



Housing Authority of Winston-Salem Development Committee Meeting

June 3, 2025

10:00 a.m.

LOCATION: ELECTRONIC

Development Committee Members:

**Committee Chair Art Gibel
Commissioner Felicia Brinson
Commissioner Andrew Perkins
Commissioner Betsy Annese
Commissioner Dawnielle Grace**



DEVELOPMENT COMMITTEE MEETING AGENDA

June 3, 2025

10:00A.M.

1. Call to Order
 2. Roll Call
 3. Review and Approval of Agenda (June 3, 2025)
 4. Review and Approval of Summary Minutes (April 1, 2025)
 - ****May Development Committee Meeting was cancelled**
 5. Management Reports
 - Development Report
 - o Happy Hills Presentation: Marcus Kornegay, Prosperity Alliance
 - o Crystal Towers Assessment Report: CJMW
 - Executive Director Report
 6. Resolutions
 7. Committee Comments
 8. Adjournment
- Upon motion and second; no vote required in absence of objection.**

**The Arthur and Marie King Building
901 N. Cleveland Avenue
Winston-Salem, NC 27101**

4/1/2025 Summary Minutes

Attendance:

Committee Chair Art Gibel (Present)
Commissioner Betsy Annese (Present)
Commissioner Andrew Perkins (Absent)
Commissioner Dawnielle Grace (Present)
Commissioner Felicia Brinson (Present)

Staff Presenting:

Kevin Cheshire, Executive Director
Ted Ortiz, EVP of Operations
Katya Urraco, Director of Strategic Initiatives

1. CALL TO ORDER

Committee Chair Gibel called the Development Committee Meeting to order at 10:01 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 1, 2025)

Motion: Commissioner Grace

Second: Commissioner Annese

Unanimous approval; no discussion

4. REVIEW AND APPROVAL OF MINUTES

Consideration to approve Summary Minutes (March 4, 2025)

Motion: Commissioner Annese

Second: Commissioner Grace

Unanimous approval; no discussion

5. MANAGEMENT REPORTS

Executive Director Report (Kevin Cheshire)

Report Format Changes: Ted and Katya are working on changes to the report format, aiming to improve the presentation and content of the development committee reports.

4/1/2025 Summary Minutes

Upcoming Protest: Kevin informed the committee about an upcoming protest planned in front of their building ahead of the board meeting. He assured that he would handle the situation but advised members to be aware of the potential crowd, signage, and media presence.

Closed Session: Kevin mentioned the need for a closed session next week, apologizing for the inconvenience and indicating that it would be necessary for planning purposes.

Crystal Towers:

- **Assessment Progress:** Kevin mentioned that the assessment of Crystal Towers is ongoing, with the design team working on providing a detailed scope of work and cost estimate. He noted that they had received an initial assessment but were waiting for a more comprehensive report.
- **Component Parts:** Committee Chair Gibel emphasized the importance of having component parts to understand the overall cost estimate and stressed that knowing the breakdown of costs for different components would help in prioritizing the necessary repairs and improvements.
- **Design Team:** Kevin expressed confidence in the design team conducting the assessment, noting their diligence and expertise. He mentioned that the team was working to provide a detailed and accurate report, despite initial delays.

Choice:

- **Funding Request:** Kevin informed the committee that we have requested \$3 million in CDBG funds from the City. The City Manager provided a soft commitment for this amount.
- **Partnership with City:** Kevin highlighted the strong partnership with the City, noting the collaborative efforts of city officials and staff in securing the funding. He expressed appreciation for their support and cooperation.
- **HUD Funding:** Kevin explained that the \$3 million commitment from the City is intended to prompt HUD to release an additional \$3 million in federal funding. This combined funding would help move the project towards closing and start building housing at the site sooner.
- **Expected Cuts:** Kevin mentioned that HUD is expecting significant budget cuts, which may lead to staffing changes. He expressed concern that the anticipated staffing changes at HUD could affect the established relationships and ongoing progress with the CNI team. He emphasized the importance of these relationships in moving the project forward.

4/1/2025 Summary Minutes

Development Report (Ted Ortiviz)

Crystal Towers Health and Safety Issues: Ted reported that the priority is addressing immediate health and safety issues at Crystal Towers. He is meeting with the team to address outstanding issues.

Happy Hill: Ted provided an update on the Happy Hill development, mentioning that it may be a 4-5 phase project. The first phase with Habitat for Humanity is complete, with five homes built and four currently under construction. HAWS is working with HUD on releasing the deed restrictions from a 2003 legacy grant (with HUD). We have a call scheduled with HUD to discuss the process and hope for a positive outcome.

- **True Homes and Prosperity Alliance Proposal:** Ted mentioned that True Homes and Prosperity Alliance have scaled back their proposal from 54 homes to 27 homes due to funding challenges. The new proposal includes 16 street-facing units and 11 rear or side-loading units.
- **Presentation Invitation:** Ted suggested inviting True Homes and Prosperity Alliance to present their revised plan at the next Development Committee meeting. He proposed that they provide an overview of their proposal, including their capital stack and how they plan to achieve the 27 units. The Committee welcomed the idea.

Lansing Ridge:

- **Phase 1:** Ted reported that Phase One of the Lansing Ridge development is complete, with eight homes built. These homes are affordable homeownership opportunities.
- **Phase 2:** Ted mentioned that Phase Two is in progress, with seven homes under construction. He noted that the homes are of high quality and provide affordable homeownership opportunities.
- **Phase 3:** Phase Three is anticipated to close in 2025. Committee Chair Gibel inquired as to the number of homes in Phase 3 and Kevin provided that there are roughly a dozen lots in each phase, although some have been subdivided.

Pending Bond and PBV Developments: Ted provided updates on the pending project-based voucher projects, including The Lofts at Motor Road and The Residence at Indiana Ave. They have, respectively, 216 units and 180 units and both projects are currently in the environmental review stage. There is currently one pending PBV Acquisition/Rehab Development with the City, one pending hotel conversion and multiple additional viable PBV inquiries but reminded everyone that we are in shortfall status and therefore these are on hold.

4/1/2025 Summary Minutes

Committee Chair Gibel asked if there is an estimation of when we will be able to issue PBVs and Ted provided that are closing tracking the situation with the HUD 2-Year Tracking Tool and it does not look promising for anytime in the near future, but we are following HUD guidelines in hopes of being able to issue as the earliest time possible.

King Building Completion: Ted mentioned that the King Building is in great shape and is expected to be completed in early April.

Commissioner Annese inquired if the proposed student housing at Happy Hill is for any particular school or type of student and Kevin provided that no, it is available for any Liberian student at any school.

Choice Neighborhood Report (Katya Urraco)

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

CNI Financial Report: Katya provided an update on the CNI financial report, mentioning that the only payment made was related to supportive services and admin. She also highlighted the City funds being drawn down for infrastructure and site improvements at Cleveland.

Brown School Lofts Vacancies: Katya reported that there are currently 9 vacancies at Brown School Lofts, all of which are market rate. USI and McCormick Baron Management are working on analyzing rents and preventing evictions.

Resident Services and Economic Mobility: Katya highlighted the progress in resident services and economic mobility, mentioning that the average annual income of working residents has increased from \$8,000 to \$24,000. She also shared a recent community engagement event at Brown School.

6. RESOLUTIONS

None

7. COMMITTEE COMMENTS

None



Development Committee Meeting
June 3, 2025
10:00A.M.

4/1/2025 Summary Minutes



8. ADJOURNMENT

Commissioners Perkins closed the meeting without objection and it adjourned at 10:35 a.m.

Acknowledgement and Adoption of the April 1, 2025 Development Committee Minutes.

Date Adopted

Kevin Cheshire, Board Secretary

Happy Hills Development Committee Meeting

5/6/2025 presentation

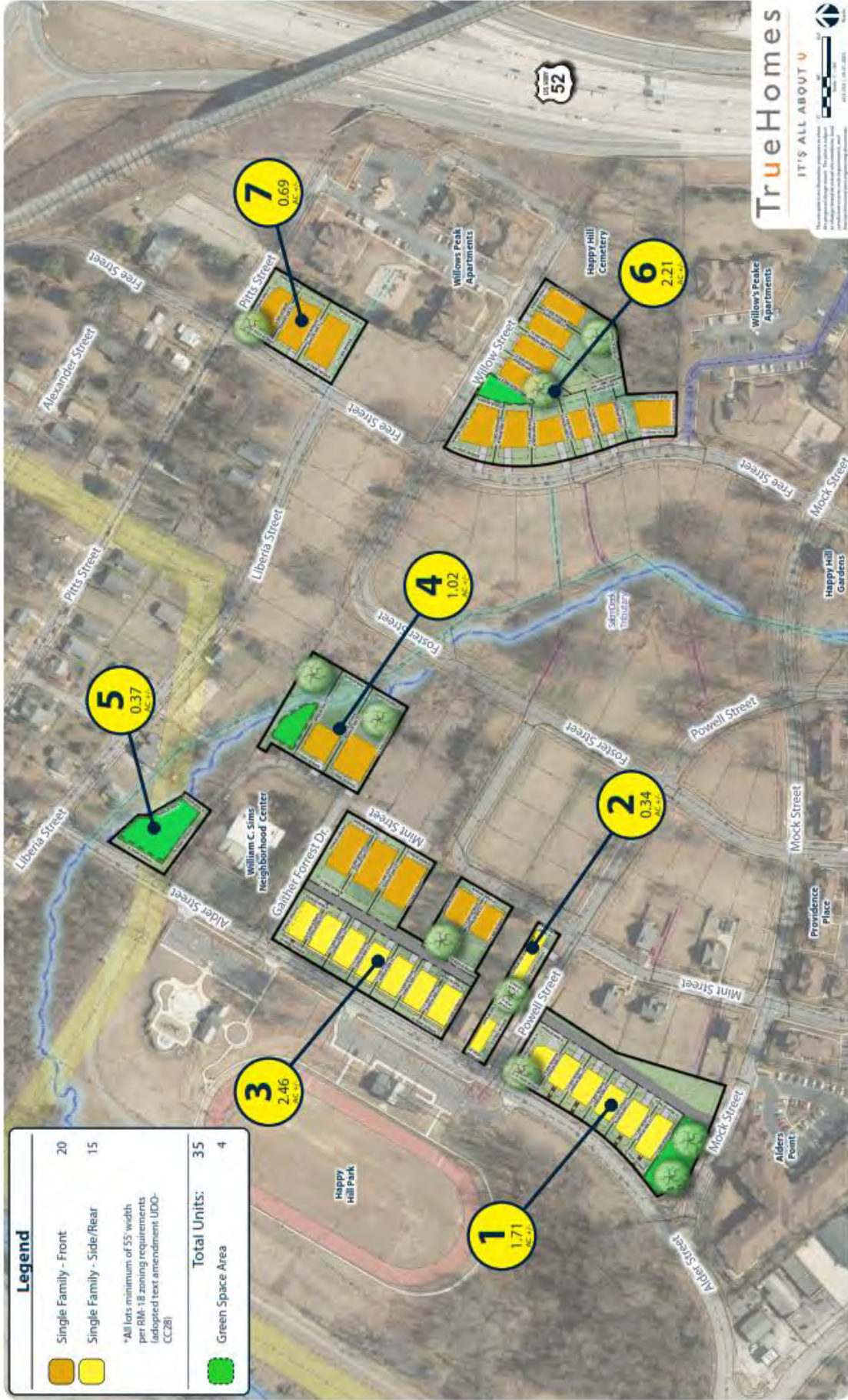


Project Update

- Site Plan revised to 35 Single Family Home Units
 - There were recent changes to the UDO for RM-18 zoning (Happy Hill is zoned RM18) that reduced setback requirements and afforded us the opportunity for more density.
- Once we receive final approval from the City of Winston Salem Planning Department and land is transferred over to the Prosperity Alliance, we will be ready to proceed
- Estimated 2 Lots per month, 60 days for land development and infrastructure, 150 days for homes to be complete



Site Plan 35 Single Family Homes



2025 AMI Income Limits and Product Mix

- Product Mix:
 - 14 Units @ 80% AMI or below
 - 14 Units @ 80% AMI to 110% AMI
 - 7 Units at 110% AMI or above

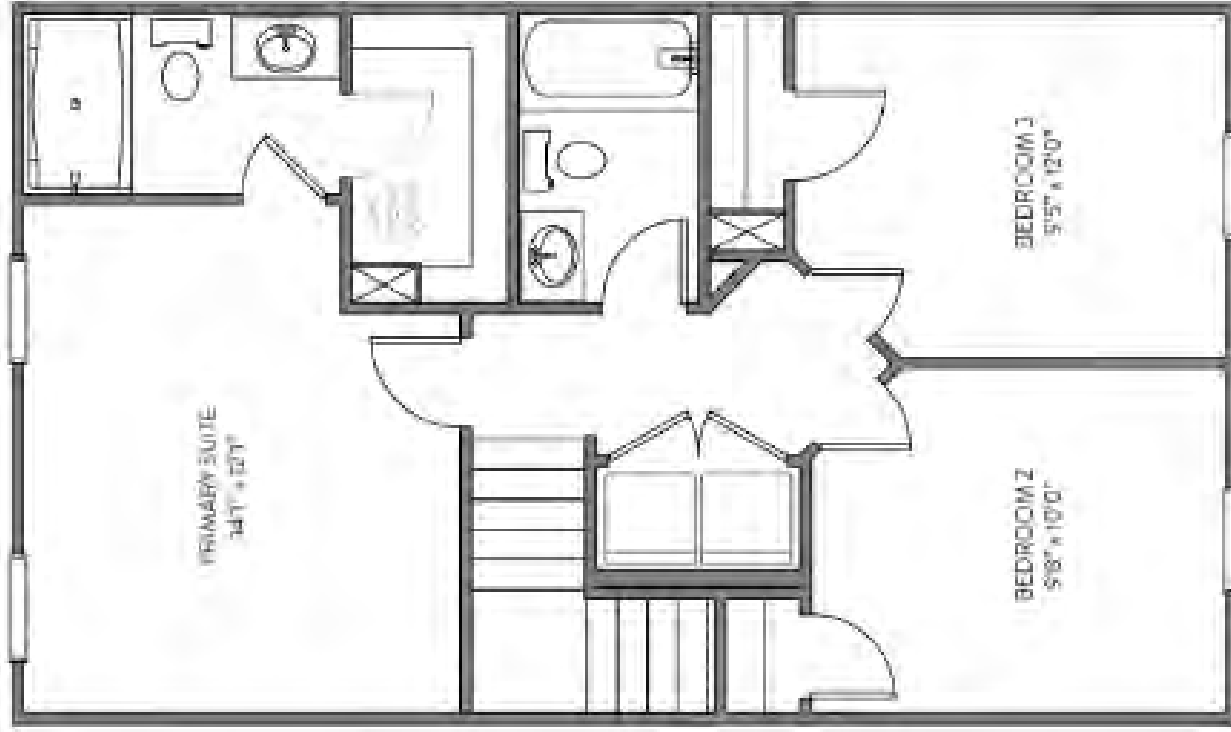
Income Limits for 2025 (Based on 2025 VLI Income)							
	Charts	60%	70%	80%	90%	100%	110%
1 Person		\$36,420	\$42,490	\$48,560	\$54,630	\$60,700	\$66,770
2 Persons		\$41,640	\$48,580	\$55,520	\$62,460	\$69,400	\$76,340
3 Persons		\$46,860	\$54,670	\$62,480	\$70,290	\$78,100	\$85,910
4 Persons		\$52,020	\$60,690	\$69,360	\$78,030	\$86,700	\$95,370
5 Persons		\$56,220	\$65,590	\$74,960	\$84,330	\$93,700	\$103,070
6 Persons		\$60,360	\$70,420	\$80,480	\$90,540	\$100,600	\$110,660
7 Persons		\$64,560	\$75,320	\$86,080	\$96,840	\$107,600	\$118,360
8 Persons		\$68,700	\$80,150	\$91,600	\$103,050	\$114,500	\$125,950

Timeline for 35 Single Family Homes

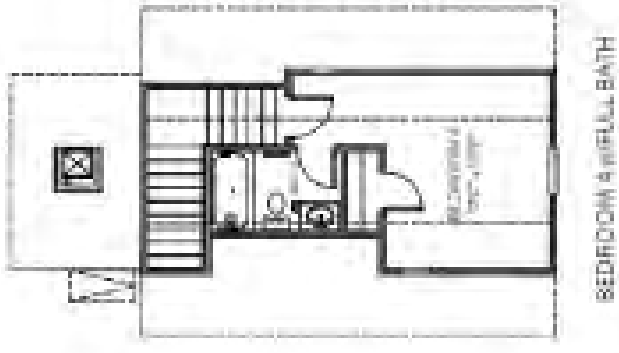
- Once approved and land development begins we will start 2 lots per month
 - 2 months for land development and infrastructure
 - 4 months for vertical construction
- Total Project Buildout time 18 to 24 months



Lucas II (3 bed/2.5 bath 1,380sf)



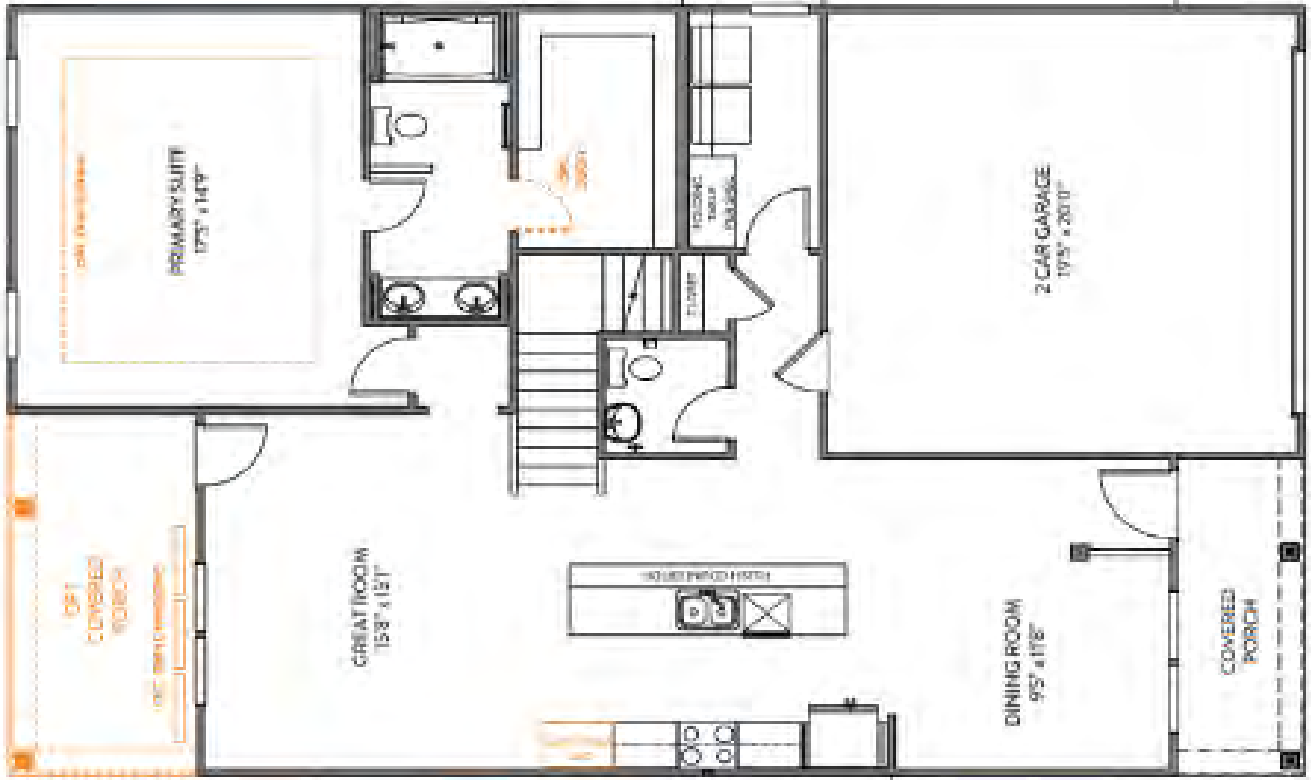
A photograph of a modern, single-story house with a light beige exterior and a dark grey roof. The house features a large white garage door with multiple small windows, a dark front door, and a multi-paned window above the door. The house is set on a lot with dry grass and a wooden fence in the background.



Dobson (4 bed/3bath 1890 sf)



Tate (3 bed/2.5 bath 2,257 sf



Hudson (4 bed/3.5 bath 2,201sf)



A photograph of a two-story house with tan siding, dark shutters, and a brick front porch. The house features a large front window, a side garage, and two dormer windows on the roof. A black mailbox is visible in the foreground.



Choice Neighborhood Updates

Housing

Financial

People

Phase 1 - Brown School Lofts

Property Updates

- Brown School Lofts earned the Mayor's 2025 Community Appearance Award.
- Brown School Lofts is NC DEQ's 750th Brownfield Project a special ceremony will be held June 24th

Outstanding Items

- Water Pressure Concerns
 - We are still waiting to hear back from the city on the water pressure data.
 - MBS and the architects in the meantime, are exploring possible solutions, including the addition of pumps.



July 2022



November 2022



May 2023



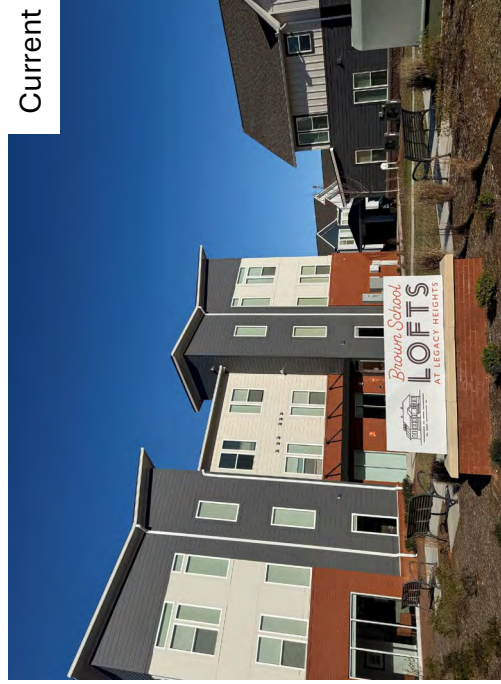
January 2024



January 2024



Current



Phase 2 & 3

- Resident Relocation concluded March 2024
- Demolition Phase
 - July 2024 – December 2025
- Site and Public Improvements Phase Part 1
 - January 2025 – March 2025
- Part 2 of the Public Improvements of Phase 2 & 3, will begin later this summer.
- Closing on Housing Contract is Projected to take place Q4 of 2025 or Q1 of 2026 – Pending HUD Final Approval and the LITHC Market

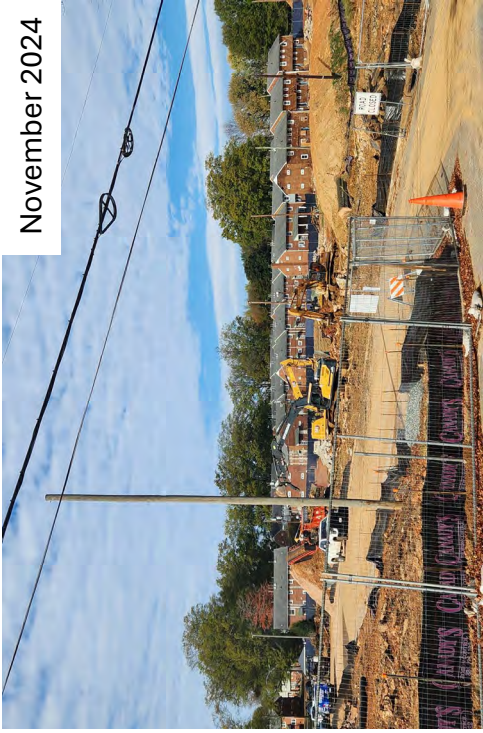




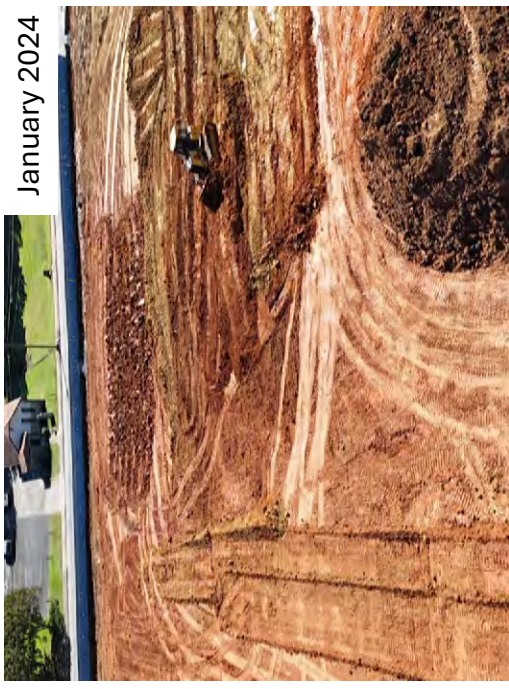
Mar 2024



October 2024



November 2024



January 2024



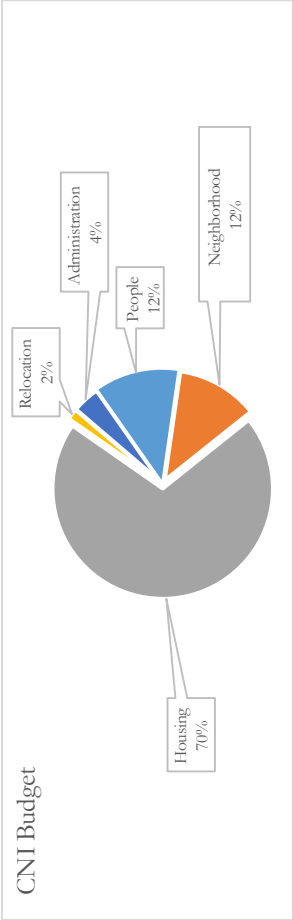
February 2024



Current

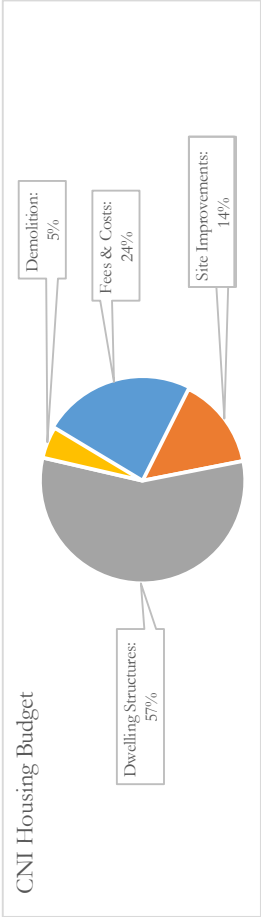
Choice Neighborhood Initiative Budget (HUD funds only)

People	4,500,000
Neighborhood	4,500,000
Housing	26,403,000
Relocation	597,000
Administration	1,500,000
	\$ 37,500,000.00



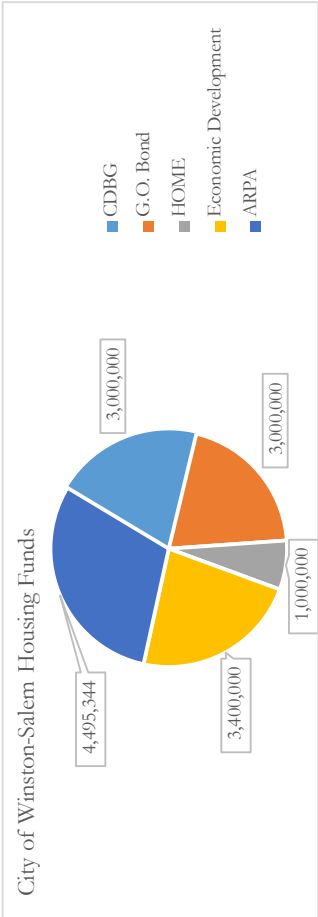
CNI Housing Budget

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



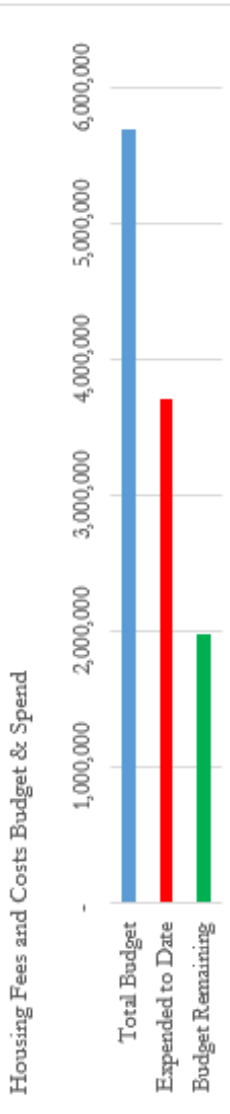
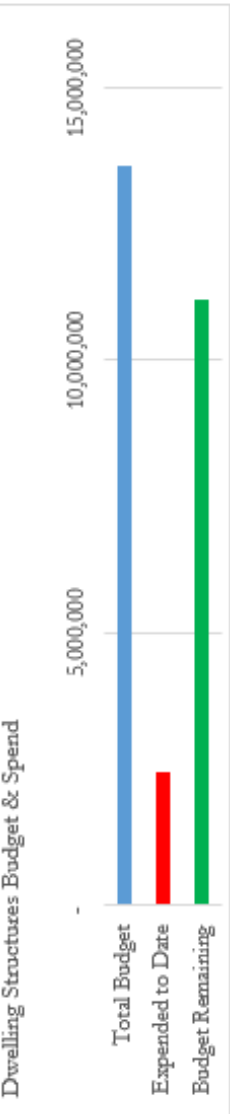
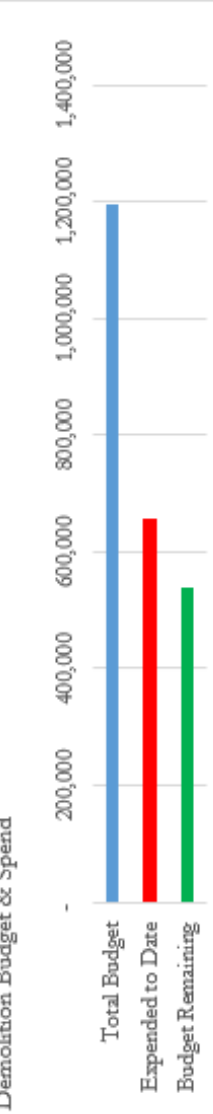
City of Winston-Salem Housing Funds

CDBG	3,000,000
G.O. Bond	3,000,000
HOME	1,000,000
Economic Development	3,400,000
ARPA	4,495,344
	\$ 14,895,344





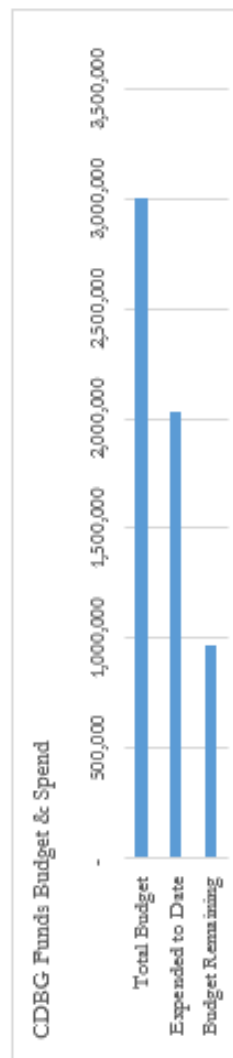
CNI Housing Budget & Expenses by Area

Fees and Costs	Total Budget	5,686,157		
	Expended to Date	3,708,295		
	Budget Remaining	1,977,862		
	% Expended	65%		
	Expended in Current Period	2,939		
Site Improvements	Total Budget	3,469,334		
	Expended to Date	3,029,068		
	Budget Remaining	440,266		
	% Expended	87%		
	Expended in Current Period	-		
Dwelling Structures	Total Budget	13,553,509		
	Expended to Date	2,438,134		
	Budget Remaining	11,115,375		
	% Expended	18%		
	Expended in Current Period	-		
Demolition	Total Budget	1,194,000		
	Expended to Date	655,547		
	Budget Remaining	538,453		
	% Expended	55%		
	Expended in Current Period			

City Housing Budget & Expenses by Area

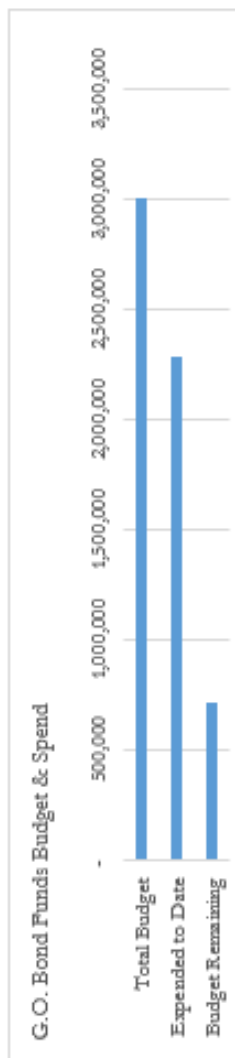
CDBG

Total Budget	3,000,000
Expended to Date	2,027,977
Budget Remaining	972,023
% Expended	68%
Expended in Current Period	-



G.O. Bond

Total Budget	3,000,000
Expended to Date	2,284,322
Budget Remaining	715,678
% Expended	76%
Expended in Current Period	-



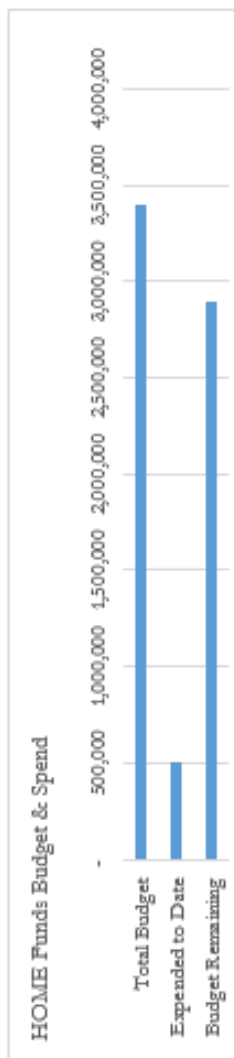
[HOME](#)

Total Budget	1,000,000
Expended to Date	500,000
Budget Remaining	500,000
% Expended	50%
Expended in Current Period	-



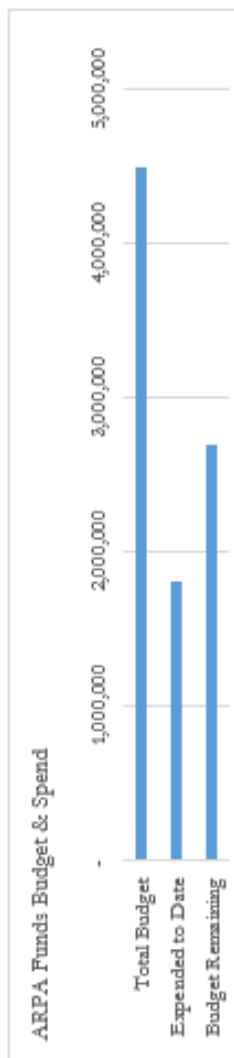
Economic Development

Total Budget	3,400,000
Expended to Date	500,202
Budget Remaining	2,899,798
% Expended	15%
Expended in Current Period	-



ARPA

Total Budget	4,495,344
Expended to Date	1,808,276
Budget Remaining	2,687,068
% Expended	40%
Expended in Current Period	397,560





Winston Salem Choice Neighborhood

28

People Strategy MONTHLY REPORT

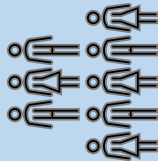
April 2025



Table of contents



- **Report Narrative**
 - Monthly Highlight – Transformation is Happening



- **Demographics**
 - Target Population
 - Race, ethnicity, age, income etc.



- **Difference Made and Education**
 - GET LIT: Come Fly With Me – Drone Project



- **Health**
 - Primary Care
 - Health Insurance

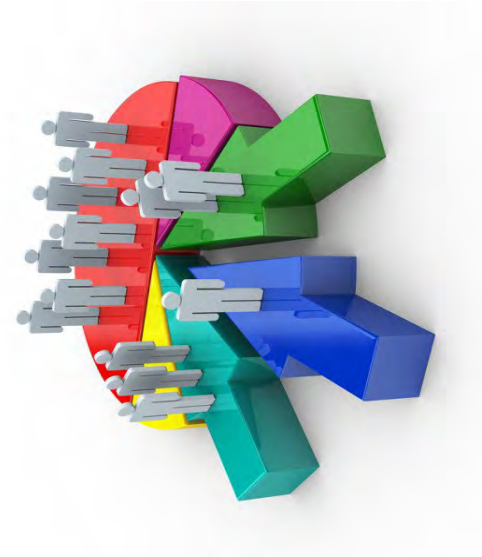


- **Economic Mobility**
 - Self-Sufficiency
 - Employment

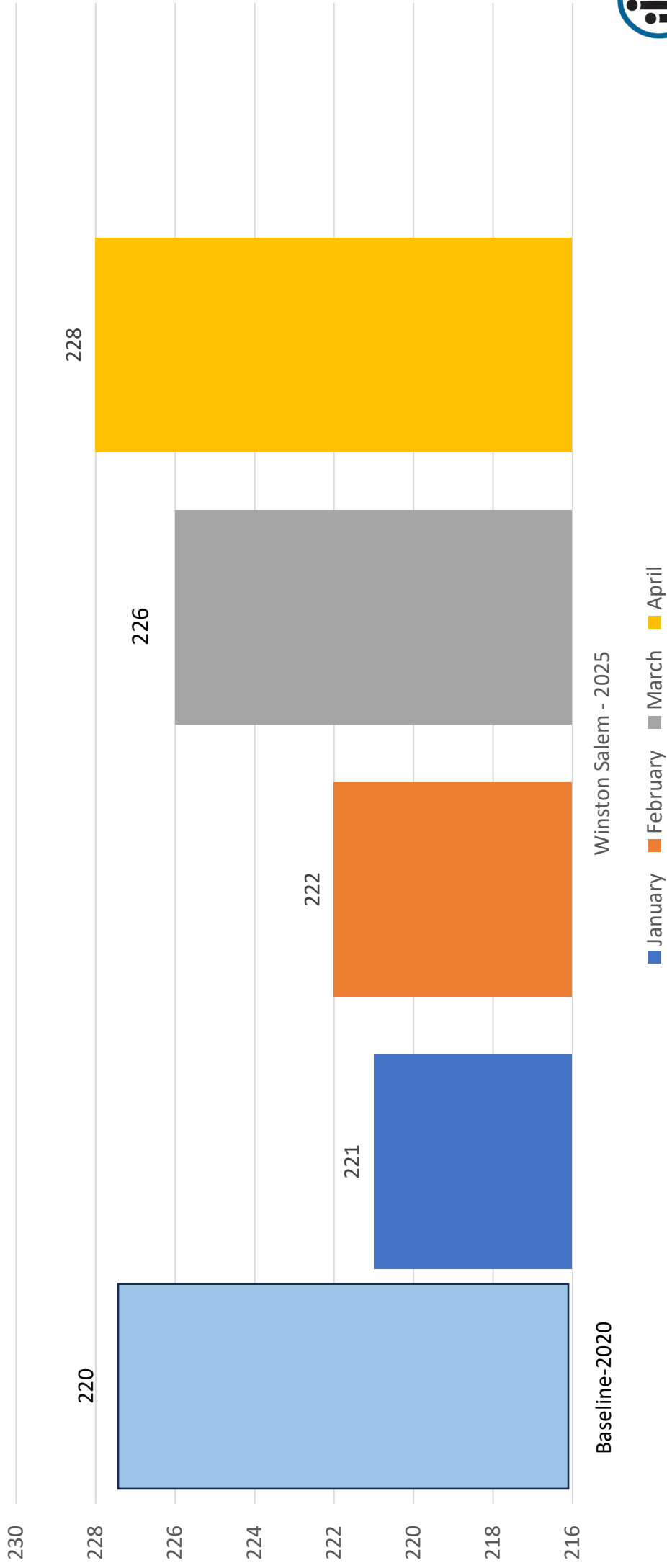
- **Our Team**

Demographics

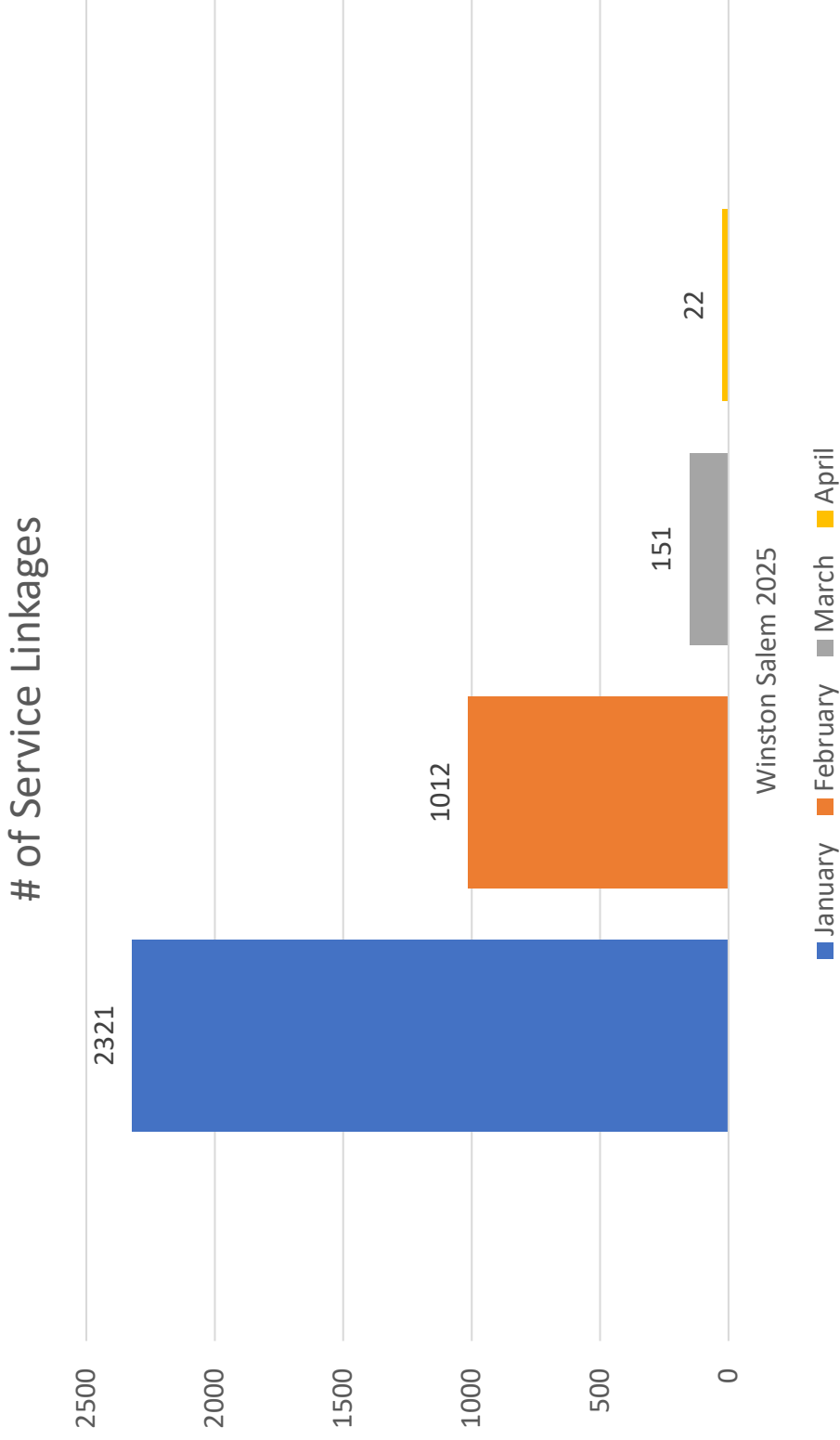
Metric		Total Count
Target Households (original)		220
Target Households Served (to date) • Original Target Households - 244 • Non-Original Target Households - 101 • Non-Subsidized Households - 1		346
Target Households currently being served (original and new) • Original Target Households - 143 • Non-Original Target Households - 84 • Non-Subsidized Households - 1		228
Target Households with Completed Assessments • Original Target Households - 143 • Non-Original Target Households - 84 • Non-Subsidized Households - 1		228
Households Dismissed from Program (to date) • Original Target Households - 101 • Non-Original Target Households - 17 • Non-Subsidized Households - 0		118
Original Households not in enrolled in Case Management		21
New Target Households post application/prior to relocation enrolled in Case Management		136
Target Households receiving TANF		1
Target Households enrolled in food stamps		189
Target Households enrolled in SSI or SSDI		106
Metric		
		Percent
Number and percentage of target adult residents (18-64 years of age) not able to work or train due to a disability	61	29.2%
Number and percentage of Limited English Proficiency (LEP) target residents	2	0.02%
Number and percentage of target residents (adults and children) with at least one chronic condition	159	29.3%



Site Level Families Receiving Family Supportive Services



SITE LEVEL SERVICE LINKAGES

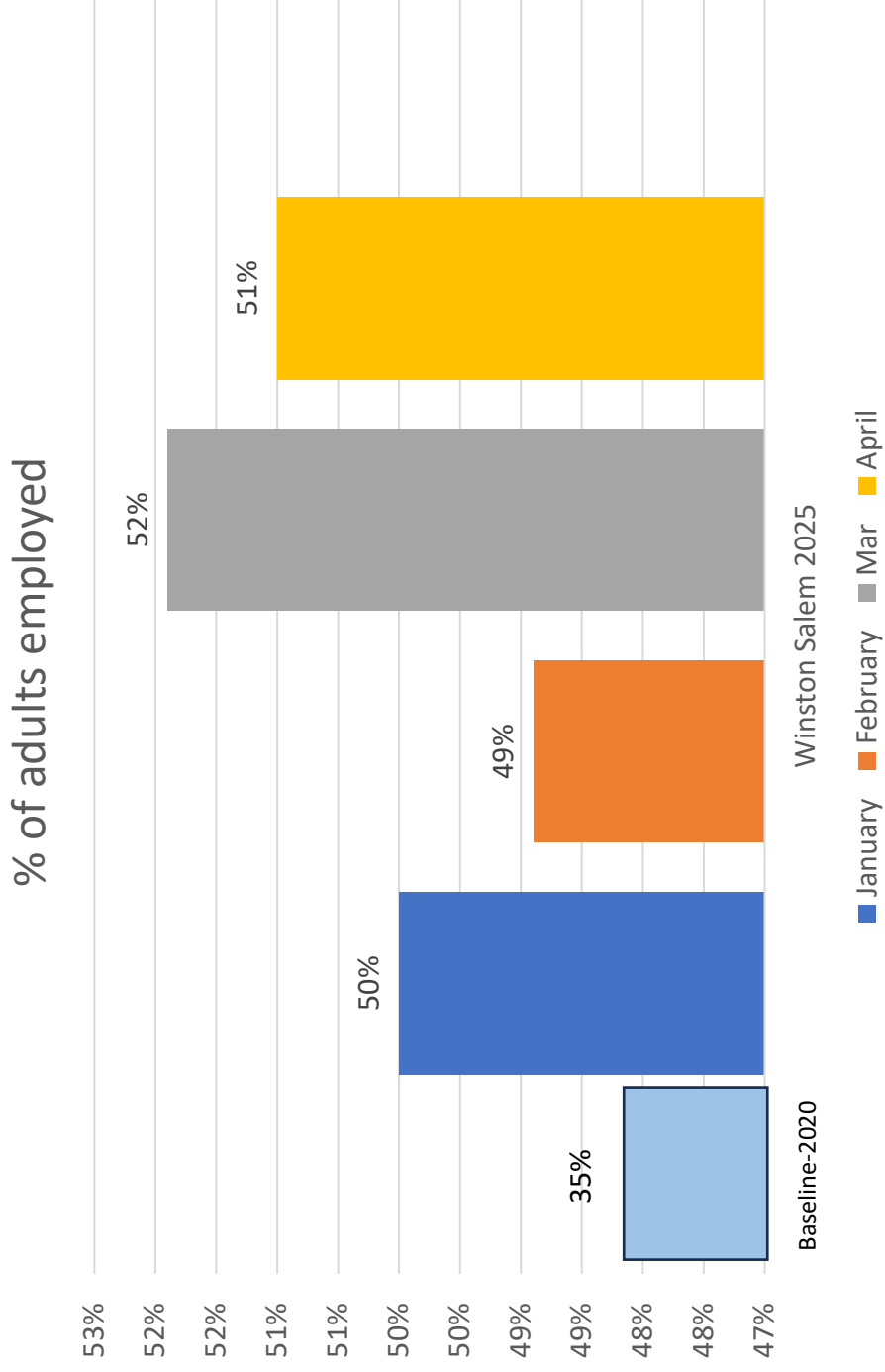


Factor Analysis:

- Factors that decreased household participation:
- Worked less within big groups
 - Focused more this month on our families that did not have dependents living with them.



SITE LEVEL EMPLOYMENT



Factor Analysis:

Factors that impact access to employment opportunities:

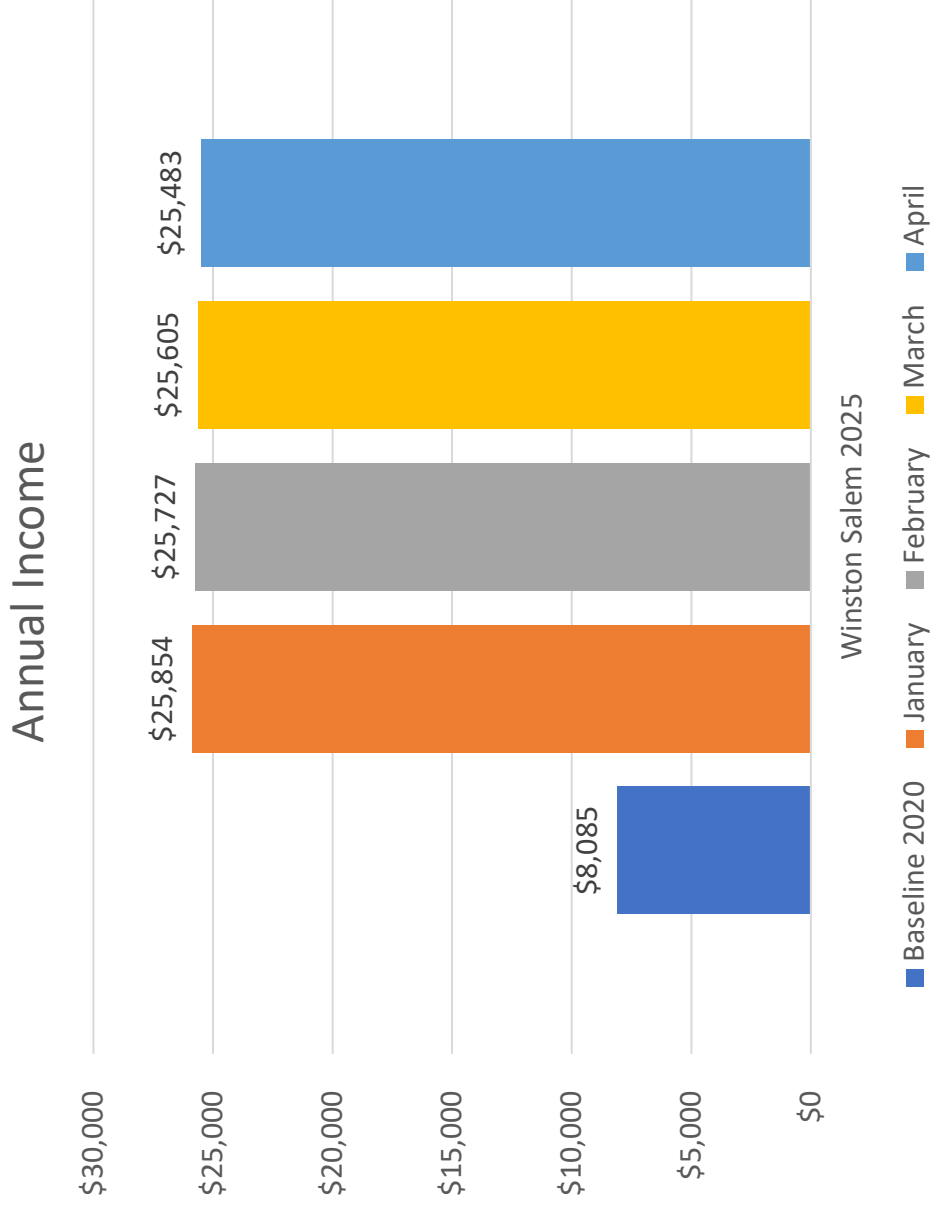
- + Increased partnership networking
- + Enhanced community discussions around employment
- + Expanded city bus routes

Factors Households have noted as impacting their ability to attain and maintain employment:

- Trust issues
- Lack of visible incentives
- Childcare challenges



SITE LEVEL INCOME



Upcoming Employment Opportunities

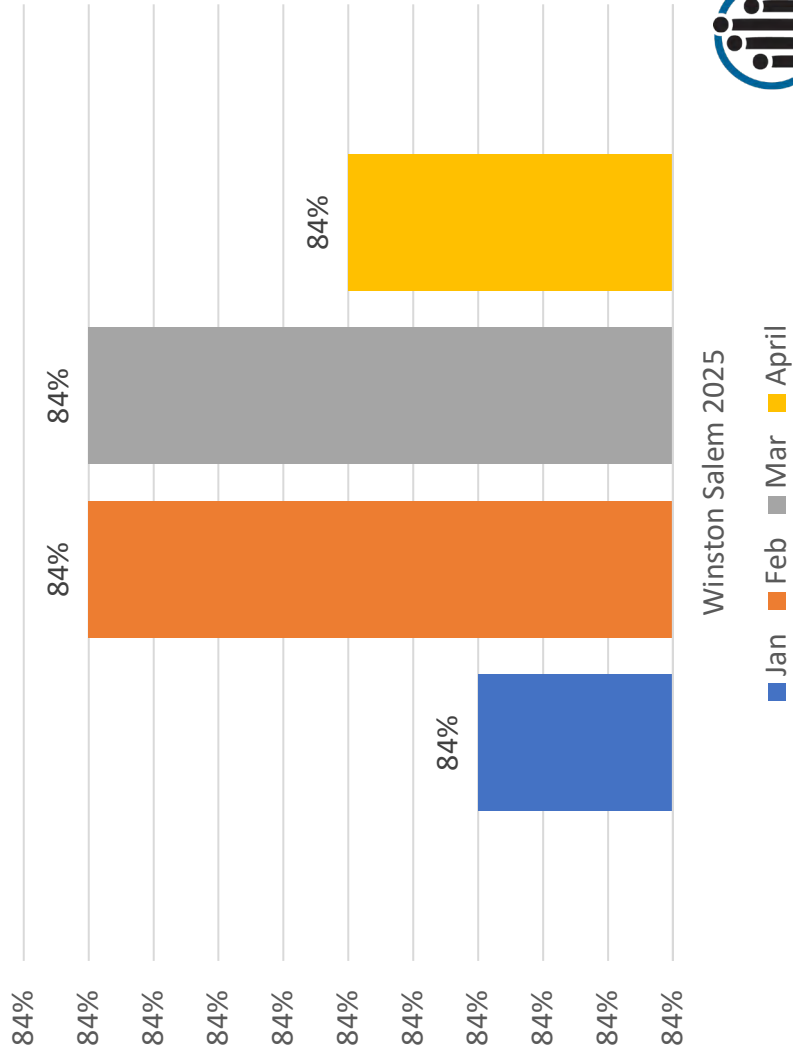
- Monthly Job fairs @ NCWORKS and Forsyth Works
- Working with Forsyth with C.N.A. to L.P.N. Pathways and Aviation Pathways
- Enhanced community discussions around employment



SITE LEVEL HEALTH AND WELLNESS



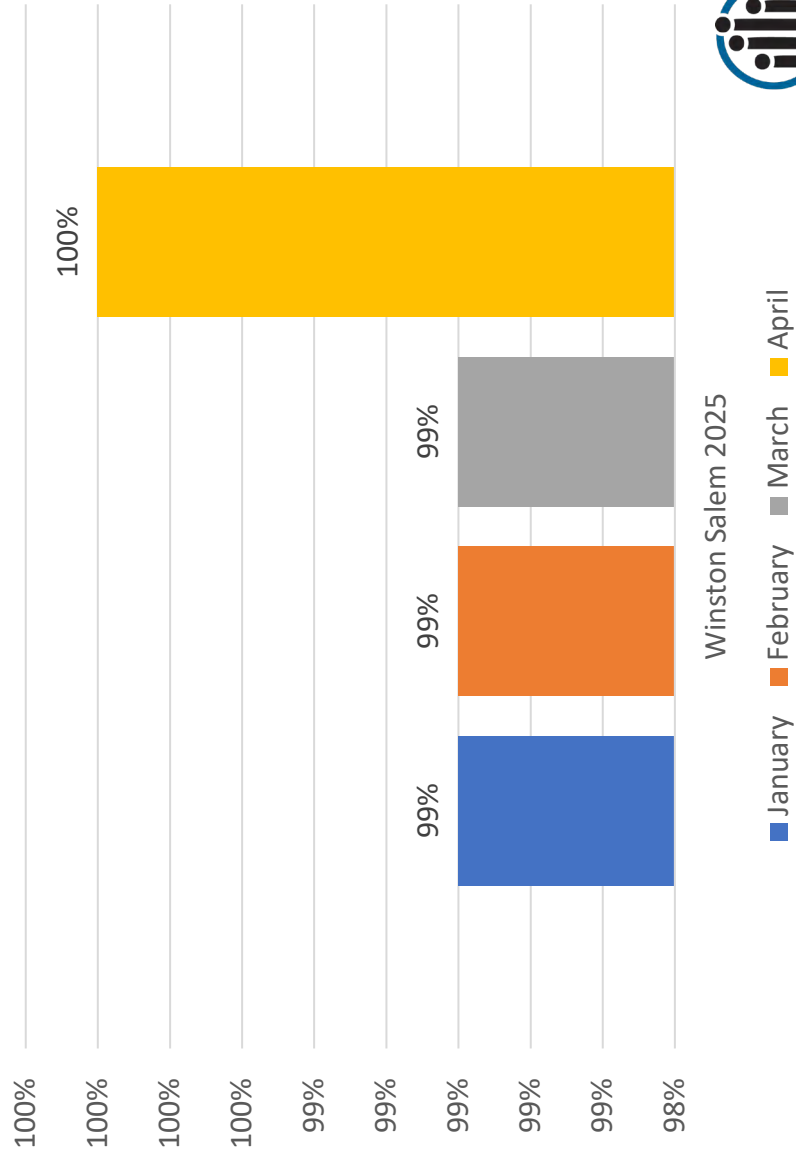
% of adults with health insurance



SITE LEVEL HEALTH AND WELLNESS

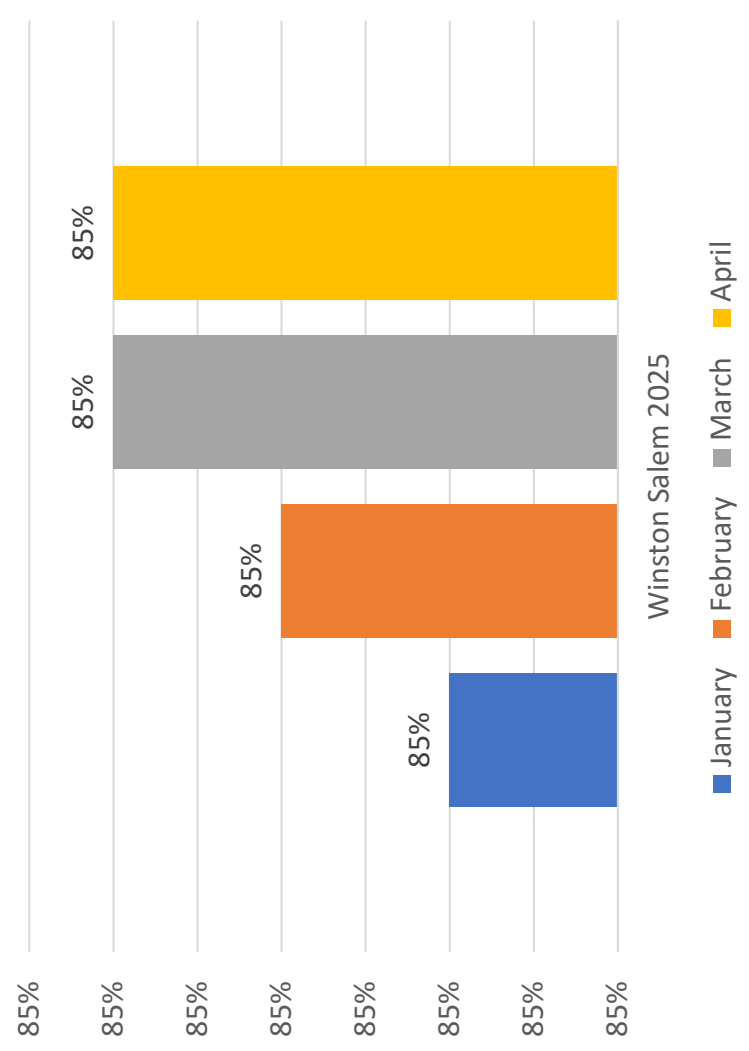


% of Children with health insurance



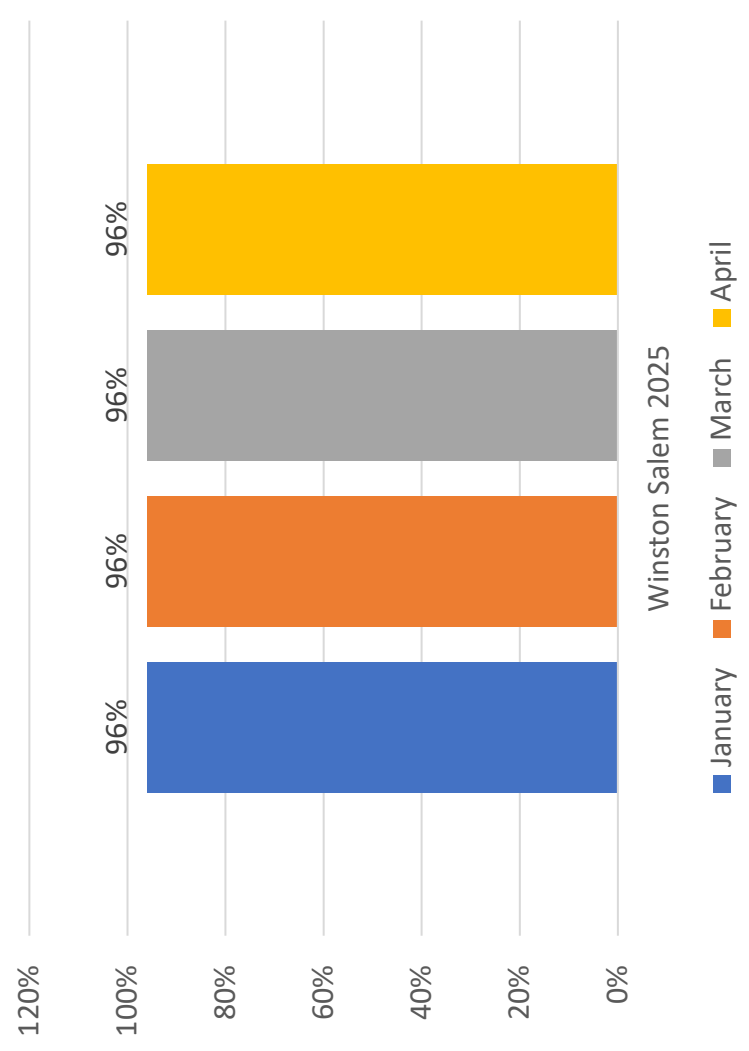
SITE LEVEL HEALTH AND WELLNESS

% adults seen a doctor in the past 12 months



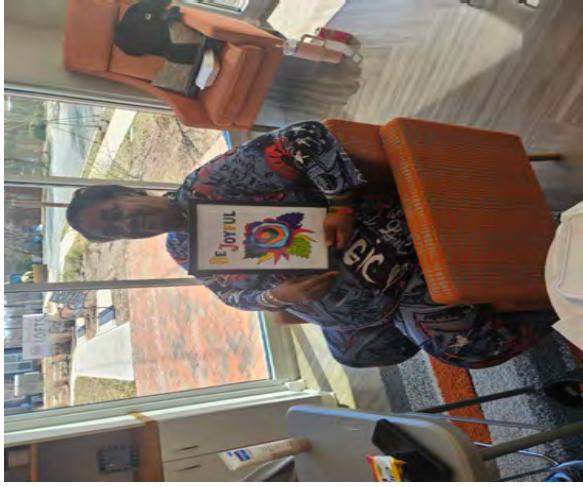
SITE LEVEL HEALTH AND WELLNESS

% Children seen a doctor in the past 12 months



Senior Health and Wellness

USI is lovingly crafting a senior wellness program to bring joy and connection to our cherished elders. They've already enjoyed heartwarming movie nights and the soothing art of adult coloring, helping to ease feelings of social isolation



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DIFFERENCE MADE

In Education

USI partnered with Mixxer Makerspace (wsmixxer.org) for an unforgettable Spring Break in March 2025, offering a 4-day immersive experience. Seven young residents and one parent participated, diving into hands-on activities like woodworking, screen printing, laser engraving, 3D printing, and welding. Each participant created a unique project to take home, showcasing their newfound skills. This initiative is especially meaningful for our residents, providing them with access to creative and technical education that might otherwise be out of reach.

These experiences can ignite passions, build confidence, and open doors to future opportunities. Recognizing the residents' enthusiasm and potential, Mixxer Makerspace generously awarded the youth free scholarships for their summer programming, valued at \$250 per child. This gesture not only supports continued learning but also underscores the importance of investing in our community's future.



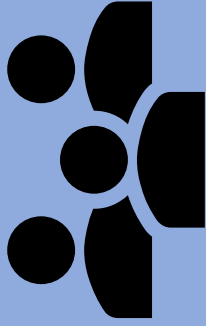
Spring into STEAM with Mixxer Makerspace



USI | URBAN STRATEGIES, INC.

Spring into STEAM with Dash City Sponsored by Crosby Scholar





Our team

- Eva Mosby, Southern Region Vice-President
- Tonya Atkins, Director of Operations
- Tresnese Barham, Project Manager
- Ebony Moore, Family Support Specialist Manager
- Jenay Cole, Family Support Specialist II
- Kevita Coleman, Education Specialist
- Jacqueline Pippens, Family Support Specialist II
- Rhonda Killian, Mobility Specialist
- Shennetta Robinson, Outreach Worker
- Shaveda Shaw, Family Support Specialist II

