Pate, City Manager  
City of Winston-Salem  
101 N. Main Street, Suite 170  
Winston-Salem, NC 27101

**Subject: Request for Release: Choice Neighborhoods Phase 2**

Dear Mr. Pate,

I trust this message finds you well. As you are likely aware, Phase 1 of the Choice Neighborhoods Initiative (“CNI”) is almost complete – with the first residents having already started moving into the new Brown School Lofts! We are now turning our attention to Phase 2 – the first on-site phase, which will result in development of new mixed-income housing at the site of our existing Cleveland Avenue Homes public housing community.

In furtherance of Phase 2, we are currently working on consolidating all parcels comprising this phase into one unified parcel. A consolidated plat will be recorded, which will facilitate our predevelopment activities. While the majority of the Phase 2 footprint consists of the existing Cleveland Avenue Homes, one lot - 954 New Hope Lane (PIN 6836-63-0365) - is owned by our nonprofit instrumentality, Forsyth Economic Ventures, Inc., and houses a building that is part of the Fairview Landing (formerly New Hope Manor; formerly Burke Village) community. There are recorded restrictions against this parcel of which the City is the beneficiary. However, the parcel was targeted several years ago for inclusion in the CNI site plan and, therefore, the building located thereon was never rehabbed. The building has remained vacant since acquisition.

Given that the referenced parcel is required for completion of the CNI site plan, we are requesting that the City release all deed restrictions. Such release will permit the parcel to be included in the consolidated plat and redeveloped as envisioned in the CNI grant application. The parcel will, of course, still be utilized to support affordable housing as originally intended. Additionally, the residue of the Fairview Landing community (which is to say the rehabbed, occupied buildings) will continue to serve as collateral for the City's loan.

*So Much More*



I hope the foregoing summary is helpful as our respective teams work to navigate the details of this release. Should you have any questions or require further clarification, please do not hesitate to reach out. As always, we remain grateful for the City's continued partnership in support of our community and this initiative.

Sincerely,

*Kevin Cheshire*

Kevin Cheshire  
*Executive Director*

CC: Samuel Hunter  
John Lawson

*So Much More*