

SUMMARY OF MINUTES

COMMUNITY DEVELOPMENT/HOUSING/GENERAL GOVERNMENT COMMITTEE

4:05 P.M., TUESDAY, APRIL 14, 2009

COMMITTEE ROOM

ROOM 239, CITY HALL

MEMBERS PRESENT: Council Member Nelson L. Malloy, Jr., Chair
Council Member Dan Besse, Vice Chair
Council Member Evelyn A. Terry
Council Member Molly Leight

OTHERS PRESENT: Council Member Robert C. Clark (in at 4:06 p.m.)
Council Member Wanda Merschel (in at 4:08 p.m.)

Chair Malloy called the meeting to order and stated that without objection, the Committee would first consider the Consent Agenda. Chair Malloy requested to pull items C-2(b) and C-3(b)

Council Member Clark in at 4:06 p.m.

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-1. RESOLUTION AUTHORIZING PERMANENT FINANCING FOR A 64-UNIT FAMILY RENTAL DEVELOPMENT KNOWN AS ORCHARD CREEK APARTMENTS.
- C-2. 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*].
- a. Carmelene Woods 4710 Old Rural Hall Road
- C-3. ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF A STRUCTURE PURSUANT TO CHAPTER 10, ARTICLE V, SECTION 10-203(f)(2) OF THE CODE OF THE CITY OF WINSTON-SALEM: [*Repairs more than 50% of value of structure (>50) six months*].
- a. Marianne Dehart 4530 Old Walkertown Road
Accessory Bldg. #2

Council Member Terry requested a list of those payments that have been late or are in default.

Mr. Derwick Paige, Deputy City Manager, stated that program income would include interest that is earned on the loan amount. He also stated that there are several categories of loans that are forgiven and noted that Council accepted a payoff from the Housing Authority of Winston-Salem on two significant loans within the last year. Small business loans have a 10% default rate, but those are only a small component of the actual loan pool. He further noted that housing rehabilitation loans are very structured and based on income and as long as income remains below a certain threshold, those loans remain deferred for the length of residence at the property. A large portion of the non-payments are due to loans that the City Council has forgiven, along with the default rate on small business loans.

Council Member Terry requested a specific number to determine where the fallout lies.

Mr. Paige noted that HUD, in general, is reducing the amount of the entitlement the City is receiving, which has been reduced over the last eight years.

In response to Chair Malloy's question, Ms. Parker stated that the apartments on Burton Street will be converted to transitional housing, and once the structures are rehabilitated, there will be approximately ten residential units.

In regards to Chair Malloy's question regarding Section 3 construction classes, Ms. Parker stated that funding will continue and noted that of the recent class, several of the 17 graduates were hired throughout the City.

Chair Malloy requested information on the success rate of the construction program over the last five years.

Ms. Parker noted that some participants enter the program through Project Re-Entry.

Mr. Ritchie Brooks, Neighborhood Services Director, stated that all participants are below 80% median income, and the target population is ex-felons, females in non-traditional roles and troubled youth.

In response to Chair Malloy's question, Mr. Brooks stated that one class can accommodate up to 20 participants, but there are generally 17 to 18 participants, and of those, there are usually 12 to 15 graduates.

In response to Council Member Terry's question, Ms. Parker stated that each class is approximately \$80,000, and two six-month classes are held each year.

In response to Council Member Terry's question, Mr. Brooks stated that the training focuses on carpentry skills, plumbing, electrical, window and roof installation, energy weatherization and safety training. The class has been approved as an apprenticeship site for the North Carolina Department of Labor, where some participants may receive a Journeyman Certificate. It has also been approved as a training site through the Veterans Administration and if a veteran completes the program, they

may receive additional benefits.

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

G-2. ORDINANCE ORIGINALLY PROPOSED BY THE COMMUNITY APPEARANCE COMMISSION AND OTHERS TO MODIFY CHAPTERS A AND B OF THE UNIFIED DEVELOPMENT ORDINANCES BY AMENDING EXISTING LANDSCAPING STANDARDS AND CREATING TREE PRESERVATION REQUIREMENTS - UDO-122. *[Recommended by Planning Board. Item continued by the Community Development/Housing/General Government Committee in March.]*

Mr. Paul Norby, City/County Planning Director, stated that answers to previous questions were provided in the Council Member's agenda materials. He also stated that staff has compiled comparative graphs for tree-save area credits, and included the October and December versions.

In response to Chair Malloy's question, Mr. Norby noted that the information was posted on the City's website and made available to the public.

Chair Malloy noted that Council Member Besse composed his own version of the ordinance by combining aspects of the October and December versions to help address questions raised by members of the community.

Council Member Besse noted that he provided a copy of his document to interested parties within the community and that he has met with stakeholders in the community and will continue to meet with them in the coming months. He summarized his suggested compromise version and outlined items that would be adjusted. He also noted that he has been informed the version can be sent for public consideration without going through the Planning process.

In response to Chair Malloy's question, Council Member Besse stated that he met with representatives of the local Realtors and Home Builders Association, the Winston-Salem Chamber of Commerce, the Winston-Salem/Forsyth County School System and two private developers. He also stated that he has circulated a copy of his document and summary of intent to representatives of the Neighborhood Alliance and the Sierra Club. He further stated that he hopes to meet with those stakeholders next week.

In response to Council Member Clark's question, Mr. Norby stated that while there may be different requirements for tree save areas in large versus small developments, those developments larger than 10 acres usually require a Special Use District Zoning Permit.

Council Member Clark stated that this may cause increased difficulty in large developments, where trees may exist in an area where it is reasonable for traffic to flow or for businesses to be located, due to topography. He expressed his disappointment in the types and sizes of trees planted in the Hillcrest Development off of Stratford Road. He expressed concern with the exemption of low income housing units because those areas deserve a decent tree population as well. He suggested that a special meeting of the City Council and interested stakeholders be held and to allow staff to sit

in for recommendations.

Council Member Besse noted that the Hillcrest Development would have met the requirements of the proposed ordinance due to the substantial number of trees located around the border of the development and the large buffers left around its perimeter.

Council Member Clark noted that when the development was presented, if the percentage of tree save area had been known, it would have allowed staff to make more informed decisions.

In response to Council Member Terry's question regarding the three-year disqualifier provision, Council Member Besse stated that the concept was not included in the document because it is still in the developmental stage. The concept discourages the clearing of a property and then developing it by guaranteeing that a property cannot be developed within three years of being clear-cut.

In response to Council Member Clark's question, Council Member Besse stated that a need to leave a 10% buffer can be addressed within the wording of the ordinance.

Council Member Clark suggested a special meeting of stakeholders rather than a task force so the concept does not get bogged down, and to discuss one version to modify to meet the needs of interested parties.

After discussion, Chair Malloy suggested that the Community Development/Housing/General Government (CD/H/GG) Committee being their May meeting early and invite all members of the Council to attend.

Council Member Clark suggested the meeting begin at 2:00 p.m. to allow time for discussion.

Mr. Paige confirmed that the proposed ordinance will be the first item on the agenda for the May 12 CD/H/GG meeting, beginning at 2:00 p.m.

ADJOURNMENT: 5:16 p.m.