



## Summary

### Community Development/Housing/General Government Committee

*Council Member Denise D. Adams, Chair*  
*Council Member Annette Scippio, Vice Chair*  
*Council Member Dan Besse*  
*Council Member Robert C. Clark*

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Tuesday, February 12, 2019

4:30 PM

Committee Room 239, City Hall

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#### CALL TO ORDER

*Chair Adams called the meeting to order at 4:30 pm.*

#### **Present:**

Council Member Denise Adams, Chair  
Council Member Annette Scippio, Vice Chair  
Council Member Dan Besse  
Council Member Robert Clark

#### **Others Present:**

Council Member Jeff MacIntosh  
Council Member John Larson

#### C CONSENT AGENDA

*Chair Adams stated without objection, the Committee would first consider the Consent Agenda. Item C-1 was pulled for discussion.*

**A motion was made by Council Member Clark, seconded by Council Member Scippio, to approve the balance of the Consent Agenda. The motion carried by the following vote:**

**Aye:** 4 - Council Member Adams, Council Member Scippio, Council Member Besse and Council Member Clark

- C-2.**     [19-0109](#)     Resolution Authorizing a Change in Use of Funding to Habitat for Humanity of Forsyth County, Inc. and Execution of a Memorandum of Understanding with the North Carolina State Historic Preservation Office for 1603 and 1605-1607 North Cherry Street. (North Ward) [Recommended by Finance and Community Development/Housing/General Government Committees].

**Attachments:**   [1605 Cherry Street - CARF](#)  
                          [1605 Cherry Street - RES](#)

**Approved by Consent Vote.**

- C-3.**     [19-0117](#)     Resolution Authorizing Subordination of a City/County Loan for the Enclave II at Winston-Salem Development. (North Ward) [Recommended by Finance and Community Development/Housing/General Government Committees].

**Attachments:**   [Enclave II 2019 - CARF](#)  
                          [Enclave II 2019 - RES](#)  
                          [Enclave II - PBO](#)

**Approved by Consent Vote.**

Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.]

- C-4.**     [19-0097](#)     James E. Gillespie, 1008 Ada Avenue (Northeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.] (Recommended by Community Development/Housing/General Government Committee).

**Attachments:**   [CARF - 1008 Ada Ave.doc](#)  
                          [demo--50-Ordinance.doc](#)  
                          [Historical Memo.docx](#)  
                          [demo--50-1008 Ada Ave-history.pdf](#)  
                          [demo--50-1008 Ada Ave-exhibit.pdf](#)  
                          [demo--50-1008 Ada Ave-violations.pdf](#)  
                          [demo--50-1008 Ada Ave-pictures.pdf](#)

**Approved by Consent Vote.**

Ordinance Ordering the Demolition and Removal of a Structure [Repairs exceeding sixty-five percent (65%) of value of structure.]

- C-5.**     [19-0098](#)     Jesus Carmona Arellanes, 709 Goldfloss Street (Southeast Ward)  
Ordinance Ordering the Demolition and Removal of a Structure [Repairs  
exceeding sixty-five percent (65%) of value of structure.] (Recommended  
by Community Development/Housing/General Government Committee).

**Attachments:**   [CARF - 709 Goldfloss Street.doc](#)  
[demo-65+-Ordinance.doc](#)  
[Historical Memo.docx](#)  
[demo-+65-709 Goldfloss Street-history.pdf](#)  
[demo-+65-709 Goldfloss Street-exhibit.pdf](#)  
[demo-+65-709 Goldfloss Street-violations.pdf](#)  
[demo-+65-709 Goldfloss Street-pictures.pdf](#)

**Approved by Consent Vote.**

- C-6.**     [19-0099](#)     Laura Ann Blackburn, 2400 Druid Hills Drive Accy Bldg. (North Ward)  
Ordinance Ordering the Demolition and Removal of a Structure [Repairs  
exceeding sixty-five percent (65%) of value of structure.] (Recommended  
by Community Development/Housing/General Government Committee).

**Attachments:**   [CARF - 2400 Druid Hills Accy Bldg.doc](#)  
[demo-65+-Ordinance.doc](#)  
[Historical Memo.docx](#)  
[demo-+65-2400 Druid Hills Drive Accy Bldg-history.pdf](#)  
[demo-+65-2400 Druid Hills Drive Accy Bldg-exhibit.pdf](#)  
[demo-+65-2400 Druid Hills Drive Accy Bldg-violations.pdf](#)  
[demo-+65-2400 Druid Hills Drive Accy Bldg-pictures.pdf](#)

**Approved by Consent Vote.**

- C-7. [19-0100](#) James R. Conner, 3808 Southdale Ave (Southeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs exceeding sixty-five percent (65%) of value of structure.] (Recommended by Community Development/Housing/General Government Committee).

**Attachments:** [CARF - 3808 Southdale Avenue.doc](#)  
[demo-65+-Ordinance.doc](#)  
[Historical Memo.docx](#)  
[demo-+65-3808 Southdale Avenue-history.pdf](#)  
[demo-+65-3808 Southdale Avenue-exhibit.pdf](#)  
[demo-+65-3808 Southdale Avenue-violations.pdf](#)  
[demo-+65-3808 Southdale Avenue-pictures.pdf](#)

**Approved by Consent Vote.**

- C-8. [19-0101](#) Daniel W. Donathan, 3852 Crusade Drive (Northeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs exceeding sixty-five percent (65%) of value of structure.] (Recommended by Community Development/Housing/General Government Committee).

**Attachments:** [CARF - 3852 Crusade Drive.doc](#)  
[demo-65+-Ordinance.doc](#)  
[Historical Memo.docx](#)  
[demo-+65-3852 Crusade Drive-history.pdf](#)  
[demo-+65-3852 Crusade Drive-exhibit.pdf](#)  
[demo-+65-3852 Crusade Drive-violations.pdf](#)  
[demo-+65-3852 Crusade Drive-pictures.pdf](#)

**Approved by Consent Vote.**

- C-9. [19-0122](#) Approval of Community Development/Housing/General Government Committee Summary of Minutes - January 15, 2019.

**Attachments:** [1.15.2019 CDHGG Minutes](#)

**Approved by Consent Vote.**

- C-1. [19-0090](#) Minority and Woman-Owned Business Enterprise Annual Report for Fiscal Year 2017 - 2018.

**Attachments:** [Information Item- FY 17-18 MWBE Annual Report](#)  
[MWBE annual report 2017-2018 Final](#)

*Council Member Larson pulled this item.*

*Tiesha Hinton, Assistant Director of the Office of Business Inclusion and Advancement, gave the staff report.*

*Council Member Clark asked how much of the \$235,00 from page 9 were contracts that were bid on.*

*Vice Chair Scippio asked for a breakdown of the race for the women that are included in the MWBE program.*

## G GENERAL AGENDA

- G-2. [19-0112](#) Resolution Authorizing the City Manager or His Designee to Accept Less Than Full Repayment of Construction Loans, Not to Exceed \$30,000 Per Home Constructed for the Remaining Properties Eligible for Home Funds in the Ridgewood Place Subdivision and the East End Revitalization Area (Recommended by Finance and Community Development/Housing/General Government Committees).

**Attachments:** [CARF-Subsidy Policy](#)  
[RES Subsidy Policy](#)

*Marla Newman, Community Development Director, requested item G-2 go before the committee prior to G-1, and gave the staff report.*

**A motion was made by Council Member Clark, seconded by Council Member Scippio, that this Resolution be Approved. The motion carried by the following vote:**

- G-1.**     [19-0110](#)     Resolution Ratifying Action Taken on November 15, 2018, Regarding S.G. Atkins Community Development Corporations Repayment of the Construction Loan for 3248 Ridgeback Drive, and Making a Grant to the Development Project for the Repayment Shortage of the Construction Loan (Recommended by Finance and Community Development/Housing/General Government Committees).

**Attachments:**   [CARF - Ratification](#)  
                          [RES-Ratification](#)

*Marla Newman, Community Development Director, gave the staff report.*

**A motion was made by Council Member Clark, seconded by Council Member Besse, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:**   4 -   Council Member Adams, Council Member Scippio, Council Member Besse and Council Member Clark

- G-3.**     [19-0113](#)     Resolution Authorizing the Adoption of Procedures to Recommend Funds to be Recaptured and Reallocated to Meet the Expenditure Time Requirements for CDBG and HOME Funds (Recommended by Finance and Community Development/Housing/General Government Committees).

**Attachments:**   [CARF-Funds Recapture Policy](#)  
                          [RES-Funds Recapture Policy](#)  
                          [CDBG and HOME Recapture Reprogram Guidelines\\_revd011819](#)

*Marla Newman, Community Development Director, gave the staff report.*

**A motion was made by Council Member Clark, seconded by Council Member Scippio, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:**   4 -   Council Member Adams, Council Member Scippio, Council Member Besse and Council Member Clark

- G-4.**     [19-0093](#)     Resolution Awarding Contract with MGT of America Consulting, LLC for the City of Winston-Salem Disparity Study. (\$333,570) [Finance and Community Development/Housing/General Government Committees forwarded this item to Council with three in favor, none opposed, and one abstaining.]

**Attachments:**   [CARF- Disparity Study](#)  
                          [Resolution - Disparity Study 2019](#)  
                          [PBO - Disparity Study](#)  
                          [Exhibit A - bid list and demographics](#)  
                          [Exhibit B - Score Sheet -Disparity Study](#)

*Tiesha Hinton, Assistant Director of the Office of Business Inclusion and Advancement, gave the staff report.*

**A motion was made by Council Member Clark, seconded by Council Member Scippio, that this Resolution be Approved. The motion carried by the following vote:**

**Aye:**    3 -   Council Member Adams, Council Member Scippio and Council Member Besse

**Abstain:**  1 -   Council Member Clark

**G-5.**     [18-0812](#)     Ordinance Revising Chapter B of the Unified Development Ordinances to Regulate Residential Fences and Walls in Front Yards on Property With a Residential Building that is a Single Family Home, Duplex, Twin Home, Triplex, Quadraplex, or Townhouse - Proposed by City Attorney Staff.

**Attachments:**   [February 1 2019 Update on Input regarding Fence Ordinance](#)  
[CARF-FENCE ORDINANCE.11.9.18](#)  
[FENCE ORDINANCE 11.9.18](#)

*Jerry Kontos, Assistant City Attorney, gave the staff report.*

*Vice Chair Scippio clarified what fence materials would be considered in compliance with the proposed ordinance. She also questioned the 6 months that citizens would have to bring their fence into compliance if it did not meet the proposed standards.*

*Council Member Clark reminded everybody that if the Committee approved this ordinance, it would go to the Planning Board, where it would get public input, before coming back before full Council.*

*Council Member Larson stated that 6 months was not enough time to bring a fence into compliance.*

*Council Member Scippio questioned if a citizen could afford an eight foot brick wall, would it be allowed? Mr. Kontos answered yes, and Council Member Scippio questioned if this could be considered discriminatory, as it was allowing tall fences for citizens who could afford more expensive materials, as long as they were masonry.*

*Council Member Besse asked why masonry walls were exempt from the height limits. Mr. Kontos noted that no complaints had been brought to staff's attention about masonry walls.*

*Council Member Clark requested staff look into a City-Wide canvas to get an idea of how many properties this would actually affect.*

**A motion was made by Council Member Clark, seconded by Council Member Besse, that this Ordinance be Approved. The motion carried by the following vote:**

**Aye:**    3 -   Council Member Adams, Council Member Besse and Council Member Clark

**Abstain:**  1 -   Council Member Scippio



**G-6.**     [19-0028](#)     Summary of 2018 Fair Housing Testing in Winston-Salem.

**Attachments:**   [INFO-Livable-Neighborhoods--FH Testing](#)

[Summary of Fair Housing Testing in Winston-Salem 2018 12-21-18](#)

*Wanda Allen-Abraha, Human Relations Director, gave the staff report, and introduced Jeff Dillman, Co-Director of Fair Housing Project of Legal Aid of North Carolina. Mr. Dillman gave a presentation of the findings from the Fair Housing Testing.*

*Council Members questioned various aspects of the study, and Mr. Dillman answered the questions.*

*Chair Adams suggested for staff to look into increasing the size of the study, as 24 tests was not enough to get an accurate picture of fair housing throughout the City.*

**G-7.**     [19-0066](#)     Consideration of Amendments to the Abandoned, Junked, Safety and Health Hazard Vehicles and Vehicle Impoundment Codes.

**Attachments:**   [INFO - Towing Policy](#)

[Abandoned Vehicle Towing Storage Selling Code Changes \(Municode Version\) \(1-11-19\)](#)

*Captain Mike Cardwell from the Police Department, Sharon Richmond, Deputy Community Development Director, and Al Andrews, Deputy City Attorney, gave a joint presentation.*

**G-8.**     [19-0127](#)     Information from Council Member Scippio on Establishing The African American Heritage Action Initiative.

**Attachments:**   [CM Scippio - African American Initiative Memo](#)

*Vice Chair Scippio presented this item.*

*Chair Adams requested staff work together to move this item forward.*

**ADJOURNMENT**

*There being no further business to come before the Committee, the meeting adjourned at 5:56 pm.*