

Memorandum



Winston-Salem

City Attorney's Office

P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3816

TO: Mayor Pro Tempore Denise Adams, Chair CD/H/GG
FROM: Takeisha R. Redd, Assistant City Attorney
DATE: April 13, 2021
SUBJECT: Additional Information Requested Regarding Urban Renewal Programs in the City of Winston-Salem
CC: Lee Garrity, City Manager
Angela Carmon, City Attorney
Tasha Logan Ford, Assistant City Manager
Meridith Martin, Strategic Initiatives Administrator

Many projects fell under the general term “urban renewal” within the City of Winston-Salem. For purposes of this memorandum, staff focused on clearance and redevelopment of blighted areas in East Winston, redevelopment of Happy Hill Gardens, and the construction of Silas Creek Parkway. More specifically, staff was asked to define urban renewal, identify the timeframe in which these projects occurred, and identify how many housing units were involved. Staff was also asked to gather similar information concerning the construction of Silas Creek Parkway and the redevelopment of Happy Hill Gardens that occurred in 2004.

Urban Renewal is the term used to refer to slum clearance programs that occurred throughout the United States following World War II. Under the auspices of urban renewal, properties designated as “blighted” by a municipality were demolished and replaced. In some instances, the substandard housing and dilapidated buildings were replaced with modern housing units and buildings that met all applicable housing and building codes. In other instances, dilapidated buildings and substandard housing were demolished for the creation of roads, highways, and other transportation related infrastructure. Three pieces of federal legislation, the Housing Act of 1949, the Housing Act of 1954, and the Federal Highway Act of 1956, provided the majority of funding for post-war urban renewal programs across the country.

In the spring of 1951, the City’s Board of Alderman passed an ordinance creating the Redevelopment Commission of the City of Winston-Salem. This commission was given the authority to develop and execute a plan to clear areas designated as “blighted” by the Board of Alderman. The commission created the East Winston General Neighborhood Renewal Plan. This plan was divided into four projects that were executed in the Eastern part of the city between 1961 and 1972.

Project #1 of the East Winston General Neighborhood Renewal Plan involved 67 acres east of what was then known as the central industrial district. These 67 acres (248 parcels) of land were acquired primarily for the construction of US Highway 52. Those living within the project areas, which included 303 families and 157 individuals, were relocated as a result. A total of 719 dwelling units were demolished, 36 businesses were relocated, and 12 businesses were liquidated.

CityLink311
Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Denise D. Adams, Mayor Pro Tempore, North Ward; Barbara Hanes Burke, Northeast Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Kevin Mundy, Southwest Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

Project #2 of the East Winston General Neighborhood Renewal Plan focused on the area to the east of US Highway 52. This project involved 217 acres (742 parcels) of land and relocated 691 families and 416 individuals during the execution. A total of 1,582 dwelling units were demolished, 104 businesses were relocated, and 33 businesses were liquidated.

Project # 3 of the East Winston General Neighborhood Renewal Plan involved 156 acres (403 parcels) of land in the eastern portion of the city. The execution of this project required the relocation of 310 families and 262 individuals. Fifteen businesses were relocated and 11 were liquidated. A total of 620 dwelling units were demolished and 83 were able to be rehabilitated.

Project #4 of the East Winston General Neighborhood Renewal Plan involved seven acres. This project was much smaller in scale than the previous three projects. Staff was unable to locate specific information regarding the number of families, individuals, and businesses relocated for this project or the number of dwelling that were demolished or rehabilitated.

Happy Hill Gardens, constructed in 1950, was Winston-Salem's first public housing project. In 2001, the City of Winston-Salem certified Happy Hill Gardens as blighted in preparation for redevelopment. During fiscal year 2002, Housing Authority of Winston-Salem (HAWS) received a HOPE VI Revitalization Grant for this project. The funds were used to demolish Happy Hill Gardens' 488 existing public housing units and build a mixed-income housing development. College Park, three apartment communities with a total of 272 rental units, replaced it. A redevelopment plan for the remaining historic section of Happy Hill was adopted by the City Council in 2004. Between forty and fifty of the existing houses were determined to be unfit for habitation or ready to be demolished. The City, HAWS, and private development partners acquired lots, proceeded with demolition, and planned for the construction of fifty-nine single-family houses and eighty-nine townhouses. As of 2012, only five single family houses had been built on the acquired land.

Finally, staff was able to determine that the final alignment of Silas Creek Parkway from Lockland Avenue to Reynolda Road was approved in 1960. However, planning for a beltway around Winston-Salem began over a decade earlier in 1946 with the State Highway Commission's Thoroughfare Plan. Silas Creek Parkway generally follows the proposed circumferential route in the section below Reynolda Road. Although the Parkway passed through several developing neighborhoods, including Sherwood Forest, Robinhood Trails, and Shoreland Park, the number of home and/or business demolitions caused by construction is not known. Plats for Robinhood Trails and Sherwood Forest filed in the late 1950s include Silas Creek Parkway, indicating that impending construction was a factor in neighborhood planning and development.

Photographs and maps of East Winston prior to urban renewal projects are attached to this item. The table below provides a list of the elected officials that served on the Board of Aldermen and City Council during the dates included in this memorandum (1951-1972 and 2001-present).

ALDERMEN / COUNCIL MEMBERS			
Elected Official	Ward	Term Start	Term End
John H. Kirby	N Third	June 13, 1949	June 11, 1951
J. F. Shaffner	S Salem	June 13, 1949	June 11, 1951
Francis D. Pepper	W Second	May 12, 1947	May 8, 1953
Rev. Kenneth R. Williams	S Third	May 12, 1947	June 11, 1951
M. L. Lancaster	W First	June 13, 1949	June 11, 1951
Charlie A. Church	E First	June 13, 1949	May 8, 1959
Guy R. Fulp	E Second	June 13, 1949	September 5, 1952 *
James J. Norman	E Second	September 5, 1952	May 10, 1957
Charles B. Wade, Jr.	N Salem	November 17, 1950	June 11, 1951
L. L. Wall	W First	June 11, 1951	November 2, 1951 *
George D. Lentz	W First	November 2, 1951	May 5, 1961
H. F. Tucker	N Third	June 11, 1951	May 8, 1953
Carl N. Chitty	N Salem	June 11, 1951	April 5, 1963 **
Archie Elledge	S Salem	June 11, 1951	August 29, 1966 **
Rev. William R. Crawford	S Third	June 11, 1951	May 5, 1961
Thomas L. Ogburn	W Second	May 8, 1953	May 10, 1963
C. W. Hutchins	N Third	May 8, 1953	May 10, 1957
Paul O. Pegram	E Second	May 10, 1957	May 5, 1961
Carroll E. Poplin	N	May 10, 1957 December 12, 1966	May 7, 1965 December 17, 1970
Luther C. Hodges	E First	May 8, 1959	May 5, 1961
Floyd S. Burge, Jr.	SW	May 5, 1961	December 12, 1977
James J. Booker	E First	May 5, 1961	May 10, 1963
Rossie S. Shore	E Second	May 5, 1961	May 10, 1963
Carl H. Russell	NE	May 5, 1961	December 12, 1977
George W. Chandler	W	May 10, 1963	December 14, 1970
Douglas Elam	W Second	May 10, 1963	May 7, 1965
Dr. Franklin R. Shirley	NW	May 10, 1963	December 14, 1970
W. N. Shultz	N Salem	May 10, 1963	May 7, 1965
Rabron L. Wiggins	N	May 7, 1965	December 12, 1966
Donald Holcomb	SE	May 7, 1965 December 14, 1970	December 12, 1966 October 16, 1963 *
C. C. Ross, Sr.	E	May 7, 1965	December 12, 1977
Alton F. Pfaff	S	September 19, 1966	December 12, 1966
D. Fleat Chiddie	S	December 12, 1966	September 30, 1971 **
Russell T. Brown	SE	December 12, 1966	December 14, 1970
Edward R. Green	W	December 14, 1970	December 9, 1974
Richard N. Davis	N	December 14, 1970	December 12, 1977
Dr. Albert H. Coleman	NW	December 14, 1970	December 9, 1974
Ernestine Wilson	S	December 7, 1971	December 2, 1985
Robert S. Northington	W	December 12, 1977	June 2001 *
Vivian H. Burke	NE	December 12, 1977	May 5, 2020 **
Nelson L. Malloy, Jr.	N	December 4, 1989	December 7, 2009
Joycelyn V. Johnson	E	December 6, 1993	December 7, 2009
Wanda Merschel	NW	December 1, 1997	December 6, 2013
Vernon Robinson	S	December 1, 1997	December 5, 2005
Frederick N. Terry	SE	December 1, 1997	December 5, 2005
Stephen H. Whiton	SW	December 1, 1997	December 3, 2001
William H. Roberts, III	W	June 18, 2001	December 3, 2001

* Resignation

** Passed Away in Office

ALDERMEN / COUNCIL MEMBERS			
Elected Official	Ward	Term Start	Term End
Dan Besse	SW	December 3, 2001	December 2020
Robert C. Clark	W	December 3, 2001	Present
Evelyn A. Terry	SE	December 5, 2005	December 7, 2009
Molly Leight	S	December 5, 2005	December 5, 2016
Denise D. Adams	N	December 7, 2009	Present
James Taylor, Jr.	SE	December 7, 2009	Present
Jeff MacIntosh	NW	December 2, 2013	Present
Derwin L. Montgomery	E	December 7, 2009	November 26, 2018 *
John Larson	S	December 5, 2016	Present
Annette Scippio	E	November 26, 2018	Present
Morticia Parmon	NE	June 15, 2020	December 7, 2020
Barbara Burke	NE	December 7, 2020	Present
Kevin Mundy	SW	December 7, 2020	Present

* Resignation

** Passed Away in Office

MAYORS		
Elected Official	Term Start	Term End
Marshall C. Kurfees	June 13, 1949	May 5, 1961
John R. Surratt	May 5, 1961	May 10, 1963
M. C. Benton, Jr.	May 10, 1963	December 14, 1970
Dr. Franklin R. Shirley	December 14, 1970	December 12, 1977
Jack Cavanagh, Jr.	December 1, 1997	December 3, 2001
Allen Joines	December 3, 2001	Present