



Housing Authority of Winston-Salem Development Committee Meeting

May 6, 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
May 6, 2025
10:00A.M.

DEVELOPMENT COMMITTEE MEETING AGENDA
May 6, 2025
10:00A.M.

1. Call to Order
2. Roll Call
3. Review and Approval of Agenda (May 6, 2025)
4. Review and Approval of Summary Minutes (April 1, 2025)
5. Management Reports
 - Executive Director Report
 - Happy Hill Presentation: Marcus Kornegay, Prosperity Alliance
 - Development Report
 - Choice Neighborhood 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 Ortiviz, 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
May 6, 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

Development Committee Meeting

May 6, 2025

Development Priority 1: Crystal Towers

-
- **CJMW Assessment**
 - Executive Reports/Summary
 - Cost breakdown 1st week in May
 - Resident engagement May 28th @ 2pm
 - Development Committee presentation on June 3rd by CJMW
 - **OBJECTIVES**
 - Address Immediate Infrastructure Needs
 - Ensure Long-Term Sustainability



[illegible]

- [illegible]

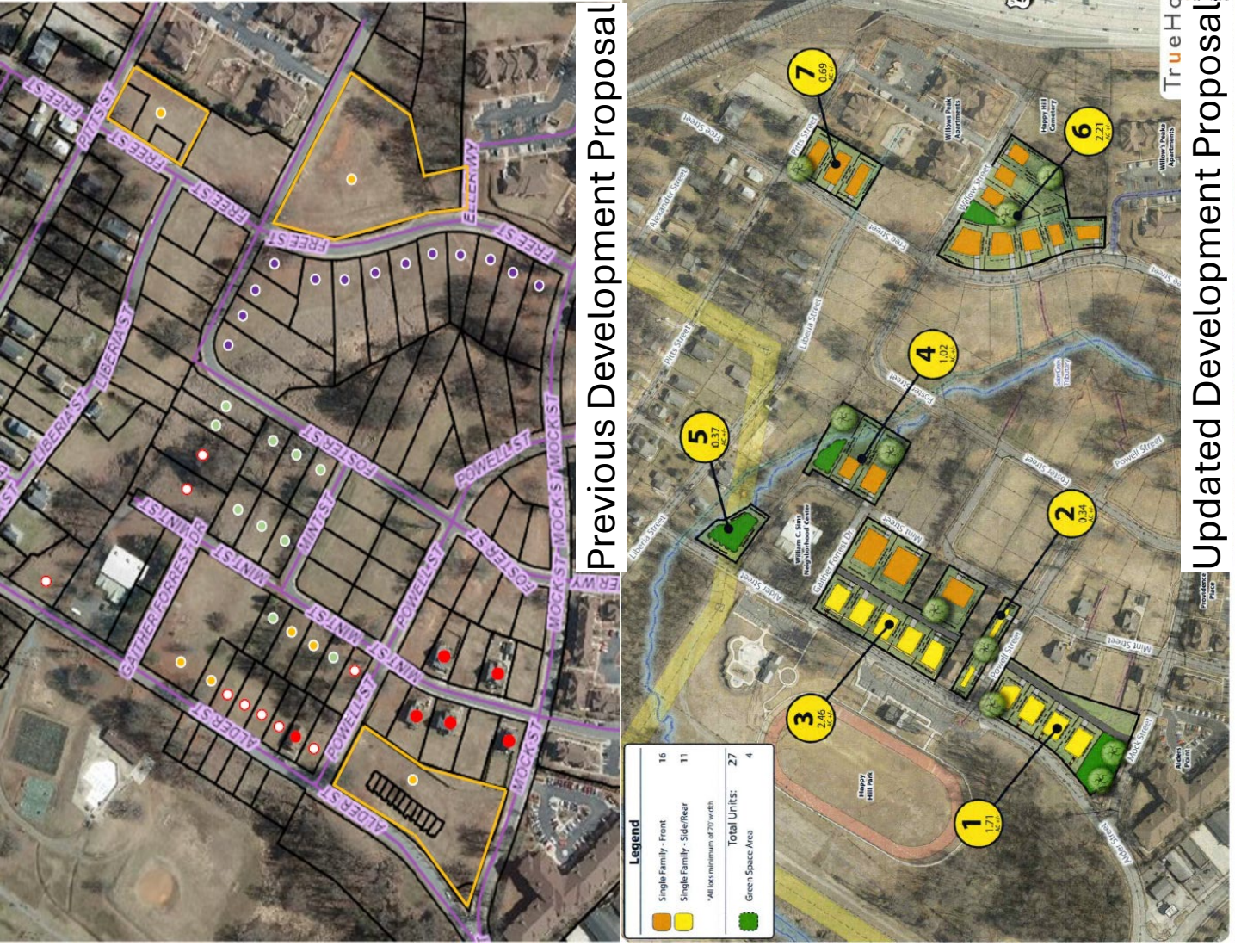
Development Priority 2: Happy Hill (Phase 2 of 2)

- **HABITAT STATUS (PHASE 2)**
- 4 Homes Under Construction
 - 1 lot unsuitable for development (topography)
 - Legacy Family Priority
- HUD-Restricted Parcels
 - Will be released once Habitat homes completed
 - Prepare SAC application to release deed restriction



Development Priority 2: Happy Hill (HPT phase 1 of 2)

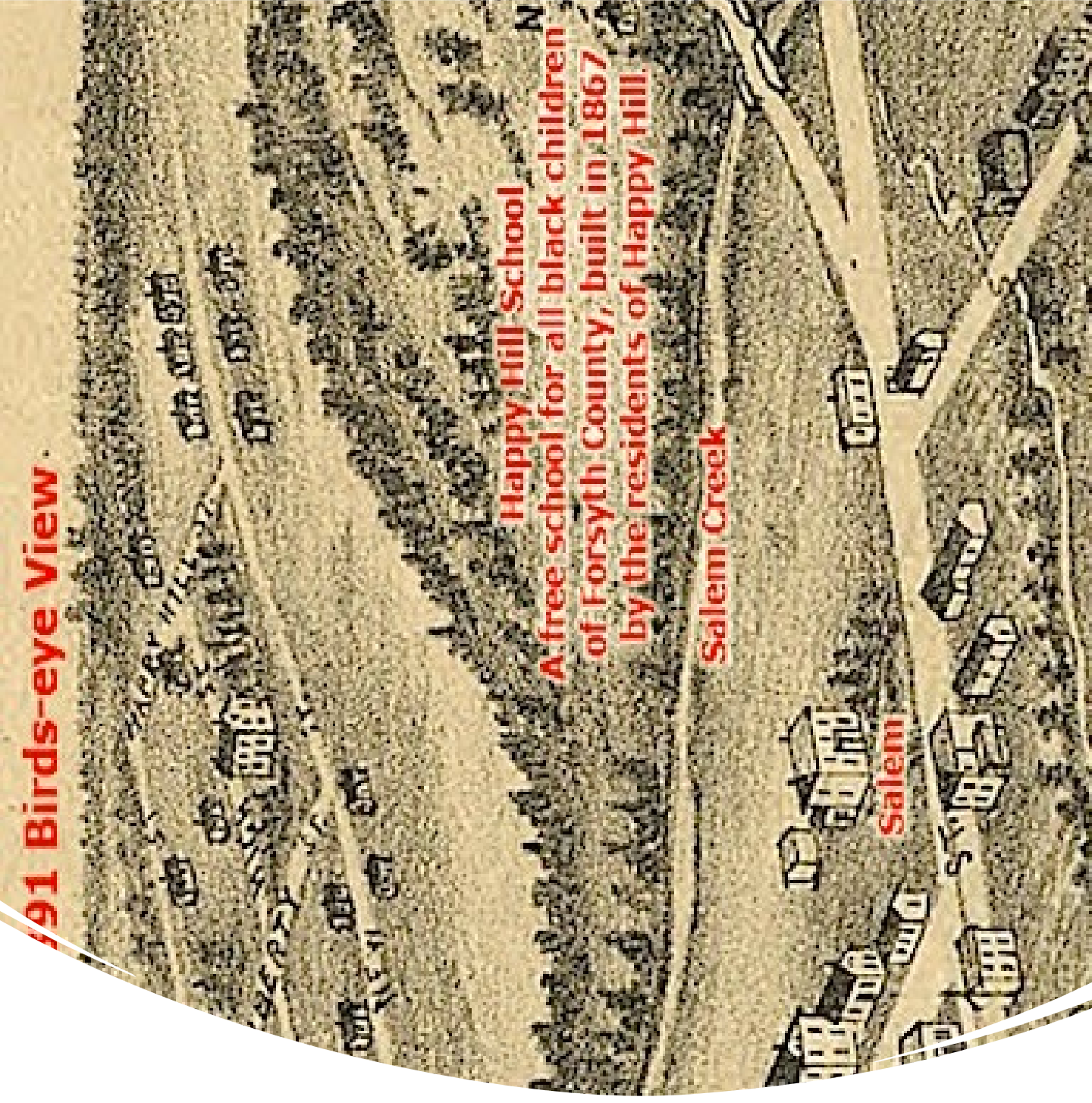
- **Unrestricted Lots (PHASE 3)**
- Development Partners
 - Happy Hill Neighborhood Association
 - Prosperity Alliance
 - True Homes
- Developer Presentation
 - May 6th to Development Committee



Development

Priority 2: Happy Hill

- (SUBSEQUENT PHASES)
- Liberian Organization of Piedmont
 - Transfer land for construction of student housing
- Lansing Ridge Developer, MBE Developer (possible partner)





Other Developments: Lansing Ridge

- Lansing Ridge
 - Development Agreement with Private MBE Developer
 - Affordable and Workforce Homeownership (New Construction)
 - Phase 1 (8 Homes Completed and Occupied)
 - Phase 2 (7 Homes in Progress)
 - Phase 3 (Closing Anticipated 2025 – 7 Homes)

THE LOFTS AT MOTOR ROAD
WINSTON SALEM, NC



THE RESIDENCES AT INDIANA AVE
WINSTON - SALEM, NC



Other Developments:
Pending PBV Projects

- The Lofts @ Motor Road
 - 216 Total Units, 45 PBV Units
- The Residence @ Indiana Avenue
 - 180 Total Units, 51 PBV Units

Updates -

- Both projects are currently in the public comment period of the Environmental Review. Estimated completion time is mid-May

OTHER DEVELOPMENT PROJECTS (Exclusive of CNI)

- 1 Pending PBV Acquisition/Rehab Development (City)
- 1 Pending Hotel Conversion (PBV)
- Multiple Additional Viable PBV Inquiries

HUD Capital Fund Program (CFP)

May 6, 2025

Capital Fund Purpose

- Provides annual funding to Public Housing Agencies (PHA's) based on a formula (# of units + modernization needs)
- Supports development, financing, and modernization of public housing—Improve PH
- Funds can be used for management improvements



Capital Fund Ineligible Activities & Costs

Non-Public Housing Costs

- Expenses not associated with PH projects

Social Services

- Direct provision of social services, like salaries for social workers or GED teachers is ineligible

Operating Assistance

- Using cap fund money for PH operating assistance is generally not permitted

Luxury Upgrades

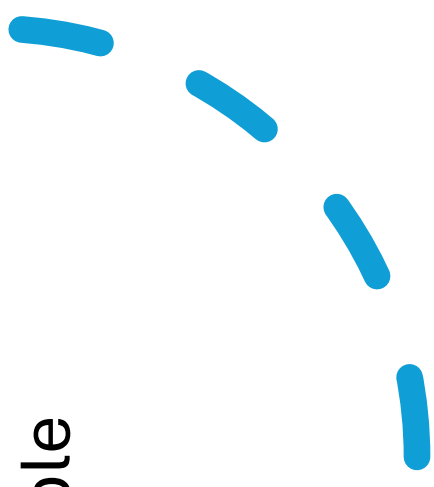
- Extravagant amenities that exceed modest design and cost standards

Unapproved Activities

- Not included in PHA's 5-year plan, except for emergencies or disasters

HAWS Capital Fund Allocation

- 2023 CFP \$4,027,972
- 2024 CFP \$4,140,692
- CF shall be obligated no later than 24 months after award
- CF shall be expended with 48 months after the funds become available



High-Rise Elevator Replacement

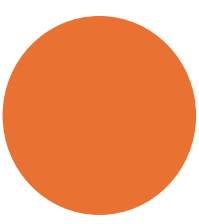
- Crystal Towers
- Sunrise Towers Cab
- Healy Towers



Roof Replacement

- Townview Apartments roofs completed in 2024 (49 units)

- Piedmont Park roofs completed in 2025 (240 units)



Crystal Towers

Dryer exhaust vents replaced to allow
disbursement of moisture & adequate
dryer temperatures





Safety & Security
Crystal Towers Vestibule

Capital Needs Per Site



Crystal Towers (201) \$25,264,040		
Piedmont Park (420) \$12,471,557		
Oaks @ Tenth St (50) \$108,453		

Sunrise Towers (195) \$24,524,508		
Townview Apts (49) \$469,259.15		
Camden Station (30) \$60,000		

Healy Towers (106) \$5,942,144		
Stoney Glen (48) \$575,884		
Cleveland Ave.(134) \$100,000		

Choice
Neighborhood
Updates

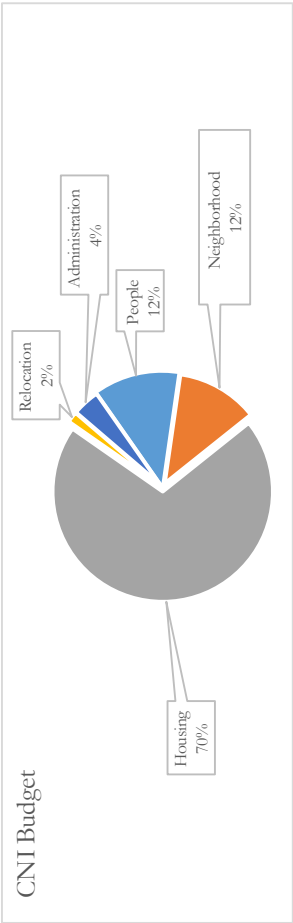
Financial

Housing

People

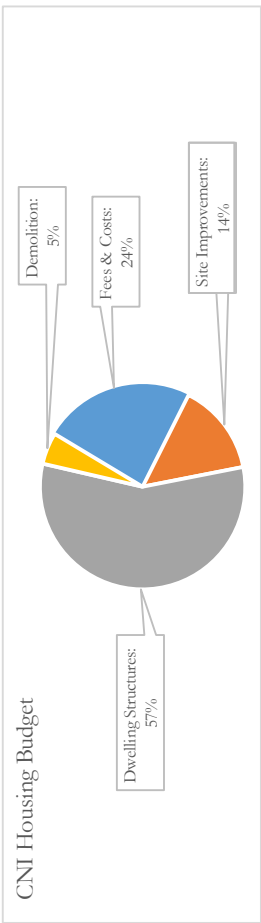
Choice Neighborhood Initiative Budget (HUD funds only)

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



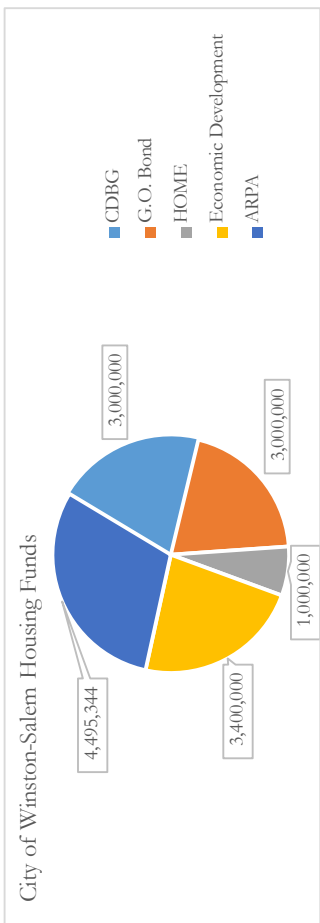
CNI Housing Budget

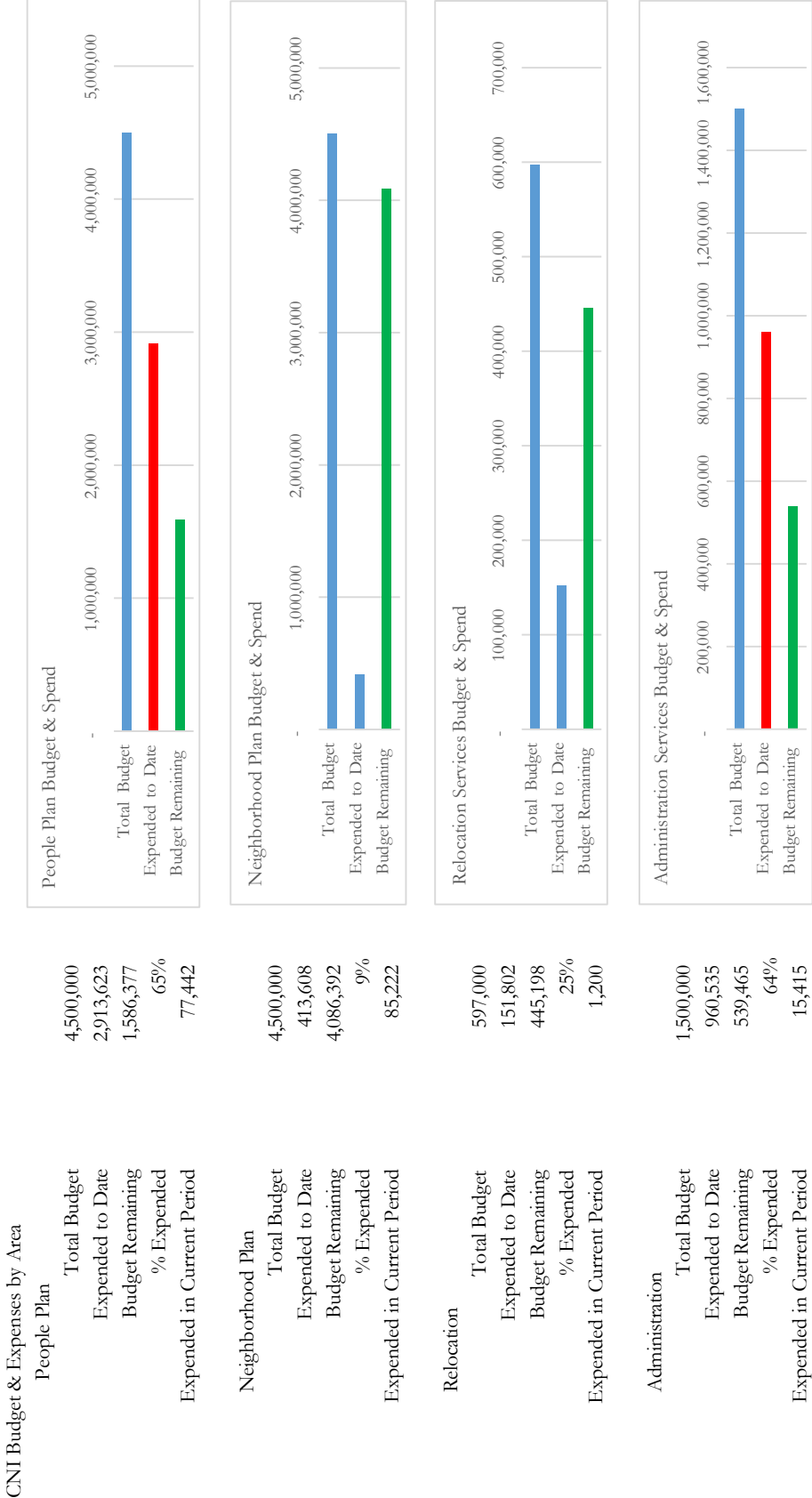
Fees & Costs:	5,686,157
Site Improvements:	3,469,334
Dwelling Structures:	13,553,509
Demolition:	1,194,000
	\$ 23,90
	3,000

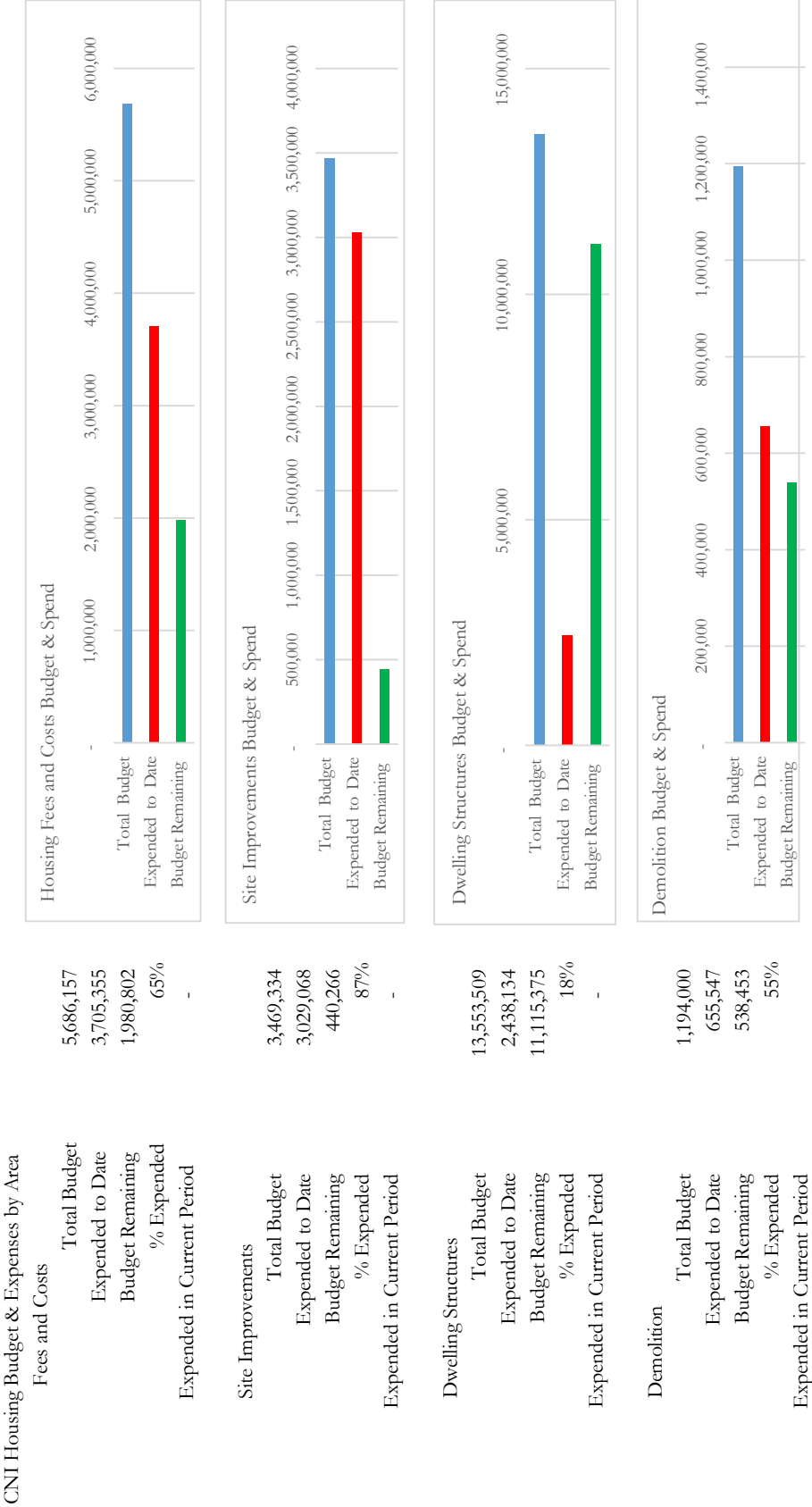


City of Winston-Salem Housing Funds

CDBG	3,000,000
G.O. Bond	3,000,000
HOME	1,000,000
Economic Development	3,400,000
ARPA	4,495,344
	\$ 14,89
	5,344



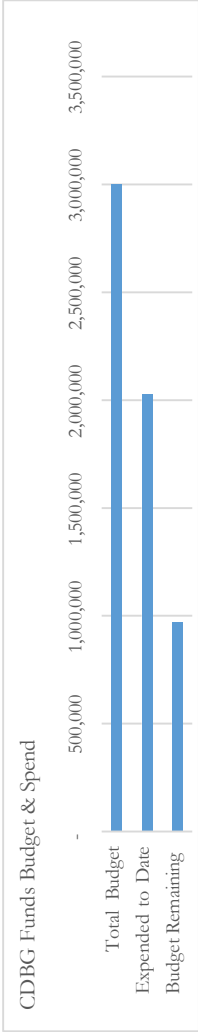




City Housing Budget & Expenses by Area
CDBG

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

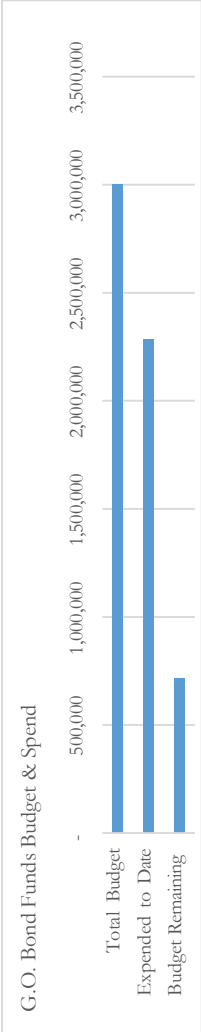
3,000,000
2,027,977
972,023
68%
-



G.O. Bond

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

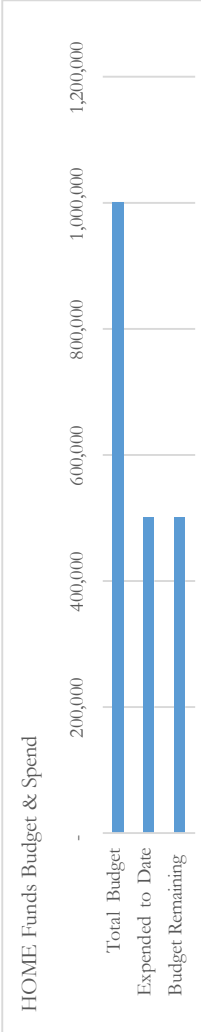
3,000,000
2,284,322
715,678
76%
-



HOME

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

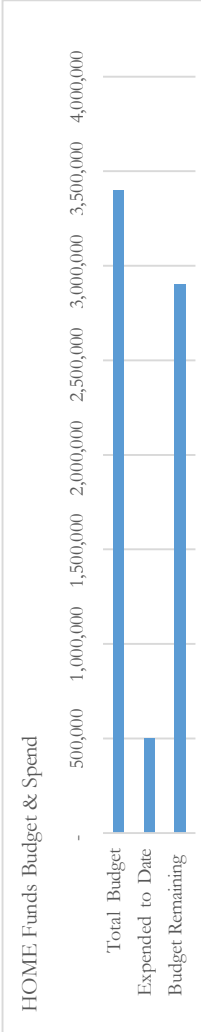
1,000,000
500,000
500,000
50%
-



Economic Development

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

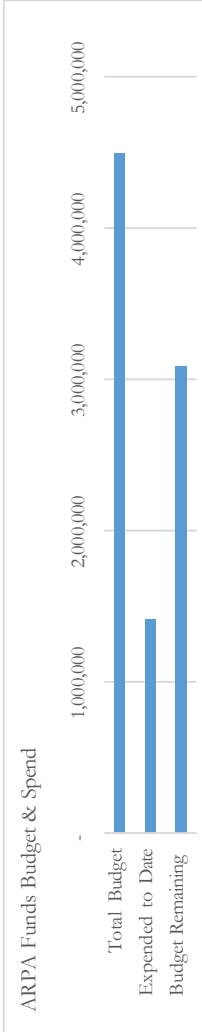
3,400,000
500,202
2,899,798
15%
-



ARPA

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

4,495,344
1,410,716
3,084,628
31%
384,901



Phase 1 - Brown School Lofts

Property Updates

- Final Property Walk-through with the GC was held April 28th.
- Dublin Drive inspection with the City of WS passed and in turn Dublin Drive has been turned over to the City.

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



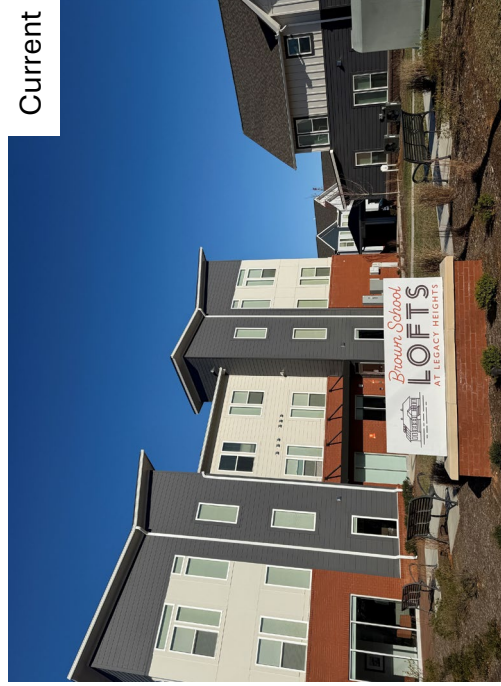
January 2024



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
- Closing on Housing Contract is
Projected to take place Q4 of 2025 –
Pending HUD Final Approval
- The HUD CNI team has given us the
greenlight to submit a formal
development proposal.





Mar 2024



October 2024



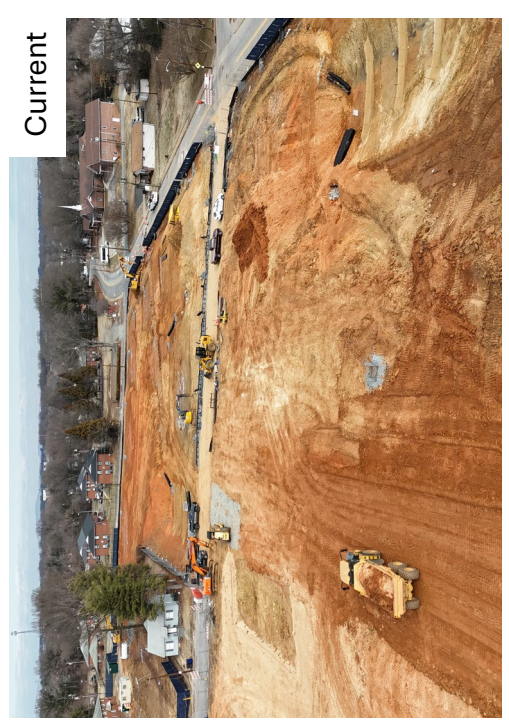
November 2024



January 2024

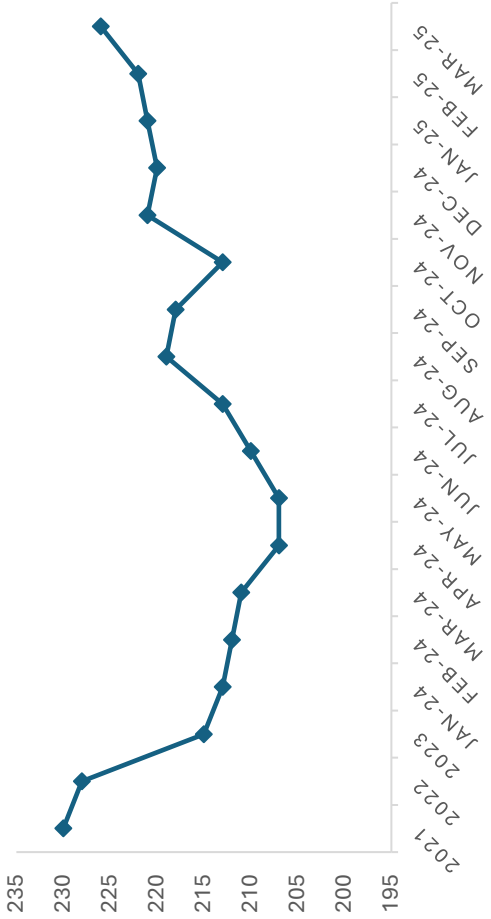


February 2024

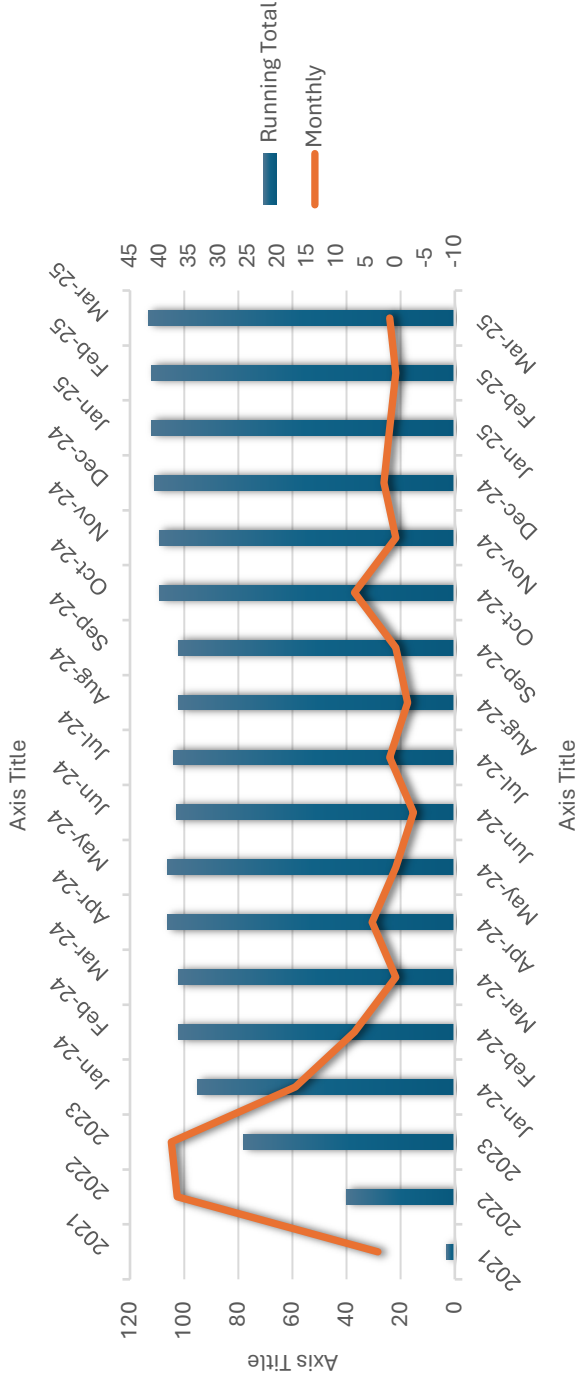


Current

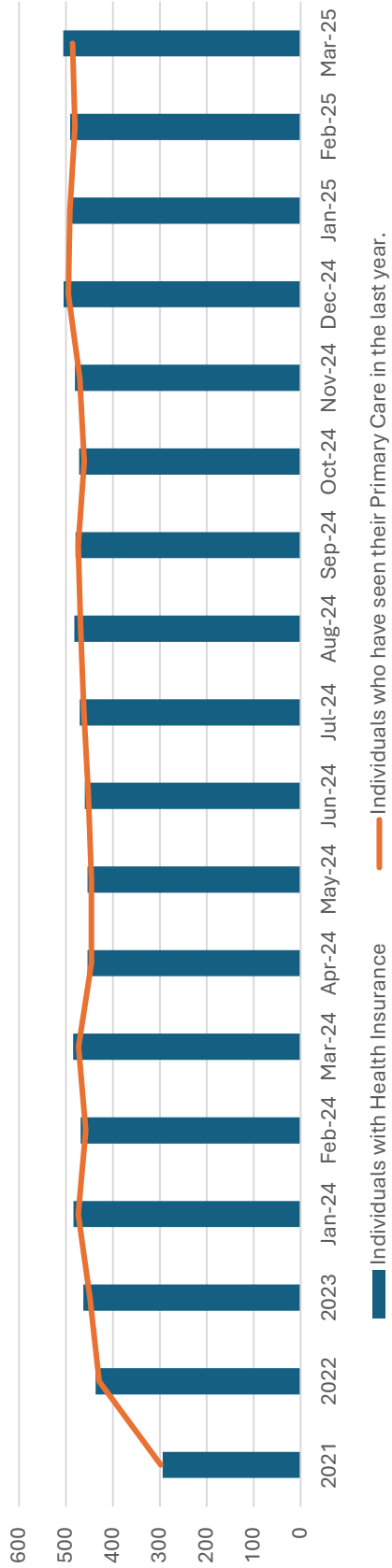
CNI FAMILIES UNDER CASE MANAGEMENT



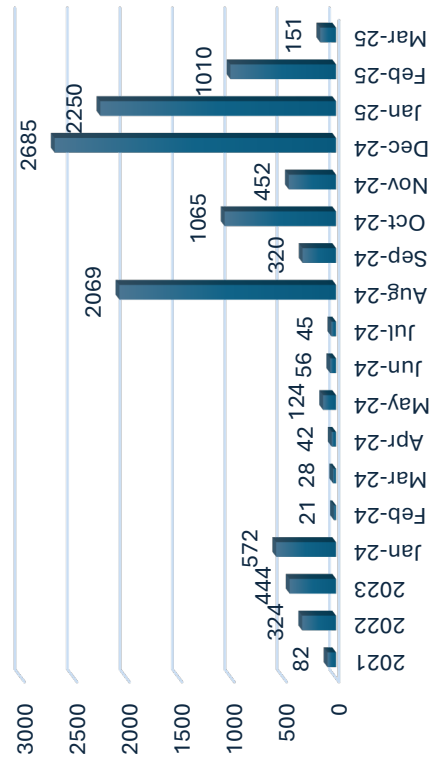
CNI Families Dismissed From Case Management



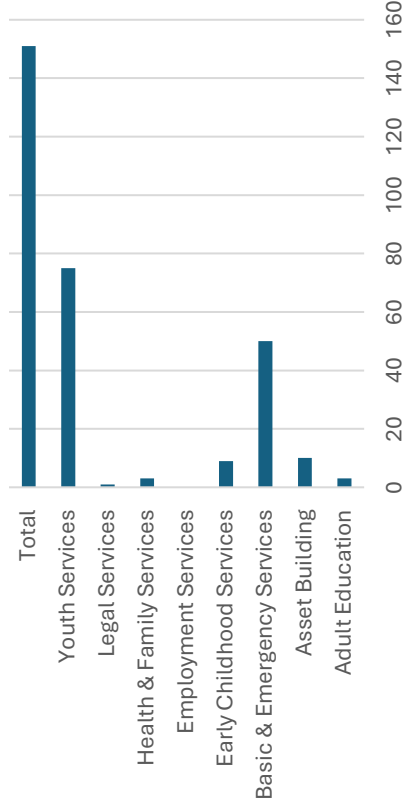
Health Metrics



Monthly Service Linkages

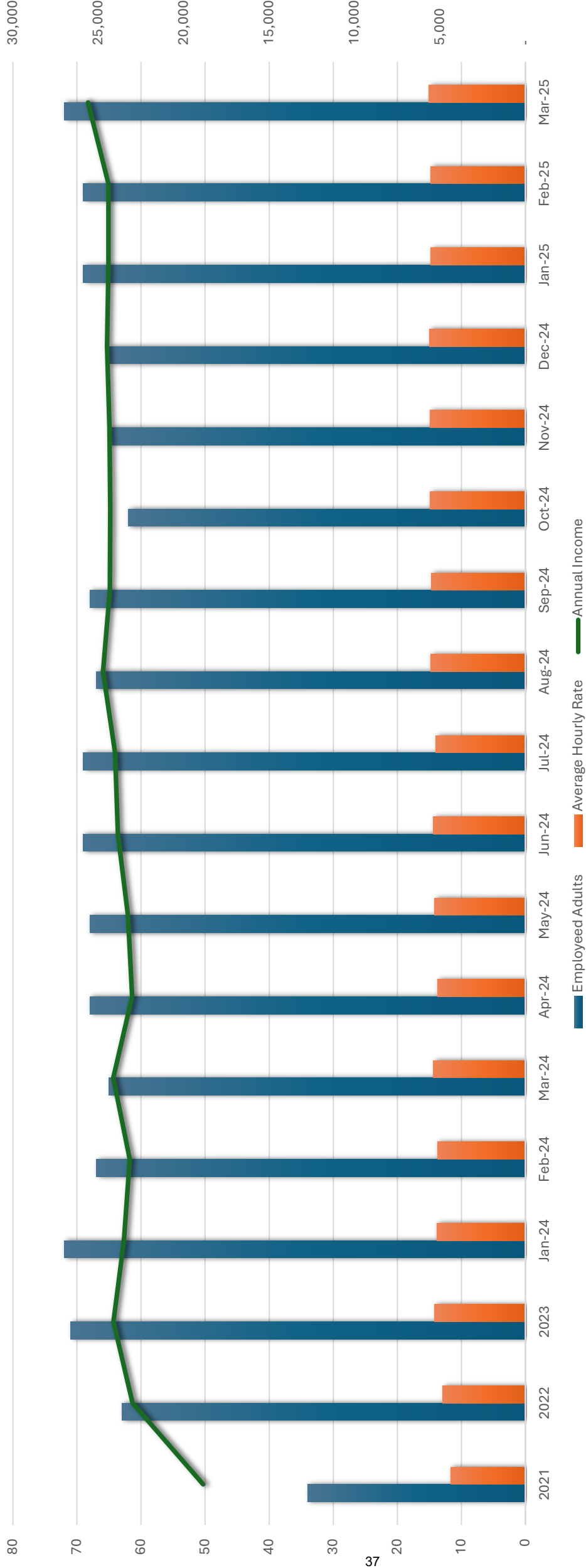


Services Linkages



People –
Health and Resident Services Metrics

Economic Mobility



People – Economic Mobility Metrics



Winston Salem Choice Neighborhood

People Strategy MONTHLY REPORT

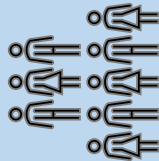
March 2025



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

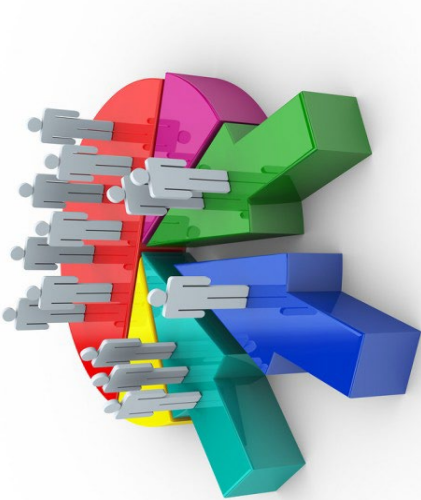


- **Economic Mobility**
 - Self-Sufficiency
 - Employment

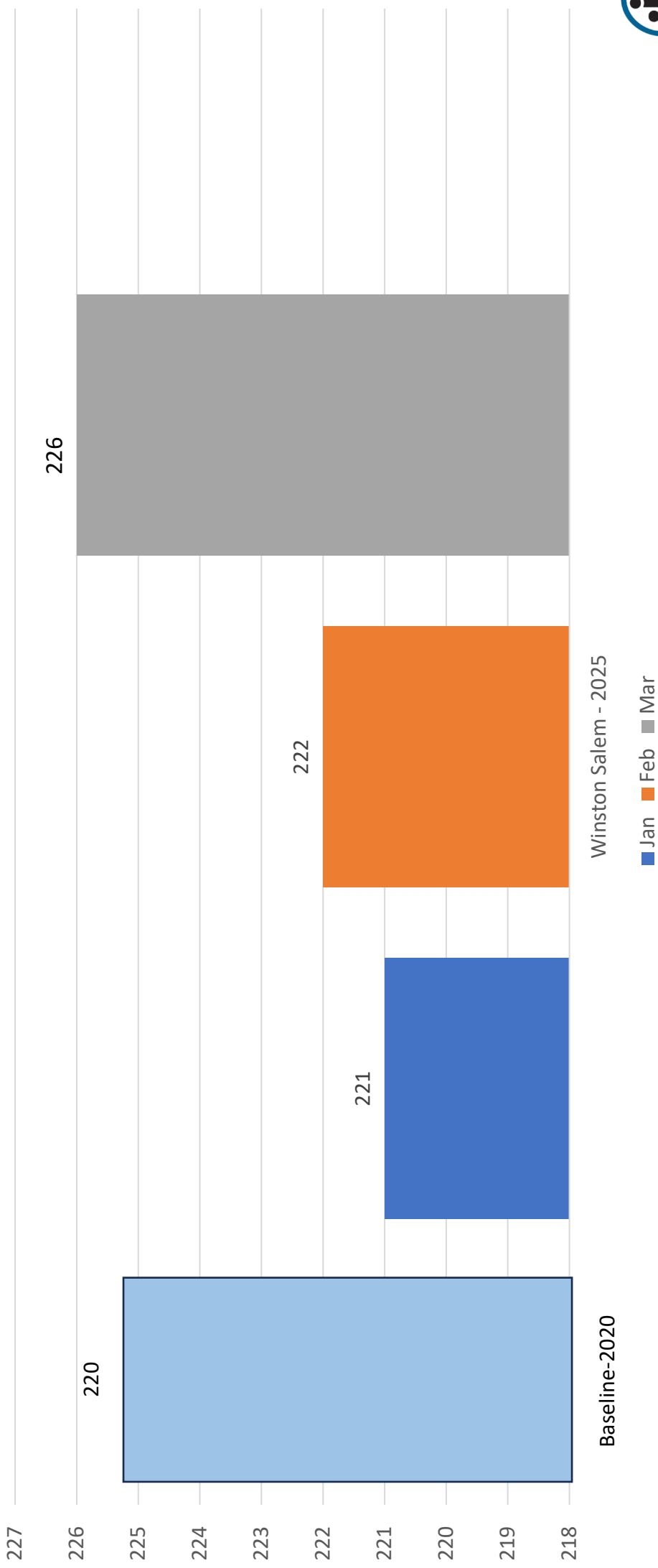
- **Our Team**

Demographics

Metric		Total Count	
Target Households (original)		220	
Target Households Served (to date) - Original Target Households - 199 - Non-Original Target Households - 140		339	
Target Households currently being served (original and new) - Original Target Households - 148 - Non-Original Target Households - 78		226	
Target Households with Completed Assessments - Original Target Households - 148 - Non-Original Target Households - 78		226	
Households Dismissed from Program (to date) - Original Target Households - 96 - Non-Original Target Households - 17		113	
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		0	
Target Households enrolled in food stamps		180	
Target Households enrolled in SSI or SSDI		96	
Average Annual Household Wage Income (no SSI/SSDI)		\$25,605	
Average Annual Hourly Wage Income		\$15.05	
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		59	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		151	28.3%

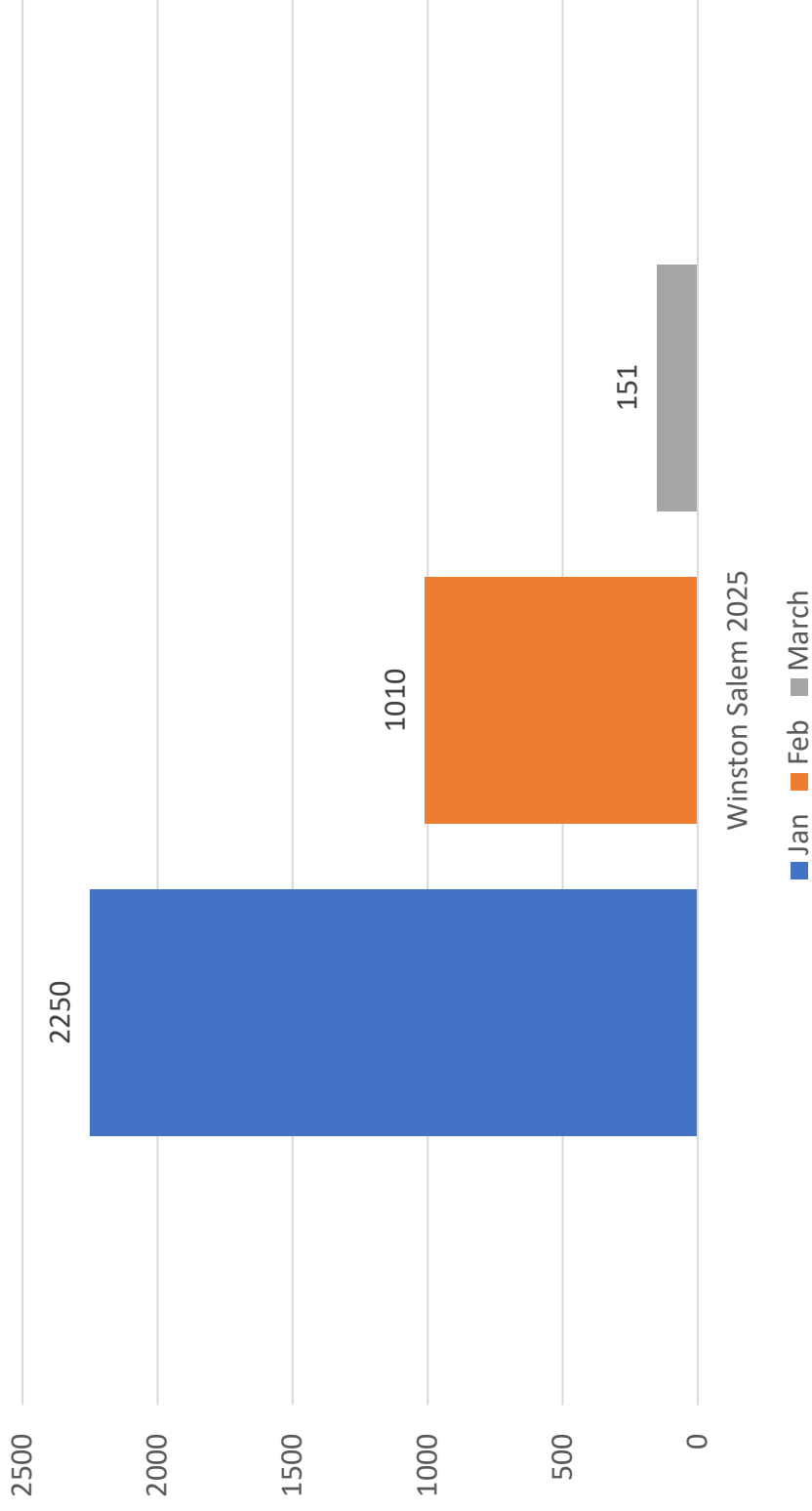


Site Level Families Receiving Family Supportive Services



SITE LEVEL SERVICE LINKAGES

of Service Linkages



Factor Analysis:

Factors that increased household participation:

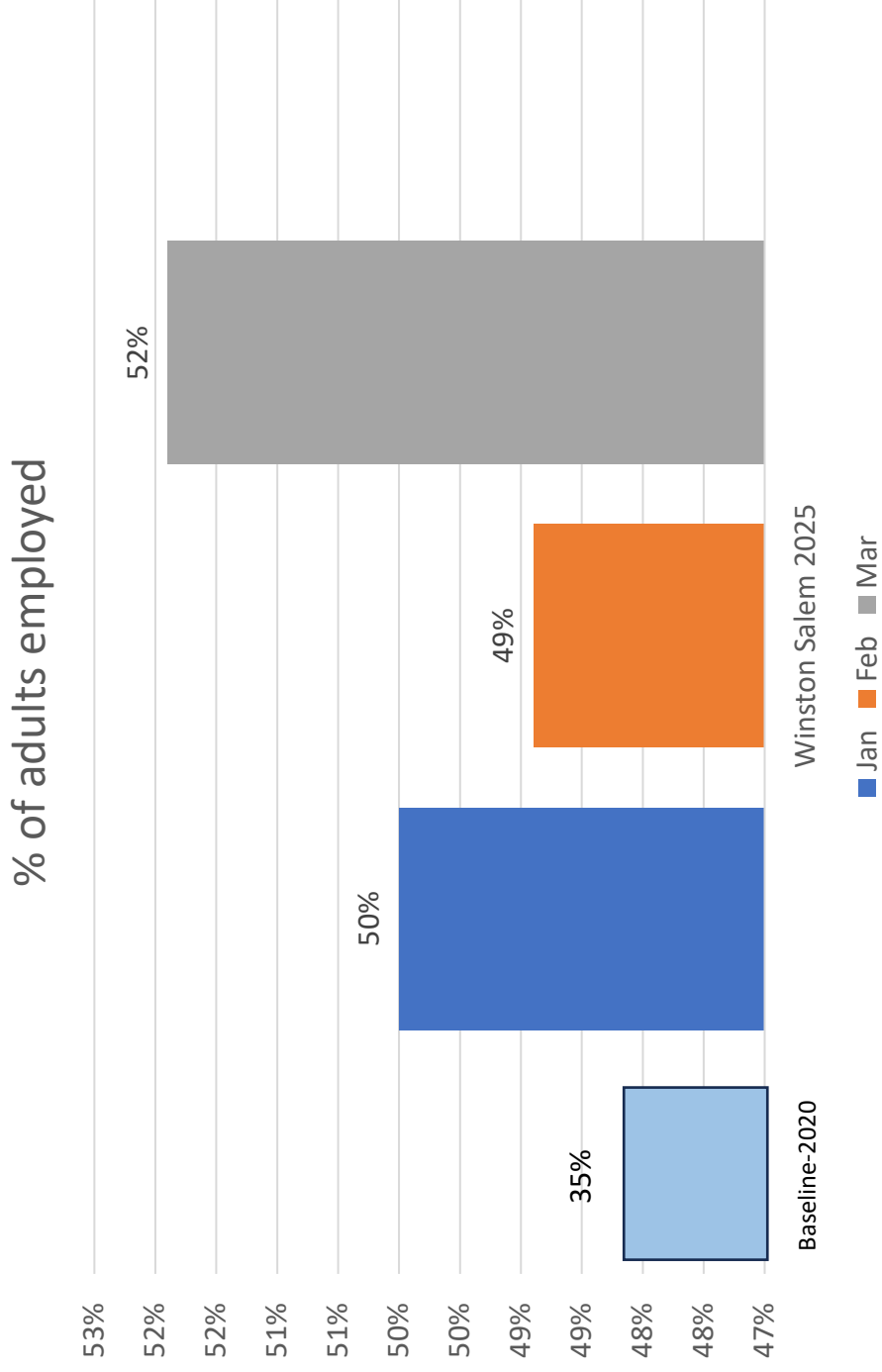
- + Youth lead initiative programming around STEAM
- + Greater Partnerships
- +Senior Lead Initiative
- +Greater Presents at Brown School Lofts

Factors that decreased household participation:

- Smaller Group functions
- Limited Space Availability



SITE LEVEL EMPLOYMENT



Factor Analysis:

Factors that impact access to employment opportunities:

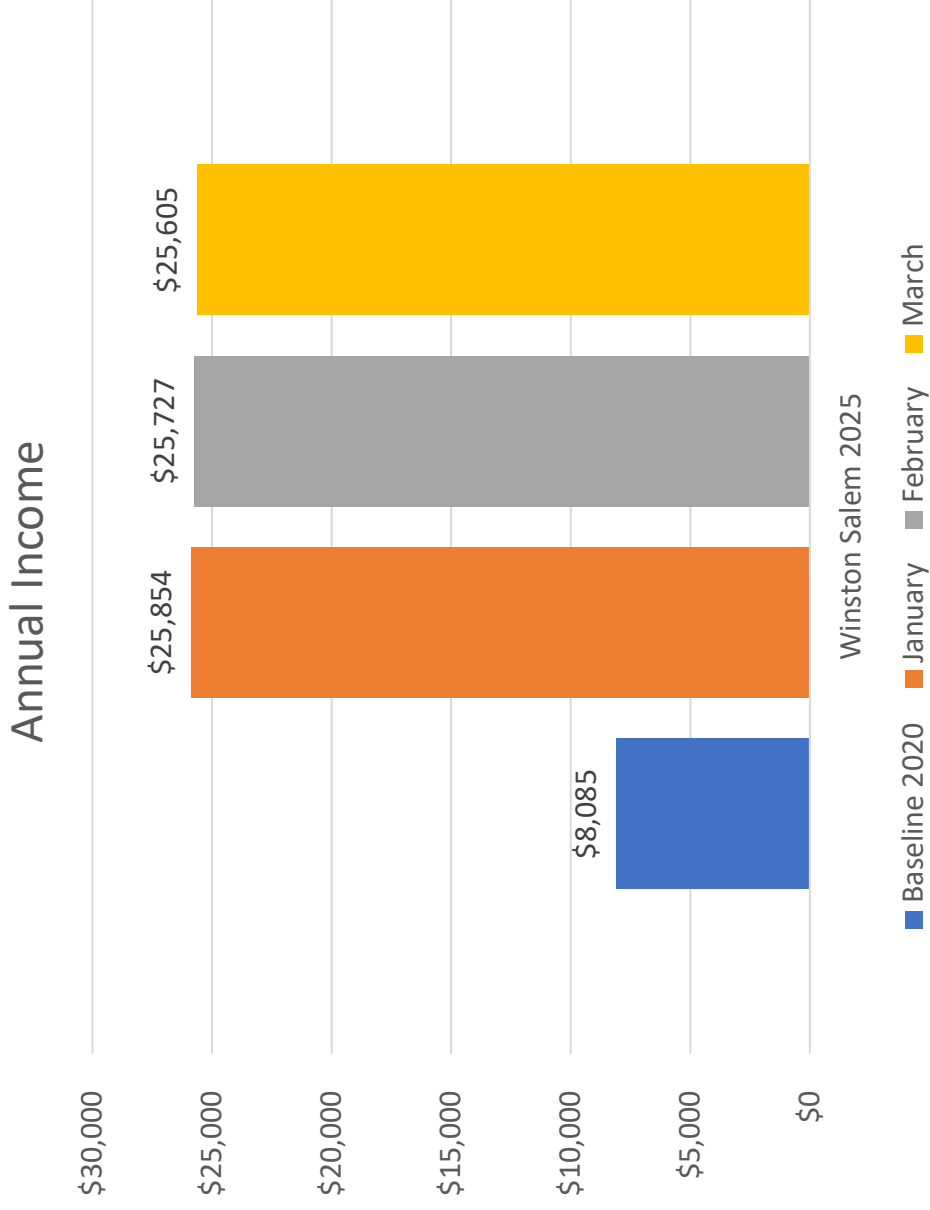
- + Increased partnership networking
- + Enhanced community discussions around employment
- + Expanded city bus routes

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

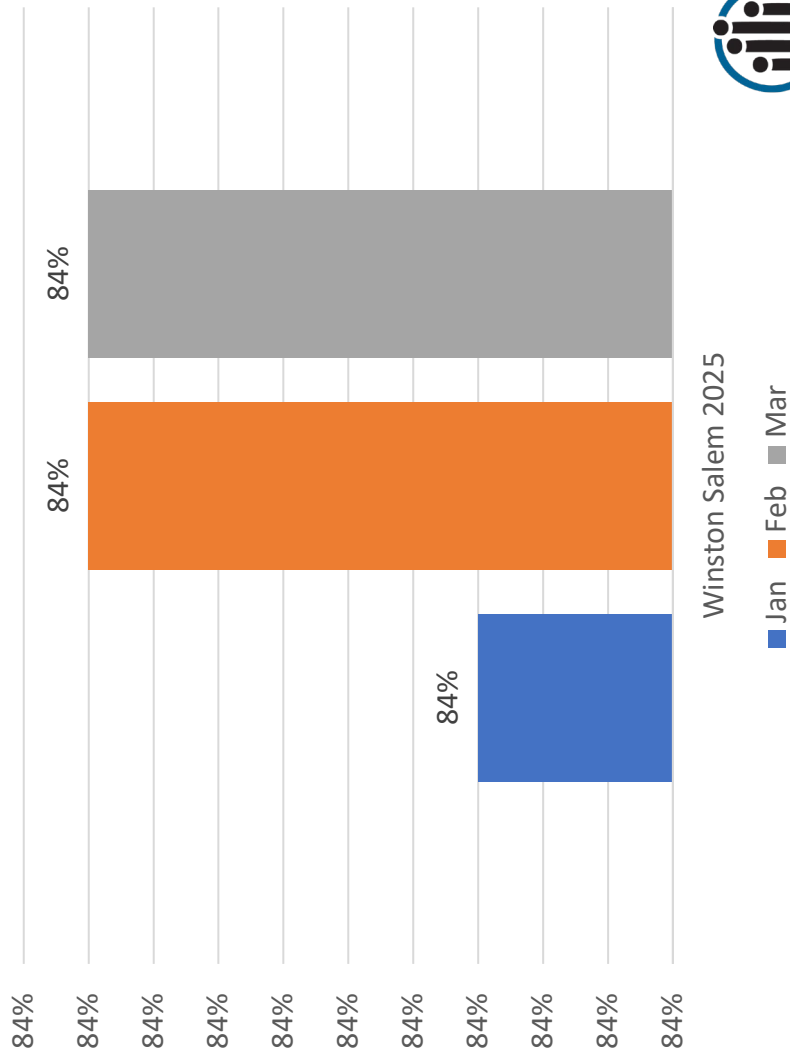
- Job Fair in April
- Monthly NCWORKS will be present at CAHs and BSLs
- Working with Forsyth with C.N.A. to L.P.N. Pathways and Aviation Pathways
- Monthly having Temporary job agencies present at CAHs and BSLs
- Enhanced community discussions around employment



SITE LEVEL HEALTH AND WELLNESS



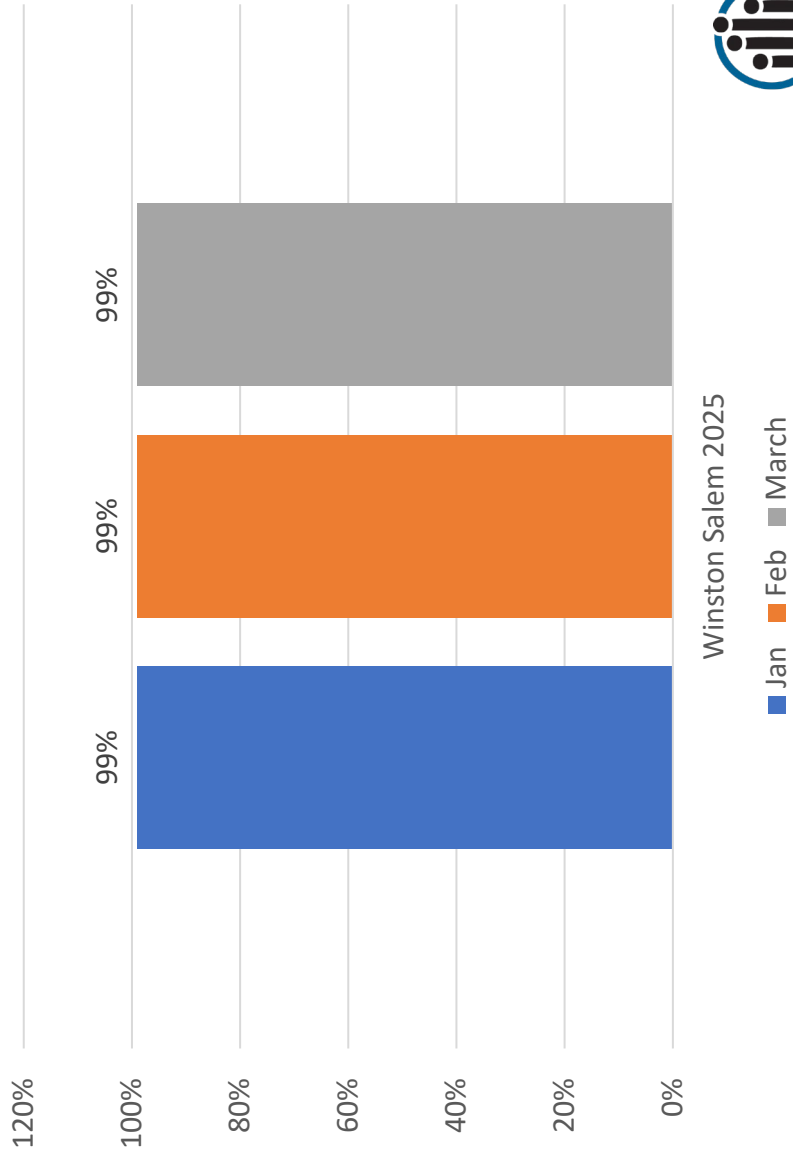
% of adults with health insurance



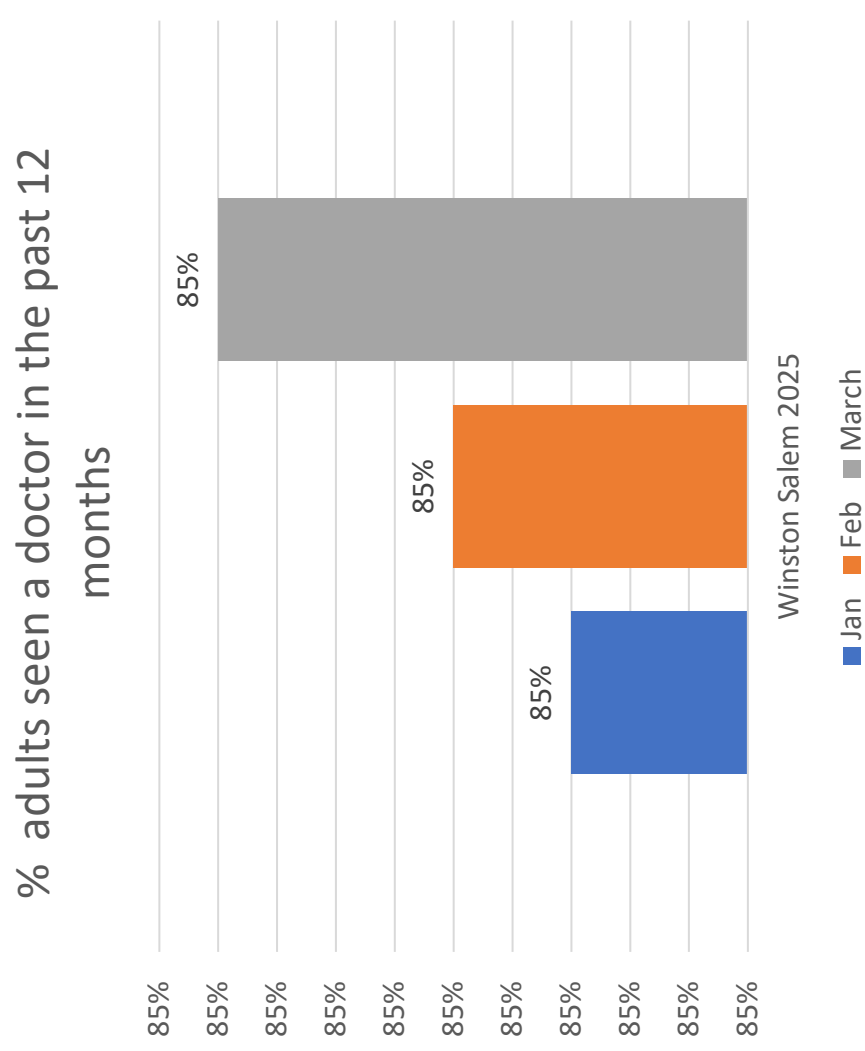
SITE LEVEL HEALTH AND WELLNESS



% of Children with health insurance

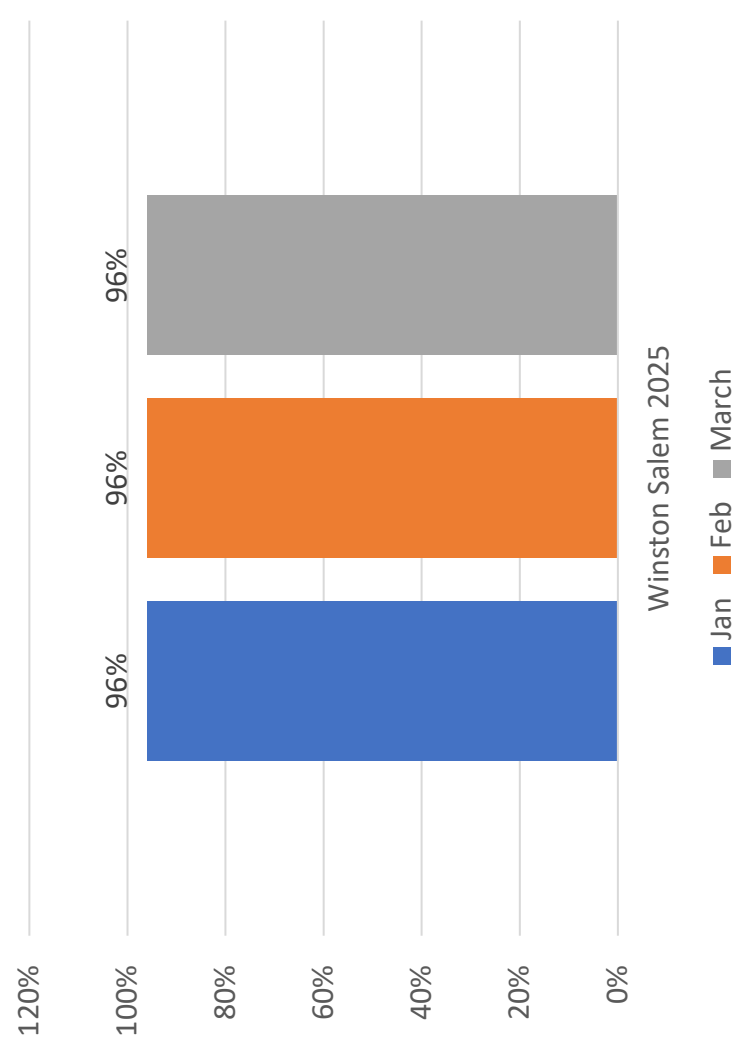


SITE LEVEL HEALTH AND WELLNESS

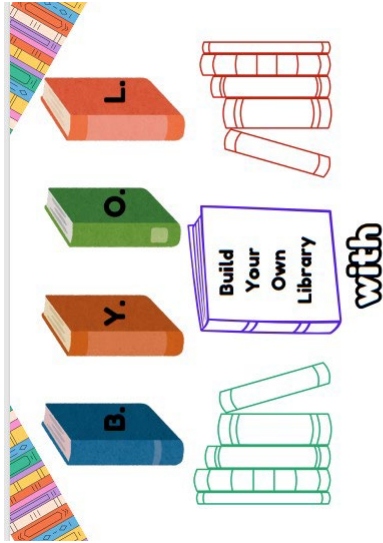


SITE LEVEL HEALTH AND WELLNESS

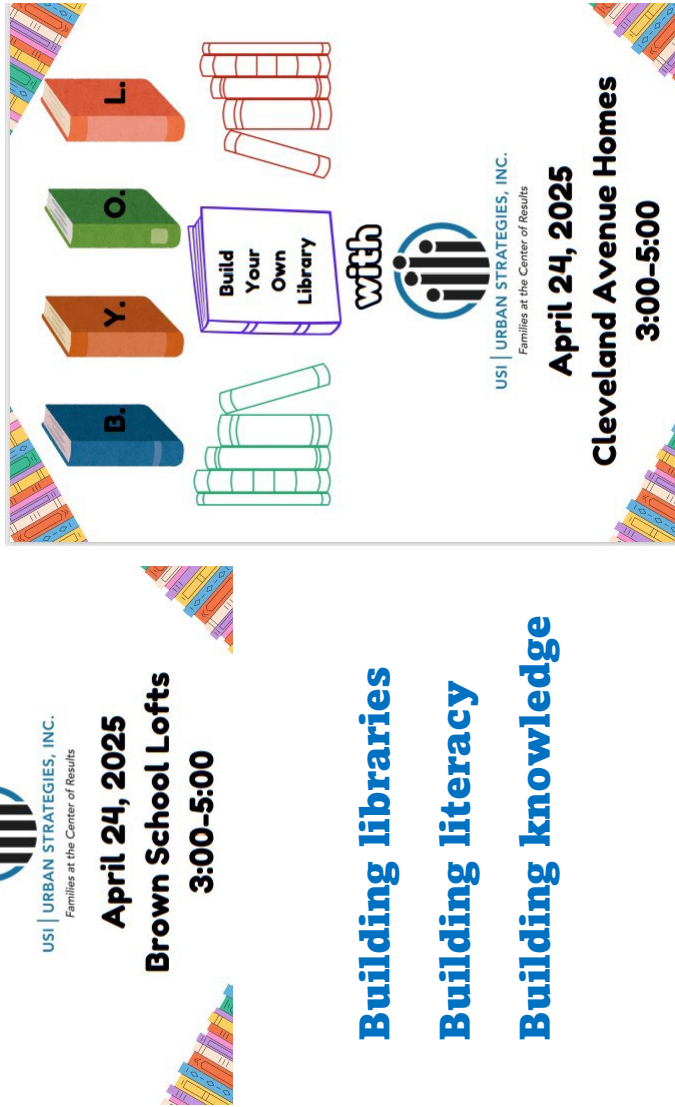
% Children seen a doctor in the past 12 months



Programming Projections: April 2025



**Book Give-Away
For the Entire Family**



**Building libraries
Building literacy
Building knowledge**

USI | URBAN STRATEGIES, INC.
Families at the Center of Results

April 24, 2025
Brown School Lofts
3:00-5:00

April 24, 2025
Cleveland Avenue Homes
3:00-5:00



Senior 55+ Wellness Club presents

**Boots on the
Ground
Workout**

April 9, 2025
11 am - 1 pm
Brown School Lofts
Community Room
1011 East 11th Street
Winston Salem NC 27101

This event is for Seniors 55 and up



**PAINT
& SIP
Party**

**23
April**

Senior 55+ Wellness Club
PRESENTS

USI | URBAN STRATEGIES, INC.

BROWN SCHOOL LOFTS-COMMUNITY ROOM

**START
11am**

1011 East 11th Street
Winston Salem NC 27101

this event is for Seniors 55 and up

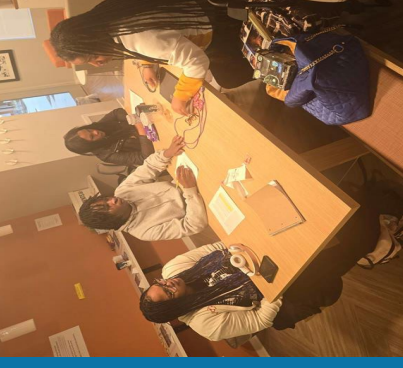
Made with PosterMyWall.com



USI | URBAN STRATEGIES, INC.

DIFFERENCE MADE

In Education: ONE



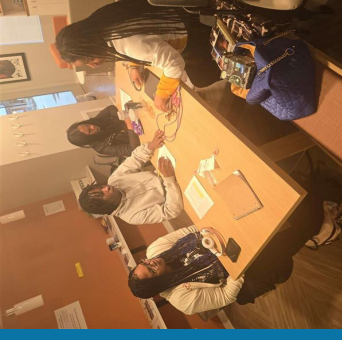
In January 2025, USI pursued the Youth Grantmakers in Action (YGA) grant, a program offered by The Winston-Salem Foundation. This grant provides funding for youth-led projects in Forsyth County, North Carolina, and is designed for youth aged 15-18, allowing them to play a meaningful role in philanthropy by making grants to projects that address community issues and challenges.

With the pursuit of this grant, the L.I.T. Ambassadors (Literacy in Technology) "Fly With Me" Drone Building Project came to light. We are thrilled to announce that our community youth won the grant! In the Month of March 2025, USI was able to meet with the youth to lay out future plans.



DIFFERENCE MADE

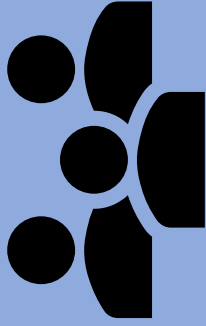
In Education: TWO



The GET LIT: "Fly With Me" Drone Building Project is quite exciting and aims to expand its reach and impact by:

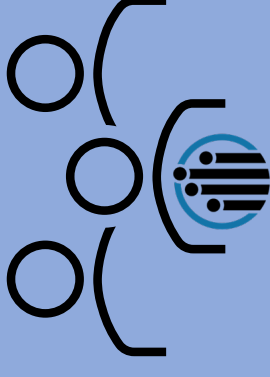
1. **Increasing Participation:** Involving more community and neighborhood students to ensure a wider range of students can benefit from the program.
2. **Workshops:** Offering workshops and training sessions on drone technology, coding, and engineering principles to help students deepen their knowledge and skills.
3. **Community Engagement:** Strengthening community ties by organizing events and showcases where students can demonstrate their projects and share their experiences with the community.
4. **Partnerships:** Forming partnerships with local businesses, educational institutions, and tech companies to provide additional resources, mentorship, and opportunities for students.
5. **Sustainability:** Developing a sustainable model to ensure the program can continue to grow and support future generations of students.





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

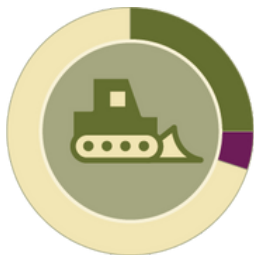




Winston-Salem CNI Project, Phases 2 and 3 MBE, WBE, and Section 3 Performance Report Executive Summary | March 2025

REQUIREMENTS

Business Utilization



25% Minority Business Enterprise (MBE)

5% Women Business Enterprise (WBE)

Best efforts must be made to award contracts to Section 3 businesses

Section 3 Workforce



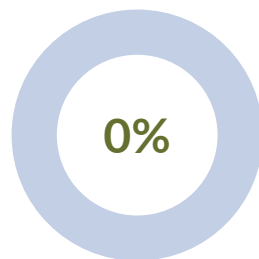
25% or more of all labor hours worked by Section 3 workers

5% or more of all labor hours worked by Targeted Section 3 workers

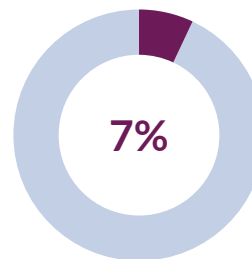
Best efforts must be made to provide opportunities to Section 3 workers

PERFORMANCE

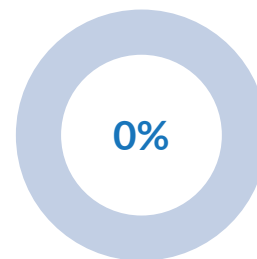
Business Utilization



awarded to minority-owned businesses



awarded to women-owned businesses



awarded to Section 3 businesses

Section 3 Workforce

Labor Hours



Section 3 Workers



Targeted Section 3 Workers

New Hires



Section 3 Workers



Targeted Section 3 Workers

Project Workforce

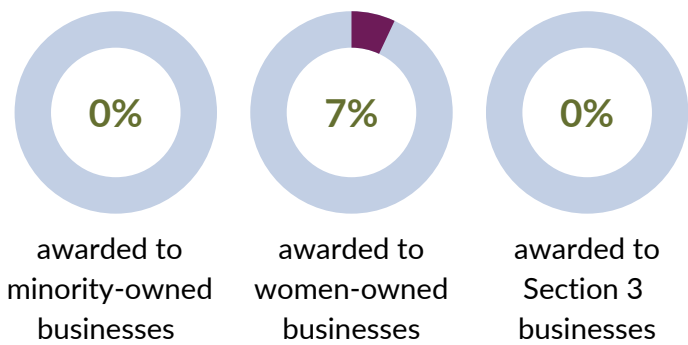
Percentage of all workers who are residents of:



DEMOLITION, SITE PREPARATION, and PUBLIC IMPROVEMENTS

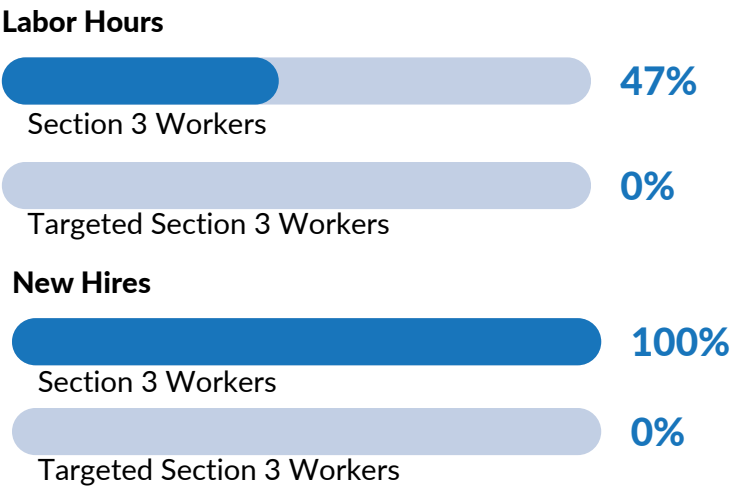
GENERAL CONTRACTOR
Frank L. Blum Construction Company

Business Utilization



Project Notes

Section 3 Workforce



1 new hire identified.
1 new hire Section 3 worker.
0 new hires Targeted Section 3 workers.



Winston-Salem CNI Project, Phases 2 & 3

MBE, WBE and Section 3 Composite Report

Through March 2025

Business Utilization Goals				
Contract	Contract Amount	MBE (25%)	WBE (5%)	Section 3
Demo, Site Prep, Public Improvements	\$ 6,247,776	\$ 1,561,944	\$ 312,389	Provide best efforts to award contracts
Housing Construction				
PROJECT TOTALS \$	6,247,776 \$	1,561,944 \$	312,389	

Performance Against Business Utilization Goals					
Contract	MBE		Section 3		
	Awarded	% of Total Contract	Awarded	% of Total Contract	% of Total Contract
Demo, Site Prep, Public Improvements	\$ -	0%	\$ 445,402	7%	0%
Housing Construction					
PROJECT TOTALS \$	\$ -	0%	\$ 445,402	7%	0%

Section 3 Workforce Participation							
Contract	Labor Hours			New Hires			
	Total	Section 3 Workers		Total	Section 3 Workers		Targeted Section 3 Workers
		Total	%		Total	%	%
Demo, Site Prep, Public Improvements	9,048.26	4,274.51	47%		1	100%	0%
Housing Construction							
PROJECT TOTALS	9,048.26	4,274.51	47%	0.00	1	100%	0%

Project Workforce					
Total Workers	Winston-Salem Residents		HAWs Residents		
	%	Forsyth County Residents	Cleveland Avenue Homes	Other HAWs Properties	%
68	26	38%	28	0	0%

Winston-Salem CNI Project, Phases 2 & 3

Demo, Site Prep, Public Improvements

MBE, WBE, Section 3 Business Utilization Performance Report

Through March 2025

Project Amount	Contractors	Scope	Contract Amounts				Payments		
			Initial	% of Project Amount	Current	% of Project Amount	This Period	To Date	
Project Amount									
\$ 6,247,776									
Project Requirements									
Minority \$ 1,561,944 25%									
Women \$ 312,389 5%									
Section 3									
Provide best efforts to award contracts									
									</

Winston-Salem CNI Project, Phases 2 & 3

Demo, Site Prep, Public Improvements

Section 3 Labor Hours Report Through March 2025

Contractors	All Labor Hours	Section 3 Workers		Targeted Section 3 Workers	
		Labor Hours	% of All Labor Hours	Labor Hours	% of All Labor Hours
A Fast Fence	198.00	198.00	100%	0.00	0%
Calvin Construction Services, LLC^	303.50	303.50	100%	0.00	0%
Canady's Landscaping and Erosion Control, LLC (sub to Hennings Construction Company, LLC)^	114.11	105.51	92%	0.00	0%
Crissman Tree Service, Inc. (sub to Hennings Construction Company, LLC)^	278.00	278.00	100%	0.00	0%
Double D Construction Services, Inc.^	358.40	0.00	0%	0.00	0%
EMR Services Inc.~	1,894.00	1,398.00	74%	0.00	0%
Hennings Construction Company, LLC	4,555.50	1,291.50	28%	0.00	0%
M.B.H. Enterprises, Inc.~ ^	1,286.75	640.00	50%	0.00	0%
ProCon Staffing LLC (sub to EMR Services Inc.)^	60.00	60.00	100%	0.00	0%
GRAND TOTALS	9,048.26	4,274.51	47%	0.00	0%

Section 3 Labor Hours Goals: Section 3 Workers 25%, Targeted Section 3 Workers 5%

^Final payroll submitted.

*Contractor worked prior to or during the report period but has not submitted all required payrolls.

~Required Section 3 forms not submitted or correction required for some or all forms to determine Section 3 worker status.

Winston-Salem CNI Project, Phases 2, 3

Demo, Site Prep, Public Improvements

New Hires Summary Through March 2025

Contractors	Current Reporting Month				To Date			
	All Workers	Section 3 Workers		Targeted Section 3 Workers	All Workers	Section 3 Workers		Targeted Section 3 Workers
	New Hires	New Hires	% of All New Hires	New Hires	New Hires	New Hires	% of All New Hires	% of All New Hires
Canady's Landscaping and Erosion Control, LLC (sub to Hennings Construction Company, LLC)					1	1	100%	0%
Laborer: Common or General								
Totals					1	1	100%	0%
Totals								
Totals								
GRAND TOTALS	0	0	#DIV/0!	0	1	1	100%	0%

^AContractor is a Section 3 business.

^{*}Section 3 status for new hire reported this period may change. Awaiting corrected Section 3 form.

Winston-Salem CNI Project, Phases 2 & 3

All Contracts

Workforce

Through March 2025

Contractors	Total Workers	Winston-Salem Residents		Forsyth County Residents		HAWs Residents			
		Total	% of Total Workers	Total	% of Total Workers	Cleveland Avenue Homes Total	% of Total Workers	Other HAWs Properties	% of Total Workers
A Fast Fence	3	1	33%	2	67%	0	0%	0	0%
Calvin Construction Service, LLC	6	6	100%	5	83%	0	0%	0	0%
Canady's Landscaping and Erosion Control, LLC	7	1	14%	1	14%	0	0%	0	0%
Crissman Tree Service, Inc.	4	0	0%	0	0%	0	0%	0	0%
Double D Construction Services, Inc.	6	4	67%	5	83%	0	0%	0	0%
EMR Services Inc.	15	6	40%	6	40%	0	0%	0	0%
Hennings Construction Company, LLC	21	6	29%	7	33%	0	0%	0	0%
M.B.H. Enterprises, Inc.	5	1	20%	1	20%	0	0%	0	0%
ProCon Staffing LLC	1	1	100%	1	100%	0	0%	0	0%
GRAND TOTALS	68	26	38%	28	41%	0	0%	0	0.0%

Data represents all onsite working contractors.

*Contractor worked prior to or during the report period but has not submitted required weekly payrolls.

^Final payroll submitted.