



Housing Authority of Winston-Salem Development Committee Meeting

May 7, 2024

10:00 a.m.

LOCATION: ELECTRONIC

Development Committee Members:

Committee Chair Art Gibel
Commissioner Alfred Adams
Commissioner Felicia Brinson
Commissioner Andrew Perkins
Commissioner Betsy Annese

So Much More



Development Committee Meeting
May 7, 2024
10:00A.M.

DEVELOPMENT COMMITTEE MEETING AGENDA
May 7, 2024
10:00A.M.

1. Call to Order
2. Roll Call
3. Review and Approval of Agenda (May 7, 2024)
4. Review and Approval of Summary Minutes (April 2, 2024)
5. Management Reports
 - Executive Director Report
 - Choice Neighborhood Report
6. Resolutions
 - None
7. Committee Comments
8. Adjournment
Upon motion and second; no vote required in absence of objection.

So Much More



Development Committee Meeting
May 7, 2024
10:00A.M.

4/2/2024 Summary Minutes

Present via Zoom:

Committee Chair Art Gibel
Commissioner Betsy Annese
Commissioner Alfred Adams
Commissioner Felicia Brinson

Absent:

Commissioner Andrew Perkins

Staff Presenting:

Kevin Cheshire, Executive Director
Katya Urraco, Director of Strategic Initiatives

1. CALL TO ORDER

Committee Chair Gibel called the Development Committee Meeting to order at 10:00 a.m.

2. ROLL CALL

Roll call was taken and there was a quorum.

3. REVIEW AND APPROVAL OF AGENDA

Consideration to approve Agenda (April 2, 2024)

Motion: Commissioner Adams

Second: Commissioner Annese

Unanimous approval; no discussion

4. REVIEW AND APPROVAL OF MINUTES

Consideration to approve Summary Minutes (March 5, 2024)

Motion: Commissioner Annese

Second: Commissioner Adams

Unanimous approval; no discussion

5. MANAGEMENT REPORTS

Executive Director Report (Kevin Cheshire)

Development Report:

Kevin Cheshire went over the written Development Report contained in the Development Committee packet.

Announcements:

So Much More



4/2/2024 Summary Minutes

- The HCV Wait List opened up this morning at 9:00 a.m. and will remain open until close of business on Thursday.
 - Committee Chair Gibel commented that he saw the announcement regarding the Wait List opening on WXII evening news and was very pleased it received the needed attention. Mr. Cheshire provided that ABC 45 interviewed him as well.
- Received notice of our first NSPIRE (new protocol HUD is using to replace REAC) inspection at Brookside View. NSPIRE inspections focus primarily on the interior of the units versus the exterior/common areas site conditions. HAWS receives a thirty (30) day notice before each scheduled inspection.
 - Committee Chair Gibel if all units are inspected and Mr. Cheshire provided they take a random sampling of units.
- Sunrise and Crystal Towers had both elevators out of service over the Easter weekend; however, the vendors were on top of it and they were only out a couple of hours.

Highlights:

- The March DOL inspection of Car 1 at Crystal failed, due to a counterweight issue that ensures proper traction and balancing. The issue is corrected and another DOL inspection has been scheduled with a “pass” anticipated.
- David Snider will present a Capital report next week at the full Board meeting outlining a summary of capital projects that have been completed.
- Phase I of Lansing Ridge is underway and making good progress. An MBE development partner is building out that community.
- The Salem Gardens bond deal is schedule to close this month.
- The King Building renovation is currently in the rough-in stage and they are getting ready to close up the walls. The data lines installation was excluded from the original scope and is currently being added and an installer will be on site to install prior to the walls being closed.

Choice Neighborhood Report (Katya Urraco)

Katya Urraco went over the written CNI Report contained in the Development Committee packet.

Highlights:

- The timeline has been updated and everything shown is current year highlights and everything planned for this year.

So Much More



Development Committee Meeting
May 7, 2024
10:00A.M.

4/2/2024 Summary Minutes

- Buildings 1 through 10 have been released for occupancy at Brown School Lofts. Buildings 11 and 12 have finish work underway with April occupancy expected. The Grand Opening will be held April 25 @ 3:00 p.m.
- Phase II/III: revised budget submitted to HUD; all units have been vacated and utilities are being disconnected in anticipation of demolition. The Additional Services Agreement is an action item on the Agenda and once approved by the Board and then the City, demolition will begin. Frank Blum Construction is on site and have us on their schedule and are awaiting the greenlight from HAWS, HUD and the City.
- Ms. Mattie moved from Cleveland Avenue Homes to her new unit at the Brown School Lofts. She was extremely happy and the event was reported by the Winston Salem Journal. Her grandkids were there to celebrate with her.
 - Committee Chair Gibel inquired as to the whether the remaining CAH had been relocated and Ms. Urraco confirmed that yes, everyone has moved out.
- Kevin Cheshire added that HAWS is going before the City next week and part of the discussion will be the existing funding gap for Phase II/III of approximately \$7 million. We have sufficient funding to go ahead with demolition, so this will not be delayed. There could be media coverage.

6. RESOLUTIONS

- Resolution No. 2243 – Resolution Authorizing Additional Services Agreement (Choice Neighborhoods Phase II/III)
Motion: Commissioner Brinson
Second: Commissioner Annese
Unanimous.

(Cheshire) Additional Services Agreement (“ASA”) allows McCormack Barron to start the demolition process, site preparation, road infrastructure, curbs and gutters, etc. The ASA has been modified to incorporate Phase II/III and the attached budget has been modified as well. This resolution authorizes me to execute the ASA.

7. COMMITTEE COMMENTS

None

8. ADJOURNMENT

Committee Chair Gibel declared the meeting adjourned at 10:33 a.m.

So Much More



Development Committee Meeting
May 7, 2024
10:00A.M.

4/2/2024 Summary Minutes

Acknowledgement and Adoption of the April 2, 2024 Development Committee Minutes.

Date Adopted

Kevin Cheshire, Board Secretary

So Much More

Development Priority 1: Crystal Towers



OVERVIEW

- Downtown Core Location
- 201 Units (Elderly/Disabled)
- Independent Living

OBJECTIVES

- Address Immediate Infrastructure Needs
- Ensure Long-Term Sustainability

Development Priority 1: Crystal Towers



ELEVATOR STATUS

- Kone Modernization
- 1st Car
 - In Service (April)
 - One Call Out (Tenant Damage)
- 2nd Car
 - 10-12 Week Estimate
 - Start Day Mid-May
 - Ensuring No Issues with Car 1

Development Priority 1: Crystal Towers



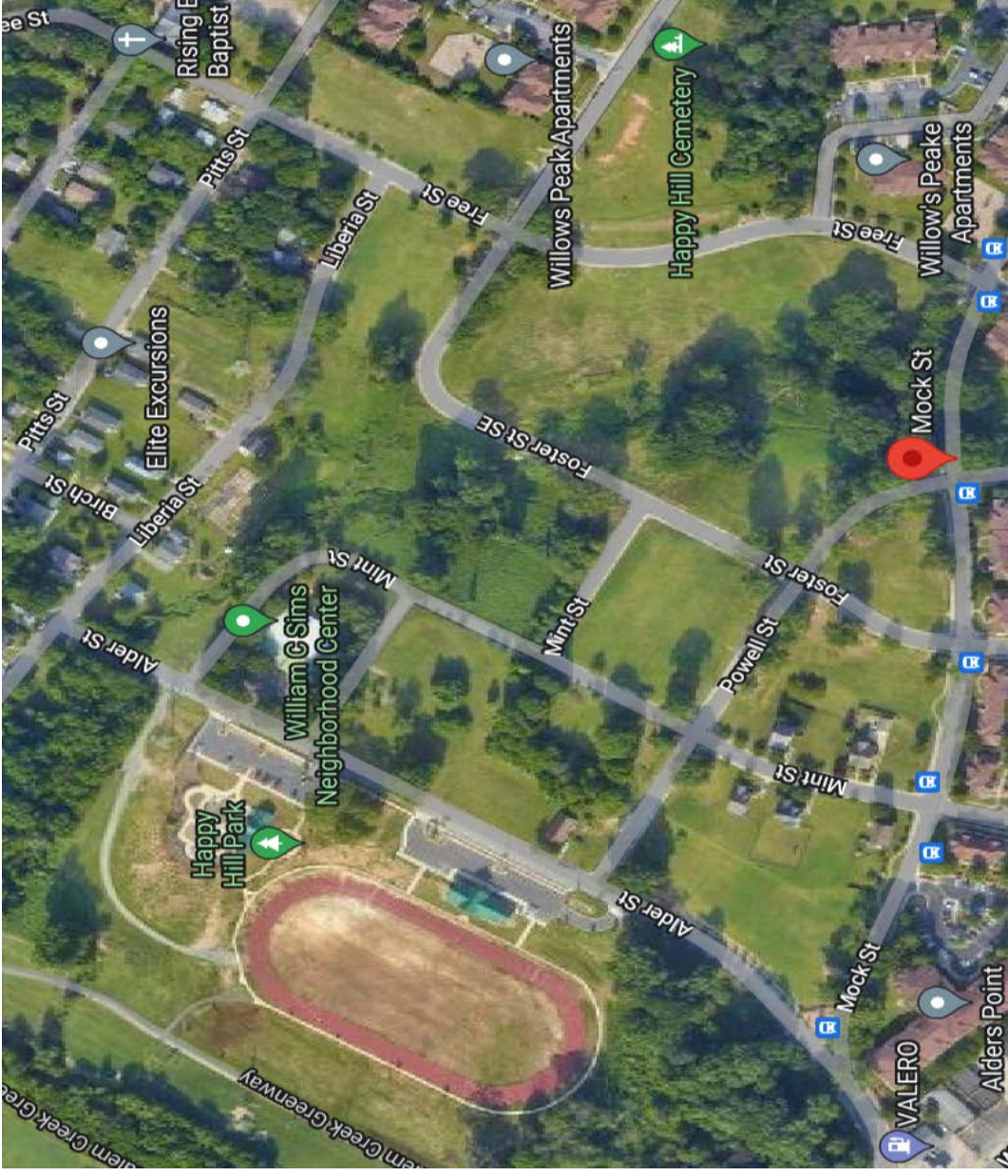
ASSESSMENT STATUS

- Met with City
- HUD On-Site Visit
- Support Service Grant
- RFP Issued
 - Resident Participation
 - Assessment
 - Renderings
 - Scope
 - Cost Estimate

Development Priority 2: Happy Hill

HABITAT STATUS (PHASE 1)

- In Progress
- Builders Blitz
- May 18 Dedication
- Legacy Family Database & Priority



Development Priority 2: Happy Hill

Property Subject To RFP	City of W-S
	HAWS / FEV
Property Not Subject To RFP (Included herein for Reference)	Existing SFR
	Salem Heights Development
	Habitat for Humanity



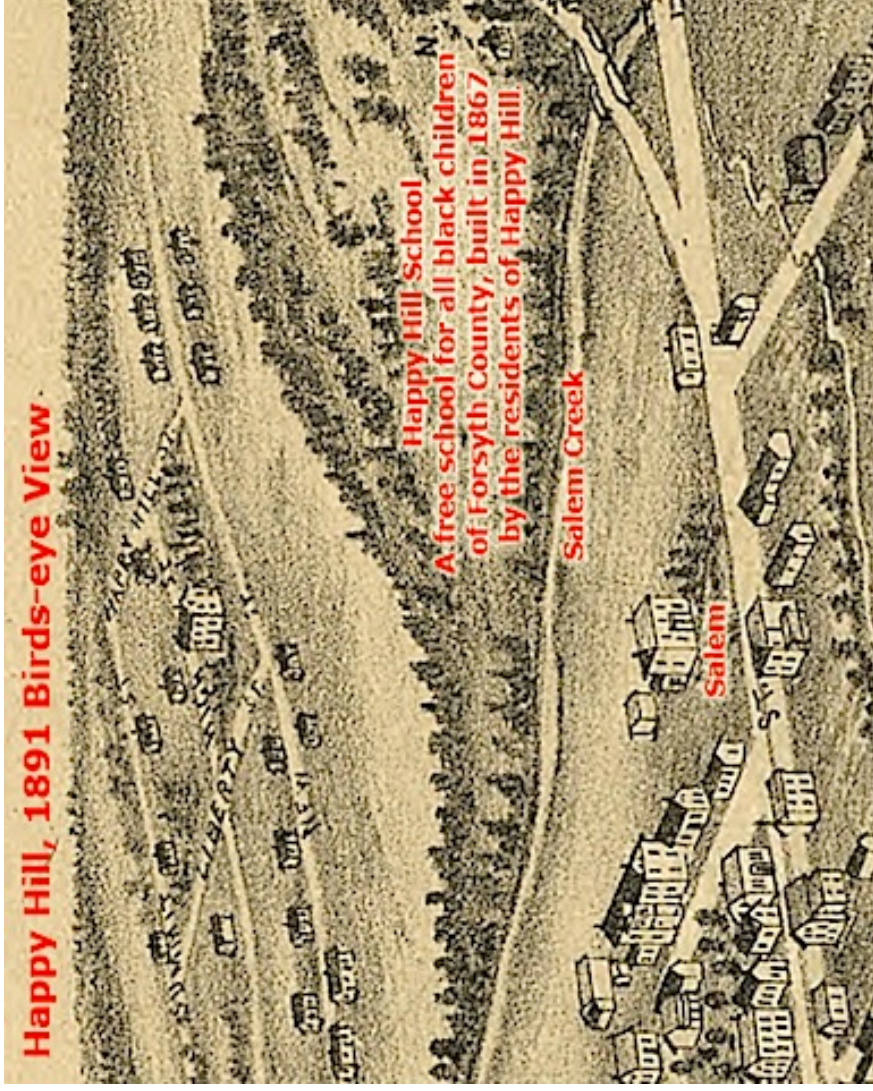
Unrestricted Lots (PHASE 2)

- Development Partners
 - True Homes
 - Prosperity Alliance
 - Happy Hill Neighborhood Association
- Pending
 - Legacy CCRs
 - Site Plan (~70 Units Proposed)
 - Unit Mix
 - Schedule

Development Priority 2: Happy Hill

(SUBSEQUENT PHASES)

- Liberian Organization of Piedmont
 - Transfer land for construction of student housing
- Happy Hill Neighborhood Association
 - Transfer land for community development
- HUD-Restricted Parcels
 - Will be released once 13 Habitat homes completed
 - Assess need at that time to determine development plan



OTHER DEVELOPMENT PROJECTS (Exclusive of CNI)

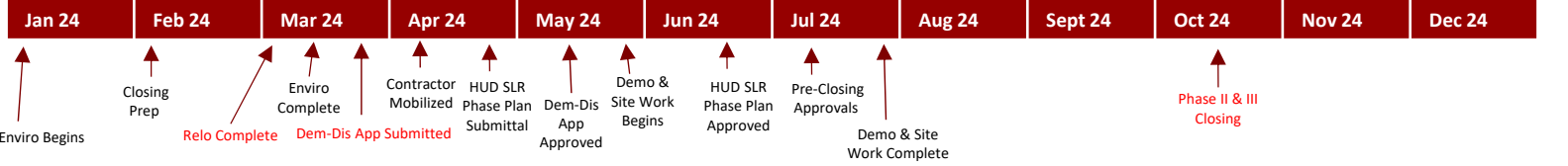
- Lansing Ridge
 - Development Agreement with Private Developer
 - Affordable and Workforce Homeownership (New Construction)
 - Phase 1 (of 3) Nearing Completion (8 Homes)
 - Phase 2 Summer 2024
- Salem Gardens
 - Closed Bond for Acquisition and Rehabilitation
 - New Management Structure
- 2 Pending Bond/PBV New Construction Developments
- King Building Redesign and Renovation
 - Tracking on Schedule

Choice Neighborhood Initiative Summary - April 2024

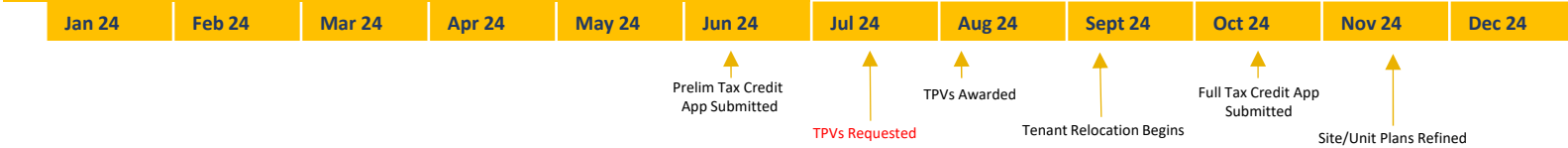
Phase I: The Lofts at Brown School – Multi-Family (81 Units)



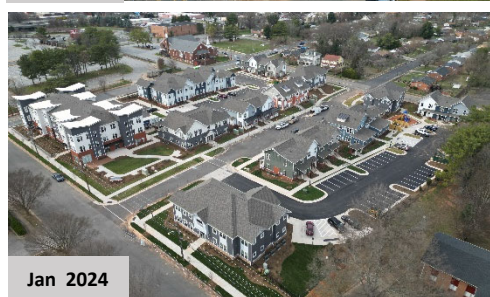
Phase II/III: Cleveland Avenue Site – Multi-Family (120 Units)



Phase IV: Cleveland Avenue Site – Multi-Family (60 Units)



Phase V: Cleveland Avenue Site – Multi-Family (64 Units) & Senior Bldg (80 Units)



Housing Plan

Phase I: Building 1 – 12 Complete. Released for Occupancy.
 Phase I: Leasing Underway; Residents Locating to Site.
 Phase II – III: Budget Revision Submitted and Waiting on Approval.
 Phase II – III: Demolition Application Approved by HUD.
 Phase IV: Tax Application in Progress.

Neighborhood Plan

First Phase of Residential Façade Improvement Program is underway. Home inspections complete. Scopes of Work at each home complete. Façade Improvement contracts with City and Homeowners are executed. Homes Completed – 12
 Homes In Progress – 6
 Homes Finalizing Paperwork - 7

People Plan

314 Total CAH Families Have Enrolled in USI Case Management. 99% of Current CAH Families Enrolled in USI Case Management.
 90% of Target Residents Report Having Medicaid Insurance.
 78% of children have seen a dentist in last 12 months.
 48% eligible adults earn wage income.

Relocation Information

Group I
 Total Units: 111
 Households Relocated/Pending: 111
 Households Remaining: 0
 Households Seeking Housing: 0
 Other (USI Offices): 0

Section 3 / MWBE

March 1, 2024 to March 31, 2024:
 19 % of Project to MBEs (Target: 25%)
 10 % of Project to WBEs (Target: 5%)
 8 % of Project to Section 3 Businesses
 69% of hours - Sec 3 workers (Trgt: 25%)
 72% of Housing Const hours – Sect 3
 35% of project workers live in W-S/FC.
 1% of project workers – Legacy Hghts S3

As of February 2024, we are 44 months into our 72 month CNI project effort



Construction TRANSFORMATION Completed at Brown School Lofts at Legacy Heights!

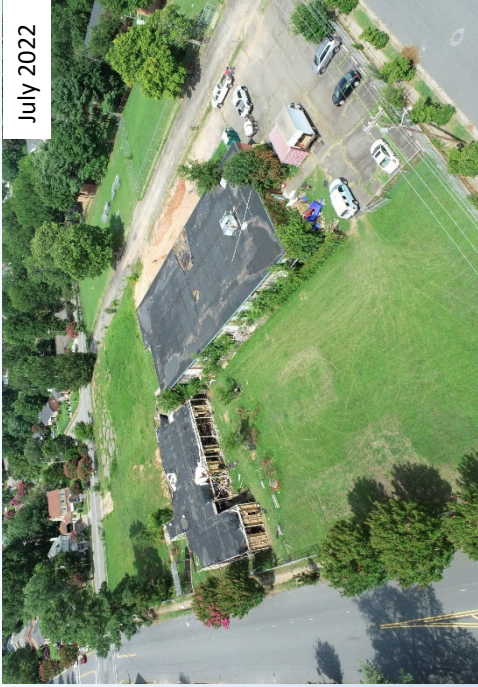
Housing Plan
Buildings 1 - 12 – Released for Occupancy



TRANSFORMATION Completed at Brown School Lofts at Legacy Heights!



Construction TRANSFORMATION Completed at Brown School Lofts at Legacy Heights!



July 2022



November 2022



May 2023



March 2024



March 2024



Current

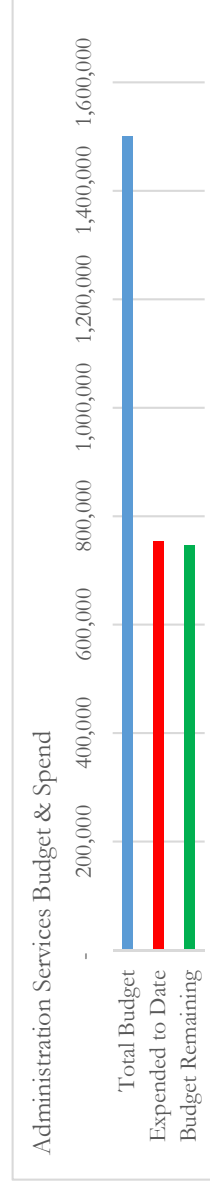
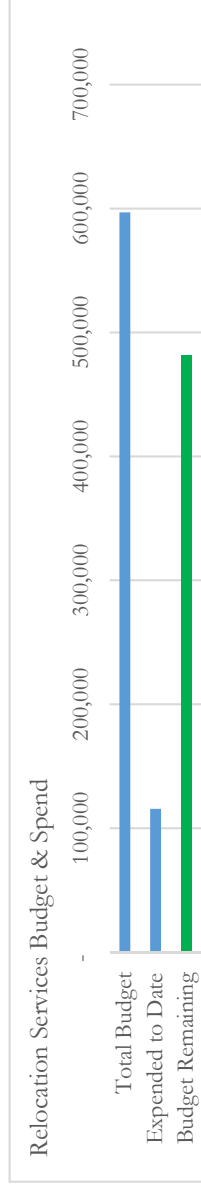
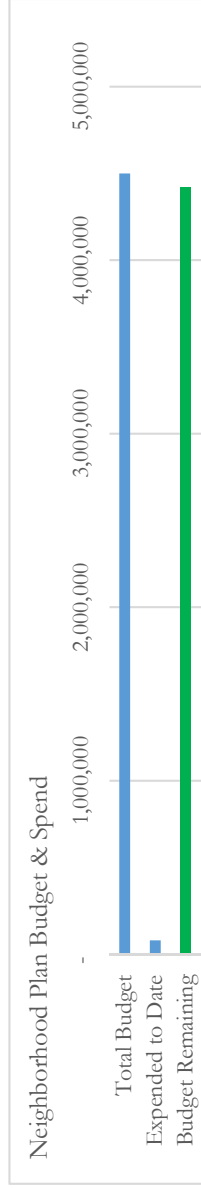
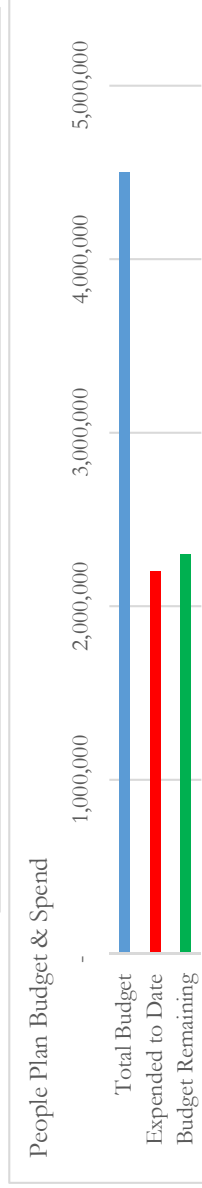
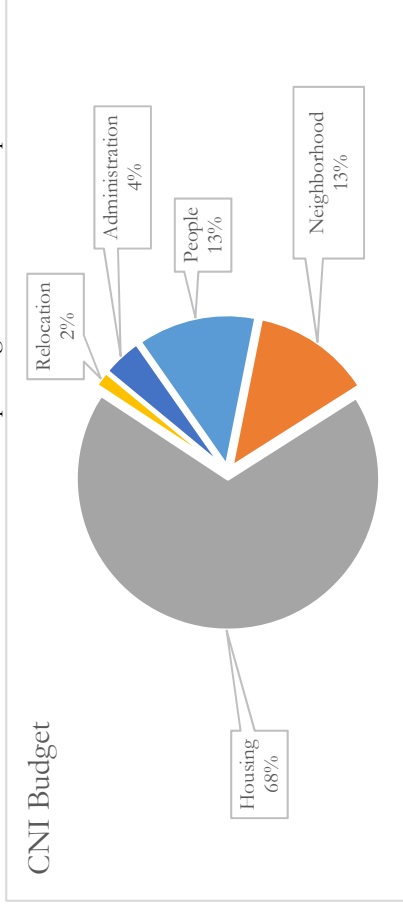
Choice Neighborhood Initiative Budget (HUD funds only)

People	4,500,000
Neighborhood	4,500,000
Housing	23,903,000
Relocation	597,000
Administration	1,500,000
	\$ 35,000,000.00

CNI Budget & Expenses by Area

Area	Total Budget	Expended to Date	Budget Remaining	% Expended
People Plan	4,500,000	2,201,492	2,298,508	49%
Neighborhood Plan	4,500,000	80,875	4,419,125	2%
Relocation	597,000	115,663	481,337	19%
Administration	1,500,000	753,671	746,329	50%

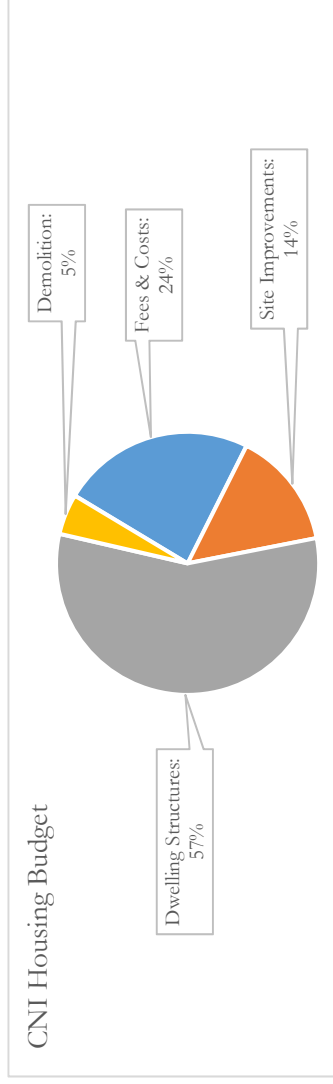
Reporting Period: April 2024



CNI Housing Budget

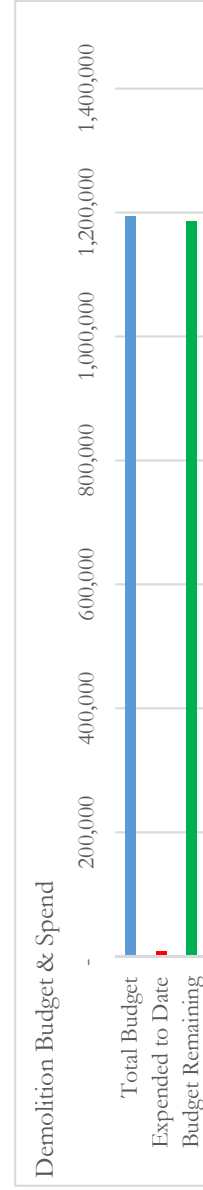
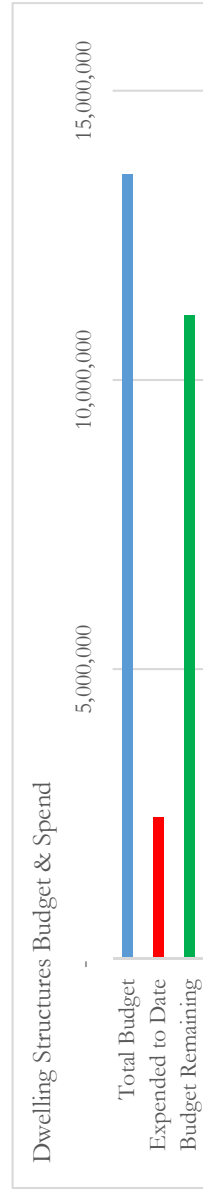
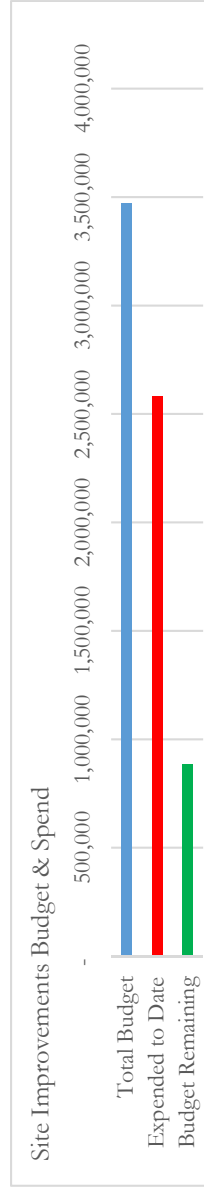
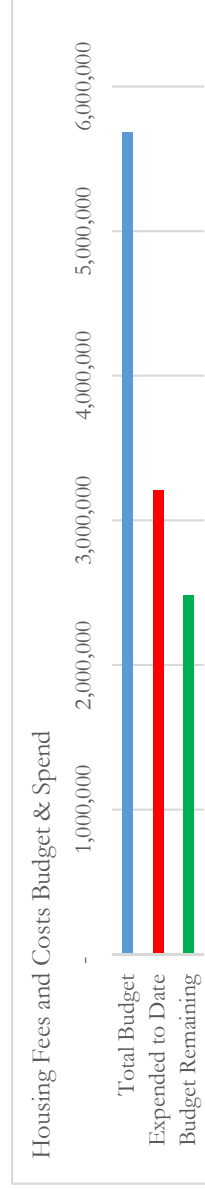
Reporting Period: April 2024

Fees & Costs:	5,686,157
Site Improvements:	3,469,334
Dwelling Structures:	13,553,509
Demolition:	1,194,000
	\$ 23,903,000



CNI Housing Budget & Expenses by Area

Area	Total Budget	Expended to Date	Budget Remaining	% Expended
Fees and Costs	5,686,157	3,207,886	2,478,271	56%
Site Improvements	3,469,334	2,582,707	886,627	74%
Dwelling Structures	13,553,509	2,438,134	11,115,375	18%
Demolition	1,194,000	7,547	1,186,453	1%



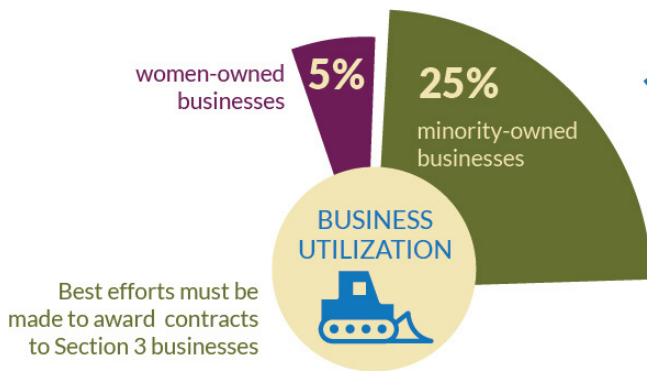


WINSTON-SALEM *The CHOICE*

Winston-Salem CNI Project, Phase I MBE, WBE, and Section 3 Performance Report Executive Summary | March 2024

PROJECT REQUIREMENTS

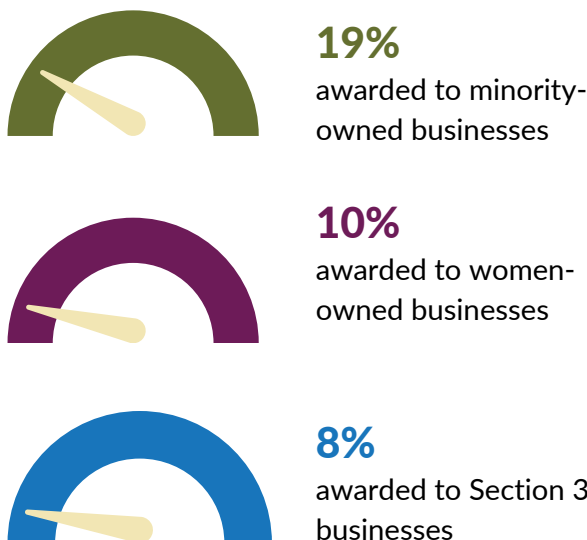
The Winston-Salem CNI Project, Phase I monthly reports document performance against the business utilization and Section 3 requirements. The following apply to the project:



PROJECT PERFORMANCE

The Winston-Salem CNI Project, Phase I is currently comprised of three contracts – Demolition & Site Prep, Housing Construction, and Public Improvements. The following data represents project performance against requirements based on information received through the report period.

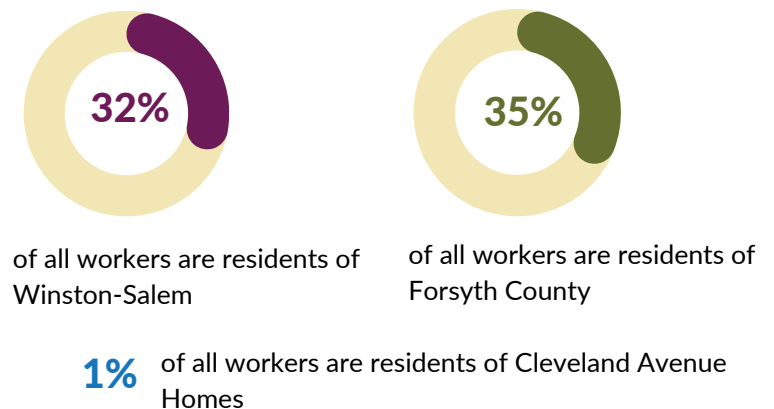
Business Utilization



Section 3 Workforce

Labor Hours	New Hires
69% Section 3 Workers	72% Section 3 Workers
9% Targeted Section 3 Workers	16% Targeted Section 3 Workers

Project Workforce



DEMOLITION AND SITE PREPARATION

GENERAL CONTRACTOR

Frank L. Blum Construction Company, Sterling Construction Services, A Joint Venture

Business Utilization



6%
awarded to minority-
owned businesses



4%
awarded to women-owned
businesses



0%
awarded to Section 3
businesses

Section 3 Workforce

Labor Hours

9%
Section 3 Workers

New Hires

0%
Section 3 Workers

0%
Targeted Section 3
Workers

0%
Targeted Section 3
Workers

0 new hires identified.
0 new hires Section 3 workers.
0 new hires Targeted Section 3 workers.

Project Notes

No payroll concerns to report.

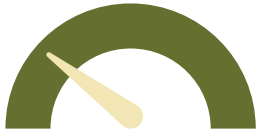


HOUSING CONSTRUCTION

GENERAL CONTRACTOR

Frank L. Blum Construction Company, Sterling Construction Services, A Joint Venture

Business Utilization



23%
awarded to minority-
owned businesses



12%
awarded to women-owned
businesses



10%
awarded to Section 3
businesses

Section 3 Workforce

Labor Hours

74%
Section 3 Workers

New Hires

72%
Section 3 Workers

10%
Targeted Section 3
Workers

16%
Targeted Section 3
Workers

87 new hires identified.
63 new hires Section 3 workers.
14 new hires Targeted Section 3 workers.



Project Notes

The project's Contractor Compliance Tracking documents payroll concerns that require attention.



PUBLIC IMPROVEMENTS

GENERAL CONTRACTOR

Frank L. Blum Construction Company, Sterling Construction Services, A Joint Venture

Business Utilization



2%
awarded to minority-
owned businesses



0%
awarded to women-owned
businesses



2%
awarded to Section 3
businesses

Section 3 Workforce

Labor Hours

15%
Section 3 Workers

New Hires

0%
Section 3 Workers

1%
Targeted Section 3
Workers

0%
Targeted Section 3
Workers

0 new hires identified.
0 new hires Section 3 workers.
0 new hires Targeted Section 3 workers.

Project Notes

No payroll concerns to report.





WS Choice Neighborhood

CLEVELAND AVENUE HOMES PEOPLE STRATEGY MONTHLY REPORT

April 2024



TABLE OF CONTENTS



- **Report Narrative**
 - Monthly Highlight – Transformation is Happening
- **Demographics**
 - Target Population
 - Race, ethnicity, age, income etc.
- **Education**
 - Kindergarten Readiness
 - Youth Enrollment/Out of School Program Participation
 - Adult Education Enrollment & Participation
- **Health**
 - Primary Care
 - Health Insurance
- **Economic Mobility**
 - Self-Sufficiency
 - Employment
- **Difference Made**
- **Our Team**

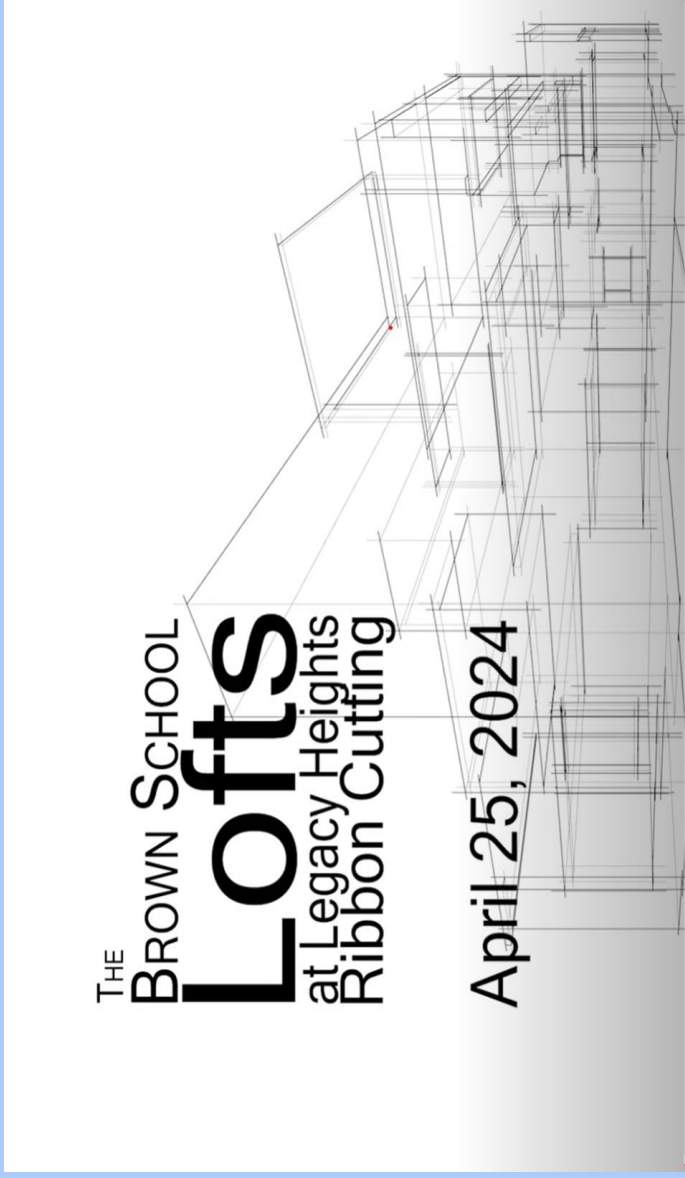
BROWN SCHOOL
LOFTS @ LEGACY
HEIGHTS



The Winston-Salem Choice Neighborhood Initiative (i.e., Urban Strategies, Housing Authority of Winston-Salem, City of Winston-Salem, and McCormack Baron Salazar) Phase I at the former Brown Elementary School site on Highland Avenue is complete.

THE BROWN SCHOOL
Lofts
at Legacy Heights
Ribbon Cutting

April 25, 2024



DEMOGRAPHICS

Metric	Total Count
Target Households (original)	220
Target Households Served (to date)	314
Target Households currently being served (original and new)	207
Target Households with Completed Assessments	207
Households Dismissed from Program (to date)	106
Original Households not in enrolled in Case Management	21
New Target Households post application/prior to relocation enrolled in Case Management	114
Target Households receiving TANF	0
Target Households enrolled in food stamps	175
Target Households enrolled in SSI or SSDI	50
Average Annual Household Wage Income (no SSI/SSDI)	\$23,025.00
Average Annual Hourly Wage Income	\$13.74

Metric	Number	Percent
Number and percentage of target adult residents (18-64 years of age) not able to work or train due to a disability	31	13.77%
Number and percentage of Limited English Proficiency (LEP) target residents	0	0.00%
Number and percentage of target residents with at least one chronic condition	169	31.76%

91.90%

Target residents are African-Americans.

99.90%

Target original residents are enrolled in case management.

64.10%

Target residents are Females.

Target residents are 18 – 64 years of age.

EDUCATION

Metric	Number	Percent
Number and percentage of target resident children, from birth to kindergarten entry, participating in center-based or formal home-based early learning settings or programs	15/73	20.50%
Number and percentage of target resident youth screened for developmental delay and disabilities	73/73	100.00%
Number and percentage of target resident youth involved in positive youth development activities (i.e., out of school programs)	61/208	29.30%
Number of target residents participating in higher education	2/188	1.10%
Number of target residents participating in vocational/trade school/job training	4/188	2.10%

87.40%

Target youth residents feel safe (i.e., safe, very safe, or extremely safe) on the way to school and back.

100.00%

Target resident parents read to youth on a regular basis.

56.30%

Target resident youth are ages 0 – 18 years of age.

65.90%

Target residents have some high school/GED training or a high school diploma/GED.

HEALTH

Metric	Number	Percent
Number and percentage of target residents who have a place of healthcare where they regularly go, other than an emergency room, when they are sick or need advice about their health	446	83.83%
Number and percentage of target residents who have health insurance	454	85.33%

100.00%

Target residents have seen their primary physician in the last 12 months.

95.30%

Target youth residents participate in at least 60 minutes of physical activity daily (ages 2+).

89.64%

Target residents have Medicaid insurance.

77.70%

Target youth residents have seen their dentist in the last 12 months.

ECONOMIC MOBILITY

Metric	Number	Percent
Number and percentage of residents with wage income	68	49.30%
Number and percentage of target residents working full-time	48	70.60%
Number of target residents of target residents working part-time	20	29.40%
Number and percentage of target residents who are unemployed	70	50.70%
Number and percentage of target residents who have been employed for 6 months or longer	64	94.10%
Number and percentage of target residents receiving Unemployment Insurance	0	00.00%
Number and percentage of target residents with a bank account	123	59.40%

97.30%

Target residents report their job is going well.

87.40%

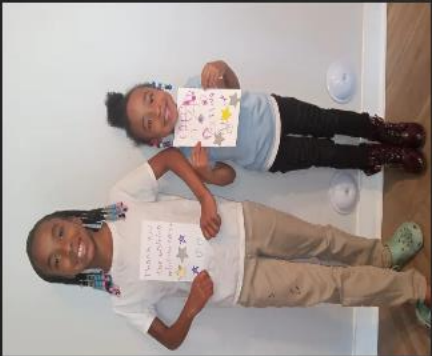
Target residents are registered to vote.

84.50%

Target residents are permanently employed.

69.40%

Target residents are employed in the food industry, healthcare, or retail.



DIFFERENCE

MADE



Welcome Home





OUR TEAM

- Eva Mosby, Southern Region Vice-President
- Tonya Atkins, Operations Director
- Tresnese Barham, Project Manager
- Ebony Moore, Family Support Specialist Manager
- Jenay Cole, Family Support Specialist II
- Rhonda Killian, Mobility Specialist
- Jessica Martinez-Martinez, Family Support Specialist II
- Shennetta Robinson, Outreach Worker
- Shaveda Shaw, Family Support Specialist II
- Nick Wright, Education Specialist

