



Neighborhood Services
Department

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
336-722-8000
CityofWS.org

CODE ENFORCEMENT PURSUANT TO HOUSING CODE: ____ SEC. 10-203(e)
____ SEC. 10-203(f)(1)
X SEC. 10-203(f)(2)

CASE SUMMARY:

HOUSING FILE NO.: CE-H-UN-22-08-0942

PROPERTY ADDRESS: 1508 E. TWENTY SECOND STREET

WARD: NORTHEAST

PROPERTY OWNER(s): GREG PENN

LIS PENDENS #: 23M344 DATE LIS PENDENS FILED: 2/22/2023

DUE PROCESS:

1. The current **Complaint and Notice of Hearing** was issued 9/9/2022 and service was obtained by X certified mail; X regular; X posting; ____ hand delivery and ____ publication on 9/17/2022. The Hearing was held on 10/10/2022 and the owner/agent ____ did X did not appear and/or contact the Community Development Department regarding the complaint.
2. The **Finding and Order** was issued on 1/30/2023 and service was obtained by X certified; X regular; X posting; ____ hand delivery, and ____ publication on. The Order directed the owner to **repair, alter or improve** the dwelling within **30** days from receipt. The time for compliance expired on 3/28/2023. The dwelling was found vacated and closed on 4/1/2023.
3. The dwelling became eligible for demolition under the X six (6) month rule ____ 65% rule on 10/1/2023.
4. The notification letter was sent on 5/19/2025 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 6/9/2025. The notice further advised that if the owner(s) intended to request an extension of time, they should present evidence of their intent to the Neighborhood Services Director prior to the Committee meeting. The Director ____ was X was not contacted. Additionally, the owners of the property agreed to bring the property into compliance with the city's Minimum Housing Code pursuant to a forbearance agreement which the owners did not comply with.

COMMENTS (if any):

COUNCIL CONSIDERATION:

The estimated cost to make repairs to needed to render this dwelling fit for human habitation:

- ____ exceeds sixty-five percent (65%) of the value of the dwelling.
____ is less than fifty percent (<50%) of the present value of the dwelling.
X is more than fifty percent (>50%) of the present value of the dwelling.

Estimated cost to repair structure \$8,638 Fair market value of structure \$10,000

Based on the above information it is recommended that an Ordinance be adopted to cause this dwelling to be:

- ____ removed or demolished.
____ repaired or demolished and removed within ninety (90) days or, if eligible, repaired under In Rem provisions of the Minimum Housing Code with City Council approval.
X demolished and removed within ninety (90) days.