



Minutes

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, January 15, 2019

4:30 PM

Committee Room 239, City Hall

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CALL TO ORDER

*Chair Adams called the meeting to order.*

**Present:**

Council Member Denise D. Adams, Chair  
Council Member Annette Scippio, Vice Chair  
Council Member Robert Clark  
Council Member Dan Besse - arrived at 4:47 p.m.

**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. Items C-3 through C-7 were removed 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:** 3 - Council Member Adams, Council Member Scippio and Council Member Clark

**Absent:** 1 - Council Member Besse

**C-1.** [19-0075](#) Resolution Approving the 2019 Federal Action Plan for the City of Winston-Salem. (Recommended by Finance and Community Development/Housing/General Government Committees).

**Approved by Consent Vote.**

- C-2. [19-0019](#) Consideration of the Collaborative Outreach Revitalization and Engagement (C.O.R.E.) Initiative to Engage Residents, Build Strong Communities and Strengthen Neighborhood Associations.

**Approved by Consent Vote.**

- C-8. [18-0843](#) Approval of Community Development/Housing/General Government Committee Summary of Minutes - November 20, 2018.

**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-3. [18-0417](#) Nereyda Arroyo Perez & Marino Nicolas Mendoza, 1617 N. Cherry St (North Ward) Ordinance Ordering the Demolition and Removal of a Structure - Repairs more than 50% of value of structure (>50) six months. (Continued from the June Community/Development/Housing/General Government Committee.)

*Sharon Richmond, Deputy Director of Community Development, gave the staff report.*

*Council Member Clark recommended to hold this item in Committee, as it is evident that the property owner has been working on making repairs.*

*Council Member MacIntosh noted that the updated pictures show that the property owner has made significant improvements to the house.*

*Council Memembr Larson clarified that the violations were all related to the damage from the fire.*

*There was no one present to speak regarding the property.*

**A motion was made by Council Member Clark, seconded by Council Member Scippio, that this Ordinance be held in the Community Development/Housing/General Government Committee for two months, due back by 3/19/2019. The motion carried with the following vote:**

**Aye: Council Member Adams, Council Member Scippio, and Council Member Clark**

**Absent: Council Member Besse**

- C-4. [19-0034](#) Branch Banking and Trust, 1805 Buddingbrook Lane (North Ward)

Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee).

*Sharon Richmond, Deputy Director of Community Development, gave the staff report.*

*Melynda Dunigan, 1875 Mallard Lakes Dr., President of the Mallard Lakes Homeowners Association, spoke on behalf of the neighborhood. She noted that the house has not had any repairs made and it is no longer salvageable.*

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

**Aye: Council Member Adams, Council Member Scippio, and Council Member Clark**

**Absent: Council Member Besse**

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

**C-5. [19-0030](#)**

Tyrol Management Group LLC, 838 Brookline 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).

*Council Member Besse arrived at 4:47 pm.*

*Sharon Richmond, Deputy Director of Community Development, gave the staff report.*

*Council Member MacIntosh noted that he did not believe that the estimated amount of money presented by Community Development would be enough to repair the house.*

*There was no one present to speak regarding the property.*

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

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

**C-6. [19-0032](#)**

Virginia Sperber, Heirs, 724 Glencoe 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).

*Sharon Richmond, Deputy Director of Community Development, gave the staff report.*

*There was no one present to speak regarding the property.*

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

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

**C-7. [19-0033](#)**

Jose Elias Villatoro, 305 Polo Rd Trailer 38 (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).

*Sharon Richmond, Deputy Director of Community Development, gave the staff report.*

*Council Member Clark asked if the trailer in question was a rental, and if so, who would be responsible for the demolition costs.*

*Angela Carmon, City Attorney, clarified that the entire trailer park was owned by one person, and that person would be responsible for any costs incurred.*

*There was no one present to speak regarding the property.*

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

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

**G GENERAL AGENDA**

**G-1. [19-0018](#)**

Resolution Ratifying Action Taken on November 15, 2018 and Authorizing City Manager, or His Designee, to Accept Less than Full Repayment of Construction Loans to S.G. Atkins Community Development Corporation.

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

*Council Member Clark requested for staff to include in the resolution a maximum limit.*

**This Resolution was continued to the Community Development/Housing/General Government Committee, on 2/11/2019.**

**G-2. [19-0025](#)**

Consideration of Deobligation of Uncommitted HOME Funds from Program Year 2014.

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

*Council Member Larson asked for clarification on how the HOME funds worked. Mrs. Newman explained that it is similar to a line of credit, that is cumulative with each year.*

*Council Member MacIntosh asked what this specific line of credit from 2014 would have been used for. Mrs. Newman stated that it would have been used for affordable housing, and the loss of this money resulted in the loss of six to seven affordable housing units.*

**G-3. [18-0864](#)**

Consideration of Resolution Establishing the City of Winston-Salem Affordable Housing Program Through the Sale or Lease of City Owned Residential Properties.

*Angela Carmon, City Attorney, gave the staff report.*

*Council Member Besse recommended that staff look at additional pre-screening of properties owned by the City, as some properties would not be suitable for affordable housing units.*

*Chair Adams asked staff to get this information out to citizens. She requested a report regarding zoning for these properties, as she believes some properties are too small to build single family homes.*

*Council Member Clark voiced his reservations with setting 30, 50, or 99 year restrictions, as it could potentially scare people from buying the properties.*

*Lee Garrity, City Manager, clarified that this would only be one tool, used in conjunction with other programs, to increase affordable housing in Winston-Salem.*

*Chair Adams noted that if the City does not put restrictions on these properties for affordable housing, they won't last, and the City will be right back where we started. She also pointed out that the majority of these properties are located in African-American neighborhoods.*

*Council Member Clark recommended staff to communicate with the*

*contractors in the area, and find out what would get them excited about building on these properties.*

*Council Member MacIntosh asked staff to collaborate with the County and to get a list of properties they own, so that the City could possibly partner to provide more affordable housing.*

**G-4. [19-0068](#) Information on the Fourth Street Public Art Project.**

*Kelly Bennett, Planning and Development Services, gave the staff report.*

*Chair Adams asked if the Links Apartments had affordable housing, and for a report on the rent for the apartments.*

*Vice Chair Scippio noted that she would like to see local artists only, and to strongly consider African-American artists.*

**Information on the 2020 Census Complete Count Committee.**

**G-5. [19-0067](#) Tiffany White, Project Planner, gave the staff report.**

*Council Member Besse requested bilingual persons to be on the committee.*

**ADJOURNMENT**

*There being no further business to come before the Committee, the meeting adjourned at 5:48 p.m.*