

## SUMMARY OF MINUTES

### COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:00 P.M., TUESDAY, AUGUST 12, 2008

COMMITTEE ROOM

ROOM 239, CITY HALL

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*MEMBERS PRESENT:*            *Council Member Nelson L. Malloy, Jr. Chair*  
   *Council Member Dan Besse, Vice Chair*  
   *Council Member Evelyn A. Terry (in at 4:45 p.m.)*  
   *Council Member Molly Leight*

*OTHERS PRESENT:*            *Council Member Joycelyn V. Johnson*  
   *Council Member Robert C. Clark (in at 4:45 p.m.)*

Chair Malloy called the meeting to order and stated that staff requested to pull Items C-3(a & b) and Item C-4(a) and noted that these have been designated historic properties which are in the process of being rehabilitated. He also noted that each of these properties would be reviewed again in six months.

Chair Malloy stated that, without objection, the Committee would first consider the Consent Agenda.

Council Member Johnson requested to pull Item C-1. Mr. Ritchie Brooks, Neighborhood Services Director, stated that a citizen was in attendance regarding Item C-3(d). No other items were removed for discussion. Council Member Leight made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Besse and carried unanimously.

#### CONSENT AGENDA

- C-2. RESOLUTION CONSIDERING AND ADOPTING APPROPRIATE AND VERIFIABLE PERCENTAGE GOALS FOR PARTICIPATION BY MINORITY AND WOMEN OWNED BUSINESSES FOR THE CONSTRUCTION OF WEST CLEMMONSVILLE ROAD EXTENSION BETWEEN OLD SALISBURY ROAD AND PETERS CREEK PARKWAY.
- C-3. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF THE CITY OF WINSTON-SALEM: [*Repairs less than 50% of value of structure (<50) six months*].

c. Charles Kelvin Garret

1121 Thurmond Street

- e. Jermaine Simmons 2030 Cannon Avenue
- f. JP Morgan Chase Bank Trustee 2515 Manchester Street

C-5. APPROVAL OF COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE SUMMARY OF MINUTES - *July 15, 2008*.

C-1. CONSIDERATION OF ORDINANCE APPROVING THE PROPOSED RENAMING OF "FREEDOM STREET" TO "LOUISE WILSON LANE".

Council Member Johnson stated that Ms. Louise Wilson played an important role in the community and noted that the addition of Kensington Village has provided an opportunity to name a new street after someone who had a positive influence on the community. She also noted that two additional streets within Kensington Village will be named after George Redd and Moses Lucas. She further noted that an event will be held in September to highlight the new community.

Ms. Robin Carpenter, 4110 Pine Hall Road, Walkertown, stated that considering the past history of Freedom Street, the renaming will aid in the revitalization effort of the community and noted that there have been several improvements in that area.

Council Member Johnson requested that someone contact Ms. Arwiolda Baldwin to make her aware of the September 26 event and dedication as she has a special interest in the renaming.

Chair Malloy questioned whether or not family members and friends of the street renaming honorees had been invited to attend the City Council meeting on Monday, August 18.

Council Member Johnson noted that family and friends of the honorees have been invited to attend the meeting and have been made aware of the ceremony on September 26.

Council Member Leight made a motion to approve the item. The motion was duly seconded by Council Member Besse and carried unanimously.

C-3. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(1) OF THE CODE OF THE CITY OF WINSTON-SALEM: [*Repairs less than 50% of value of structure (<50) six months*].

- d. Virginia F. Williams 520 E. 28th Street

Mr. Bruce Bailiff, Code Enforcement Program Supervisor, gave an overview of the property.

Mr. Charlie Powell, 400 Bedford Park Drive, stated that he has been trying to obtain funding to rehabilitate the property as it has significant meaning to him. He also stated that the property is in another individual's name that has passed on and he is working with a lawyer to have the deed transferred to his name as he is an heir to the property. He further noted that he has not been able to obtain funding since the property is not in his name. In response to Council Member Leight's question, Mr. Powell stated that his lawyer is trying to contact other heirs.

In response to Chair Malloy's question, Mr. Powell stated that once the property deed is in his name, it should only take a few months to complete any repairs and he intends to live in the home once repairs are completed.

In response to Council Member Johnson's question, Mr. Brooks noted that City funding is available to Mr. Powell.

Mr. Powell noted that he was turned down for a City loan a while ago and was told that since the property was not in his name, it would be difficult for him to obtain the funding.

Council Member Besse noted that it is a common problem to have a deed transferred and it can take time. He requested that Mr. Powell obtain a letter from his attorney stating an estimated time for solving the estate concerns and suggested that the item be continued for two months. He noted that the property is in no condition to occupy and that Mr. Powell cannot obtain means by which to fix it until he has a clear title to the property.

Mr. Powell stated that a contractor recently gave him an estimate of \$8,000 to install siding and repair the doors.

Council Member Besse made a motion to postpone consideration of the demolition for 60 days, at which time Mr. Powell will need to have his attorney present to discuss the matter or provide a letter from his attorney giving an estimate of having the deed put in Mr. Powell's name and a timeline for completing needed repairs. The motion was duly seconded by Council Member Leight and carried unanimously.

Mr. Lee Garrity, City Manager, noted that there will be a change in the October Committee meeting schedule and Mr. Powell will need to be present at the October 21 meeting.

In response to Council Member Johnson's question, Mr. Powell stated that there are other heirs but they have no interest in the property.

In response to Council Member Johnson's inquiry, Mr. Derwick Paige, Deputy City Manager, noted that if the house is demolished, it will eventually become the City's responsibility to maintain the property. He also noted that Ms. Candace Dobson, Neighborhood Services, would be in contact with Mr. Powell regarding that matter.

Council Member Johnson requested that staff develop a process for the maintenance of properties that are left unattended by heirs once demolished.

#### GENERAL AGENDA

- G-1. ORDINANCE AMENDING CHAPTER 10, ARTICLE V OF THE CITY CODE ENTITLED "HOUSING CODE". *[A public hearing was held on this item on August 4, 2008.]*

Mr. Brooks stated that a public hearing was held on this item from which two concerns arose: the definition of emergency situations and necessity of smoke detectors. He also stated that the number of smoke detectors deemed necessary in a dwelling is a concern for rooming houses. In response to Council Member Leight's question, Mr. Brooks stated that the state building code requires a smoke detector outside of all sleeping areas, rather than in each bedroom.

Mr. Garrity noted that in a three bedroom home, if all bedrooms were on one hallway, only one smoke detector would be needed in the hallway, rather than in each room.

In response to Council Member Besse's question, Mr. Brooks noted that a smoke detector can be purchased for \$25.

Council Member Johnson requested to know the typical detection range of a smoke detector.

Council Member Besse expressed concern that safety related requirements are being imposed on owner/occupiers.

*Council Members Terry and Clark in at 4:45 p.m.*

Chair Malloy requested that a member of the Winston-Salem Fire Department be brought in to address the concerns.

Council Member Johnson questioned who was responsible for changing batteries in smoke detectors located in boarding houses.

Chair Malloy questioned whether or not smoke detectors could be mandated to be electric rather than battery operated.

At 4:46 p.m., the Committee tabled discussion until Fire personnel could be brought in to address questions.

#### G-2. REPORT ON THE HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM.

Mr. Paige gave a brief overview of the Housing Authority of Winston-Salem (HAWS). He noted that some concerns from staff are the scattered site homes and safety issues created for the surrounding community, along with depleting resources. He also noted that HAWS is encouraged to partner with non-profit organizations to provide ancillary needs to residents.

In response to Council Member Leight's question, Mr. Larry Woods, HAWS Director, stated that HAWS is focusing more attention on real estate and property management and even though some services may be cut, security will be increased. He also stated that at various properties, HAWS staff is reviewing fencing methods between properties to dissuade foot traffic, key card access from interior courtyards, handicap accessibility, improved lighting and improved police presence. He further stated that HAWS is interested in negotiating a possible purchase of Johnson Square and is working with Housing and Urban Development (HUD) to get a proposal to renovate the units by updating the roof line, changing entrances so that they face the street, remodeling the interior and

converting large units into smaller, one-bedroom units. Mr. Woods noted that HAWS is working with the Experiment in Self Reliance (ESR) to set aside a specified number of units for graduates from its homeless program. He also noted that HAWS staff is identifying resources to aid in its community efforts, to offer supportive services, retail aspects and new opportunities to residents.

Council Member Terry noted that the Winston-Salem/Forsyth County Schools are forming agreements and memorandums of understanding within the City and hope that HAWS can reach out to community groups other than just ESR.

Mr. Woods stated that requests from agencies to house residents and provide stable housing is the main goal of HAWS. He also stated that HAWS' budget will only be 81% of its previous budget and HUD will not fund 100% of its needs, so there is a need to generate additional income. He further stated that HAWS would rather operate as a housing authority for the City than a public housing authority and noted that it convinced HUD to allow a down payment system for anyone who met a specified income criteria. HAWS is urging HUD to allow them to obtain a stream of income that will allow that down payment system to continue. In response to Council Member Besse's question, Mr. Woods stated that transportation to service locations is not as much of an issue as motivation to help residents become productive citizens within the community.

Council Member Johnson expressed concern that the Eastgate Community has a similar problem where services are located on site which residents refuse to utilize.

Mr. Woods noted that he is available to attend community meetings and would like to address problems as they are discovered. He also noted that new Section 8 landlords participate in training as well as Section 8 residents participate in an extended training program, which he hopes will help change the view of public housing in the city. In response to Council Member Besse's question, Mr. Woods stated that citizens should call Ms. Karen Darrell or Ms. Wanda Gaston at HAWS for any questions or concerns regarding Section 8 housing. He stated that the property owner will be notified if a complaint is received or if a problem occurs, a police report will be sent to the property owner and if no action is taken, the property will be reviewed for eviction.

Council Member Johnson requested a list of Section 8 project based developments.

In response to Chair Malloy's question, Mr. Woods stated that HAWS may not operate Hunt Park off of Bethabara Road but they do issue vouchers for Section 8 housing and are upgrading inspection standards to meet City code level.

Chair Malloy requested that Hunt Park be investigated as police reports are not getting back to property managers.

Mr. Woods noted that HAWS is improving communications with the Police Department and if any tenant has a proven conviction, they are susceptible to eviction from the property as well as the Section 8 program. In response to Chair Malloy's question, Mr. Woods stated that HUD inspections are not up to City Code level but staff is being trained to inspect to City Code level using electronic devices, some interdepartmental training, installation of new hardware and software and sharing of information so the same units are not inspected twice.

Chair Malloy requested that Mr. Woods contact Ms. Mary Samuels at 767-7716 regarding issues within common areas in North Hills.

Mr. Woods noted that HAWS has a lawn service contract to help maintain properties and someone on his staff will contact Ms. Samuels.

Chair Malloy requested that Mr. Woods provide periodic updates to Council Members and requested that a HAWS staff member attend meetings of the Ten-Year Plan to End Chronic Homelessness.

At 5:35 p.m., the Community Development/Housing/General Government Committee resumed its discussion of Item G-1.

G-1. ORDINANCE AMENDING CHAPTER 10, ARTICLE V OF THE CITY CODE ENTITLED "HOUSING CODE". *[A public hearing was held on this item on August 4, 2008.]*

Mr. Norman Mitchell, Deputy Fire Marshall, stated that prior to 1998, a smoke detector was only required on each level of a dwelling, but any new construction completed after 1998 requires smoke detectors in each bedroom and living quarters. He also stated that multiple detectors aid in early detection and warning and some detectors can be electronically linked so they will all alert if one detects. He further stated that many of the alarms sound similar to a noise commonly heard, such as an alarm clock, to increase response time to the detection.

In response to Council Member Clark's question, Mr. Brooks stated that if Council approves the item as outlined, all housing built prior to 1998 not containing a smoke detector in each bedroom would be in violation of the ordinance.

In response to Council Member Terry's question, Mr. Mitchell stated that a battery operated smoke detector averages between \$10 and \$20.

In response to Council Member Johnson's question, Mr. Brooks noted that in rental properties, the property owner is responsible to install a smoke detector and the battery is to be replaced by the tenant unless otherwise outlined in the lease.

Mr. Mitchell stated that the Fire Department plays a role in educating citizens to change the batteries when alerted to ensure proper operation of the detector.

Council Member Leight made a motion to approve alternative language as recommended regarding the definition of emergency situations and the installation of smoke detectors within 18 months of adoption, as stated in the original draft document. The motion was duly seconded by Council Member Terry and carried unanimously.

In response to Council Member Johnson's question, Mr. Mitchell stated that smoke detectors are required in sleeping areas and corridors, such as hallways, but not in kitchens or bathrooms or any area not designated for sleeping.

Council Member Besse made a motion to approve the item in its entirety along with the amendment defining emergency situations. The motion was duly seconded by Council Member Leight and carried unanimously.

ADJOURNMENT: 5:51 p.m.