



Housing Authority of Winston-Salem Development Committee Meeting

December 7, 2021

LOCATION: ELECTRONIC DUE TO COVID 19 PANDEMIC

Development Committee Members:

**Committee Chair Art Gibel
Commissioner Alfred Adams
Commissioner Felicia Brinson**

So Much More



Development Committee Meeting
December 7, 2021
10:00A.M.

DEVELOPMENT COMMITTEE MEETING AGENDA
December 7, 2021
10:00A.M

1. Call to Order
2. Roll Call
3. Review and Approval of Agenda (December 7, 2021)
4. Review and Approval of Summary Minutes (November 2, 2021)
5. Management Reports
 - Executive Director Report
 - Choice Neighborhood Report
6. Resolutions
7. Committee Comments
8. Adjournment
Upon motion and second; no vote required in absence of objection.

So Much More



11/02/2021 Summary Minutes

Present via Zoom:

Commissioner Alfred Adams
Commissioner Felicia Brinson
Chair Andrew Perkins (Ex Officio)

Absent:

Committee Chair Art Gibel

Staff Presenting:

Kevin Cheshire, Executive Director
Grant Duffield, Director of Choice

1. CALL TO ORDER

Chair Perkins called the Development Committee Meeting to order at 10:05 a.m.

2. ROLL CALL

Roll call was taken and there was a quorum.

3. REVIEW AND APPROVAL OF AGENDA

Consideration to approve the Agenda for November 2, 2021

Motion: Commissioner Adams

Second: Commissioner Brinson

Unanimous approval, No discussion

4. REVIEW AND APPROVAL OF MINUTES

Consideration to approve the Minutes from October 5, 2021

Motion: Commissioner Adams

Second: Commissioner Brinson

Unanimous approval, No discussion

5. MANAGEMENT REPORTS

Executive Director Report (Kevin Cheshire)

- Kevin Cheshire gave updates regarding the following: the slated evictions for November 2021 are approximately 12 households versus the 70 households previously slated; the Section 8 Wait List will be opened for application for 3 days at the end of November.
- Mr. Cheshire presented the Development Report that was included in the meeting packet.

So Much More

11/02/2021 Summary Minutes

- Mr. Cheshire and Chairman Perkins met with Mayor Joines to discuss Crystal Towers. The Mayor was given an update that the draft needs assessment numbers are substantially higher than \$7 million and also discussed alternative strategies for Crystal Towers pending receipt of the final needs assessment.
- Happy Hill Revitalization Plan remains under review by HUD. A third-party private contractor recommended by the City made a wetlands delineation and they are now waiting on an environmental review which is required by HUD. The City is awaiting response from the State Historic Preservation office regarding that.
- On Metropolitan Village, we are working with the developer, Liberty Atlantic, to provide HUD a Phase 1 Environmental Assessment so they will sign off on the attachment of vouchers to the project.
- Brookside View currently has 12 units complete and units 13 and 14 are roughed in and have plumbing. Those units are slated to reach completion by year-end.
- The Capital Priorities/Deferred Maintenance report is being revised and will be presented in the December meeting.

Choice Neighborhood Report (Grant Duffield)

- Grant Duffield presented the Choice Neighborhood Report that was included in the meeting packet.
 - Draft architectural plans for Phase 1 are complete. Construction drawings are anticipated to be complete by mid-November. Work to pre-qualify subcontractors will take place as well.
 - Vertical construction to start in April of 2022.
 - Phase 1 will consist of 81 units, 16 units will be three and four bedroom with the remainder being two bedroom units.
 - Phase 1 was approved by City Council November 1, 2021.
 - The Critical Community Improvement Plan is being reviewed by City Staff before submission to HUD.
 - Heavy emphasis on workforce development and healthcare as a more economically robust neighborhood is created.
 - The first phase of relocation will take place in February of 2022 and will include approximately 34 families.
 - 50 plus in attendance at the October Community Update meeting.
- Chairman Perkins reiterated the importance of utilizing W/MBE businesses, in robust numbers, for completion of the CNI project. Mr. Duffield assured Chair Perkins that that is and will remain a priority.

So Much More



Development Committee Meeting
December 7, 2021
10:00A.M.

11/02/2021 Summary Minutes

6. RESOLUTIONS

Resolution No. 2164 Resolution Authorizing Offer to Purchase The Commons Apartments

Motion: Commissioner Adams

Second: Commissioner Brinson

Unanimous Approval.

- Commissioner Adams inquired as to how the assumption of forgivable debt held by the Housing Finance Agency will be handled. Mr. Cheshire explained that the \$600,000 in forgivable debt is not included in the pro forma financials and it will sit out there and then be forgiven in December of 2044, as long as the target population, 50% of median area income, is met.
- Commissioner Adams expressed concern regarding the issue of there being a Declaration of Condominium attached to The Commons which could hinder the development and instructed staff to verify with outside counsel that there was either no Declaration ever filed or that a cancellation had been recorded.

7. COMMITTEE COMMENTS

None

8. ADJOURNMENT

Motion: Commissioner Adams

Second: Commissioner Brinson

The November 2, 2021 meeting of the Development Committee adjourned at 10:54 a.m.

Acknowledgement and Adoption of the October 5, 2021 Development Committee Minutes.

Date Adopted

Kevin Cheshire, Board Secretary

So Much More

Crystal Towers

Overview

- 625 West Sixth (Downtown Core)
- 201 Units (Elderly/Disabled)
- Livability Challenges
- ~\$7MM in Capital Need (Significant Elevator Downtime)
- \$5MM Market Value

Development Goals

- Compassionately relocate residents into alternative housing with appropriate supports
- Utilize sales proceeds to create functional mixed-income housing in areas of opportunity

Status

- Evaluating alternative development opportunities
- Awaiting Capital Needs Assessment



Happy Hill

Overview

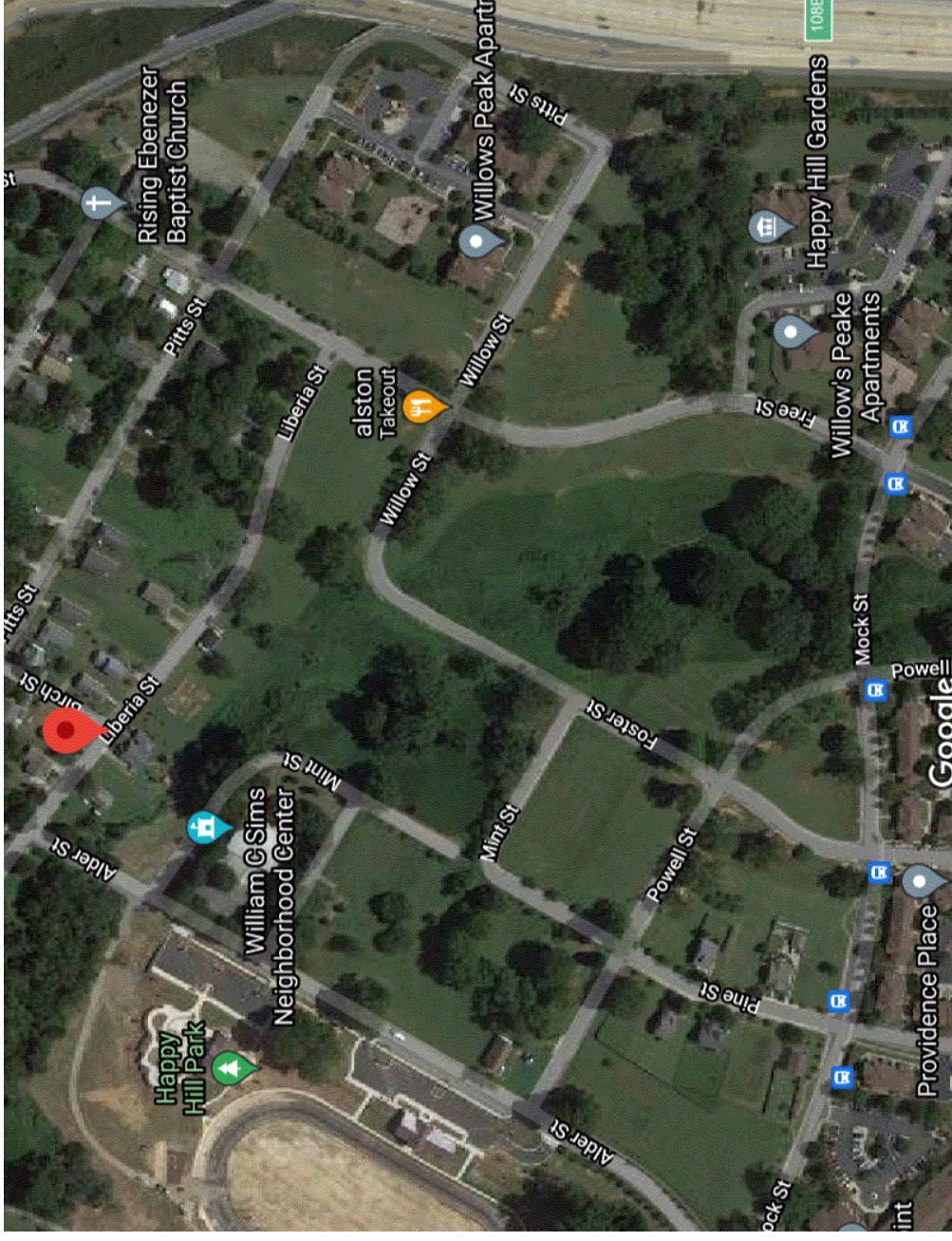
- Downtown-Adjacent (south of downtown core near Old Salem)
- Former public housing site razed and redeveloped with 2003 federal HOPE VI grant (\$18MM)
- Housing Authority retains ~50 undeveloped lots encumbered by HUD restrictions
- Lots were originally designated for homeownership but market would not support use

Development Goals

- Create mixed-income housing opportunities
- Close HUD grant
- Retain culture and honor site's history

Status

- Wetlands determination made. Continuing environmental review. Communicated with HUD regarding amended Revitalization Plan



The Commons

Overview

- Northeast Ward (< 10 minutes from downtown core at intersection of Old Greensboro and Reidsville, near Atkins High School)
- Mixed-use development with on-site health clinic, cottage court, and single bedroom elevator building

Development Goals

- Acquire 15 newly renovated apartment units (3 buildings) at attractive price point
- Reactivate dormant affordable housing facility
- Anchor larger redevelopment project

Status

- NCHFA clarified eligibility restrictions. Working towards closing in next 90 days



Metropolitan Village

Overview

- 7 acre site just east of Highway 52, near United Metropolitan Church
- Sophisticated mixed-use, mixed-income project
- Projects creation of ~300 residential units

Development Goals

- Support private market initiative by attaching project-based vouchers to ~30 units
- Increase proportion of affordable units

Status

- Working with developer to provide HUD updated Phase 1 environmental assessment and complete HUD environmental review



Brookside View

Overview

- North of downtown core (Wilson Terrace and McDaniels Street)
- 17 unit new construction
- Rental units will be converted to homeownership
- Final phase of Kimberly Park Terrace HOPE VI grant
- Housing Authority serving as both developer and general contractor

Development Goals

- Provide homeownership opportunities for public housing residents
- Satisfy remaining grant obligations
- Stabilize neighborhood

Status

- Construction in progress: Anticipate January 2021 project completion



CAPITAL PROJECTS 21-22

NC12000003 Piedmont Park

Roofing/Guttering R/R	59 Buildings		\$2,024,273.00
MOD Unit 2789 PC	1 Each		\$49,000.00
Parking Areas Additional	3 lots (12,000 SF)		\$84,000.00
Lawns re-seed/Fine Grade	62,000 SF		\$26,040.00
HVAC/T-stat	44 each		\$105,292.00
Plumbing Replacement	59 Buildings		\$2,400,000.00

NC012000006 Cleveland Ave.

Lawns re-seed/Fine Grade	18,000 SF		\$7,560.00
HVAC/T-stat	15 each		\$32,000.00
Water heater/ Local	9 each		\$17,890.00
Fan coil Units	7 each		\$57,432.00
Windows/Screens	87 each		\$123,240.00

NC12000008 Sunrise Towers

Elevator Cable/Cab/Doors	2 each		\$450,000.00
Wall Surface	88,908 SF		\$308,238.00
HVAC/Baseboard Heat	195 Units		\$980,000.00
Cabinets/Countertops	195 units		\$786,518.00

NC12000009 Crystal Towers

Elevator Cable/Cab/Doors	2 each		\$450,000.00
Fire Door replacement	Counting		\$ TBD
Main Laundry drain R/R	1 each		\$17,750.00
Move Laundries to First Floor	1 each		\$ TBD
Elevator Door Scan/Emerg	1 each	2019 Budget	\$7,486.90
Elev Board Repl/Emerg	1 each	2019 Budget	\$8,367.04
Painting wall ceiling	96,014 SF		\$166,980.00

NC120000012 Healy Towers

Elevator Cable/Cab/Doors	2 each		\$450,000.00
Travel cable Repl	1 each	2019 Budget	\$29,372.81

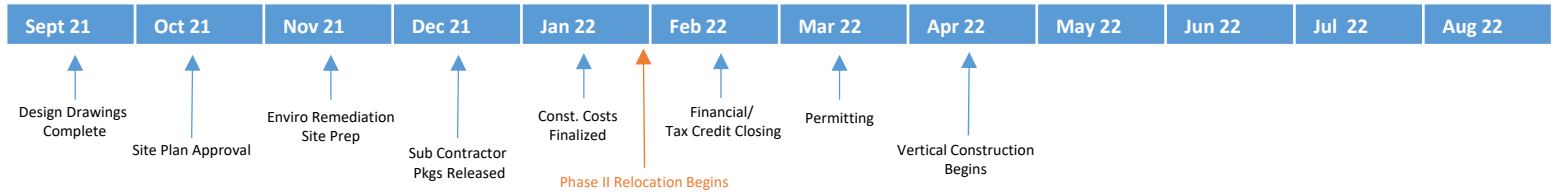
CAPITAL PROJECTS 21-22

Fire/Nurse call system	1 each	\$191,338.33
Life/Safety Eng (Alarm)	1 each	\$18,450.00
Ranges/Ref	106 each	\$149,784.00
Cabinets/Countertops	106 units	\$427,543.16
NC120000022 Stoney Glen		
Playground-Surfacing	1 each	\$5,513.00
Tree pruning and Trimming	1 each	\$13,478.00
Parking stripe and curb painting	1 each	\$53,881.00
NC120000037 The Oaks at Tenth		
Paint wall/ceiling	20 each	\$108,400.00
Window Treatment	50 each	\$78,984.00
Countertops	1 each	\$69,120.00
NC120000021 Townview		
Resilient Flooring	1 each	\$370,990.00
Water heater R/R	14 each	\$25,578.00
Playground-Surfacing	1 each	\$5,513.00
Tree pruning and Trimming	1 each	\$9,567.00
NC120000038 Camden Station		
Exterior Painting	4 each	\$63,478.00
HVAC/T-stat	15 each	\$47,563.00
Paint wall/ceiling	30 each	\$112,400.00
NC120000040 Brookside		
Lawns re-seed/Fine Grade	15 each	\$15,600.00
Blinds and Drapes	1 Each	\$56,160.00
ALL SITES		
HD Trailer for Lrg Bobcat	1 each	\$9,090.00
Vehicle Replacement	2 each	\$40,000.00

HAWS Development Committee Choice Neighborhood Initiative Summary December 7, 2021

Project Schedule

Phase I – Brown School Site



Housing

- I. Construction packages released to Section 3 / MWBE sub-contractor bid pool
 - a. 70 bid packages (see attached)
 - b. 527+ MWBE / S3 contractors in que.
- II. Resident design committee convening to consider common area features/layouts.
- III. Working to consider possible modification to the Phase II scope.

Neighborhood

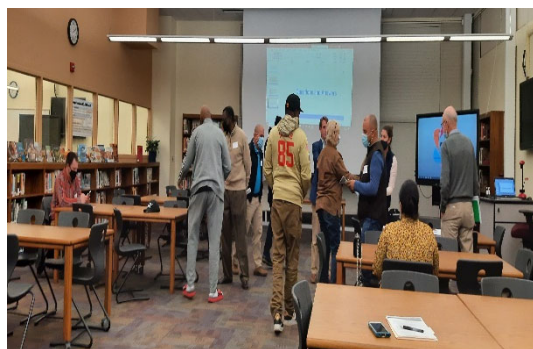
- I. Awaiting HUD response to CCI Plan submitted in late October.
- II. Proposed Critical Community Improvements Under Review
 - a) Blight Elimination; Demolition; Façade Improvements (residential & commercial)
 - b) Community Placemaking
 - c) Workforce Development
 - d) Healthcare and Healthy Foods

People

- I. 100% of all CAH families Engaged by USI. 94% enrolled in Case Mgmt
- II. Over 570 “Service Linkages” coordinated to date.
- III. Number of residents with a Healthcare “home” increased by 5% in October (470 total).



Community Update Meeting



MWBE / Sec 3 Contractors Meeting



USI Case Mgmt Staff

Notice to Bidders

Proposals from prequalified bidders, will be received via email by Frank L. Blum Construction Company & Sterling Construction Services on Thursday, December 09, 2021, at bids@fblum.com for the construction of the **Winston-Salem Choice Neighborhood Initiative Project** located at Highland Ave, Winston-Salem, NC 27101

Thursday, December 09, 2021

	Bid Package	BP0969	Temp Flooring Protection – Labor/Install
BP0170	Dumpster Rental - Turnkey	BP0990	Painting – Turnkey
BP0171	Job Site Clean up	BP1014	Signage – Turnkey
BP0174	Final Cleaning	BP1021	Toilet & Misc. Accessories – Labor/Install
BP0300	Concrete – Labor/Install	BP1021M	Toilet & Misc. Accessories – Materials
BP0354	Gypcrete – Turnkey	BP1055	Postal Specialties
BP0400	Masonry – Labor/Install	BP1057	Wire Closet & Utility Shelving – Labor/Install
BP0550	Metals – Pan Stairs	BP1057M	Wire Closet & Utility Shelving – Material
BP0551	Metals - Canopies	BP1131	Residential Appliances
BP0610	Wood Framing – Labor/Install	BP1168	Playground Equipment
BP0622	Residential Casework – Labor/Install	BP1220	Window Treatments – Turnkey
BP0646	Interior Wood Trim – Labor/Install	BP1236	Countertops – Turnkey
BP0663	Plastic Railings – Labor/Install	BP1293	Site Amenities – Labor/Install
BP0720	Building Insulation – Turnkey	BP2100	Fire Protection/Sprinkler – Turnkey
BP0731	Shingle Roofing – Labor/Install	BP2200	Plumbing – Turnkey
BP0744	Cement Board Siding – Labor/Install	BP2300	HVAC – Turnkey
BP0761	Standing Seam Metal Roof – Turnkey	BP2600	Electrical – Turnkey
BP0762	Gutters & Downspouts – Turnkey	BP2813	Video Intercom System – Aiphone – Turnkey
BP0790	Caulking & Sealants – Labor/Install	BP2830	Entry Security System – Simplisafe – Turnkey
BP0810	Hollow Metal Doors/Frames & Commons Wood Doors – Labor/Install	BP3100	Earthwork/Grading – Turnkey
BP0810M	Hollow Metal Doors/Frames & Commons Wood Doors – Materials	BP3131	Termite Treatment – Turnkey
BP0814	Interior Pre-Hung Wood Doors – Labor/Install	BP3212	Asphalt Paving/Curb & Gutter – Turnkey
BP0814M	Interior Pre-Hung Wood Doors – Materials	BP3218	Playground Protective Surfacing – Turnkey
BP0816	Fiberglass Doors – Entry/Patio – Labor/Install	BP3231	Fencing – Turnkey
BP0816M	Fiberglass Doors – Entry/Patio – Materials	BP3232	Segmental Retaining Walls – Turnkey
BP0840	Aluminum Storefronts & Glazing - Turnkey	BP3290	Landscaping & Irrigation – Turnkey
BP0853	Vinyl Windows – Labor/Install	BP3300	Utilities
BP0853M	Vinyl Windows – Materials		Demo & Site Remediation
BP0871	Security – Entry Door Controllers – Turnkey	BP0241	Building Demolition – Turnkey
BP0883	Mirrors	BP0282	Asbestos Remediation – Turnkey
BP0920	Gypsum Board Assemblies – Turnkey	BP3100	Earthwork/Grading – Turnkey

BP0930	Hard Tile – Turnkey		Public Infrastructure
BP0950	Acoustic Ceilings – Turnkey	BP0241	Selective Demolition – Turnkey
BP0960	Resilient Flooring – Turnkey	BP3100	Earthwork/Grading – Turnkey

Additional packages may be added and deleted by the Owner and Construction Manager.

- **Thursday, December 09, 2021**

Bids will be submitted via emailed to Frank L. Blum Construction Company at bids@fblum.com.

PREBID MEETING - Online: A Virtual Prebid Meeting – Register in advance at the link below:

Meeting Date: Tuesday, November 30, 2021 @ 3:00 pm

Zoom meeting: <https://fblum.zoom.us/meeting/register/tZUuce6hrTopHdXgU-D96XKzzfXHOeylOKzD>

PREBID MEETING – In Person: RSVP to Sarah at sneblett@fblum.com

Meeting Date: Tuesday, November 30, 2021 @ 3:00 pm

Location: 830 East 25th Street, Winston-Salem, NC 27105

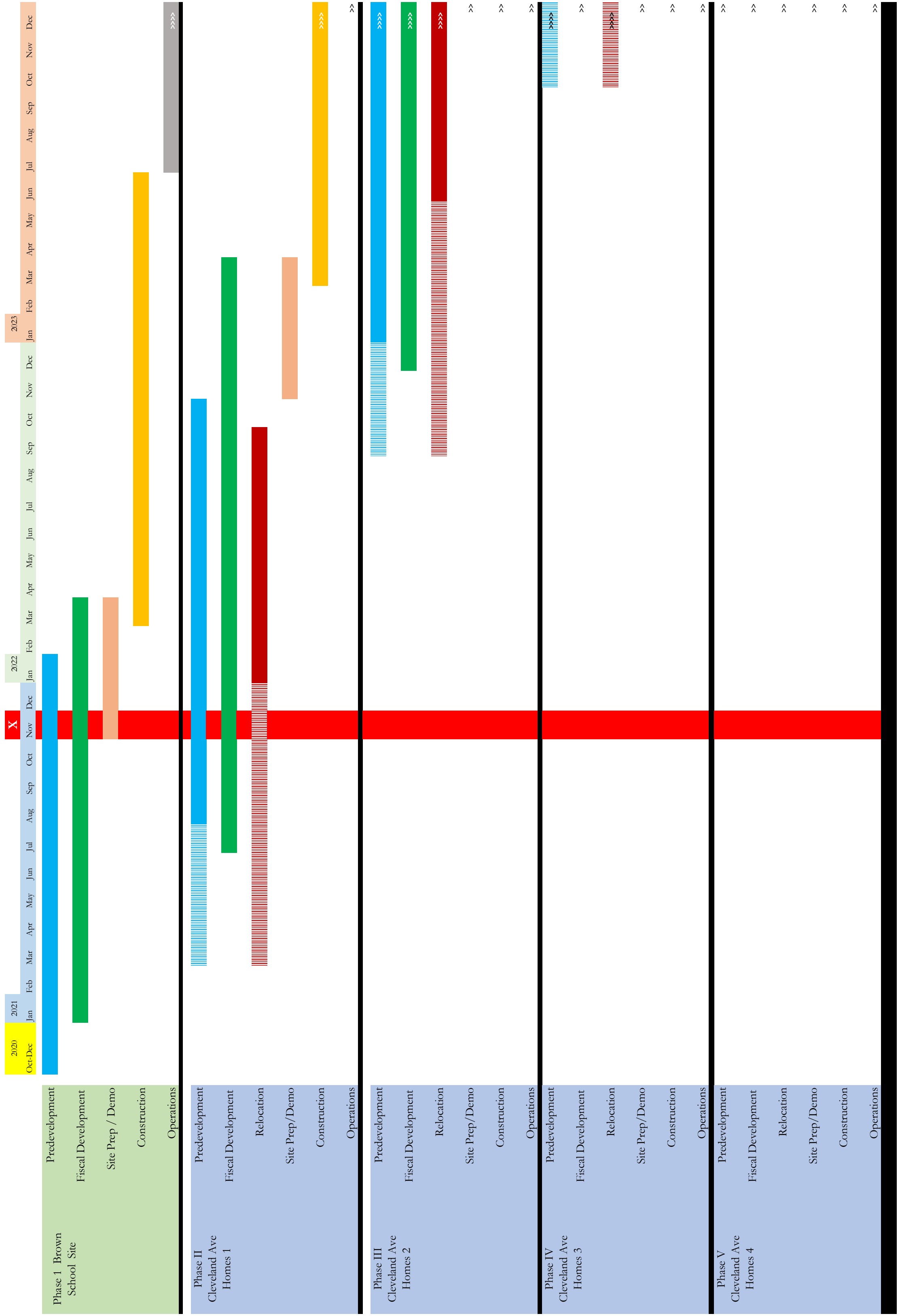
RFI Questions are due Monday, November 29, 2021 @ 3:00 pm. RFI Questions regarding the bid should be in writing and emailed to sneblett@fblum.com on the RFI submission form located in the bid manual and the project’s plan room. Questions submitted after the noted RFI deadline will not be answered.

All Bidders are strongly encouraged to include opportunities for Minority Business participation & Section 3 Participation wherever possible in their respective Bid submission. Minority Business participation and Section 3 Participation is a part of this contract and must comply with all requirements set forth in the Bid Manual.

Bids will only be accepted from prequalified bidders. Contact sneblett@fblum.com for information on prequalifying.

The Construction Manager and Owner reserve the right to add prequalified bidders. The Construction Manager and Owner reserve the right to reject any and all bids.

Information can be obtained through our online plan room at <https://www.fblum.com/subcontractors.php>. For more information contact Sarah Neblett at 336-748-4407 or sneblett@fblum.com



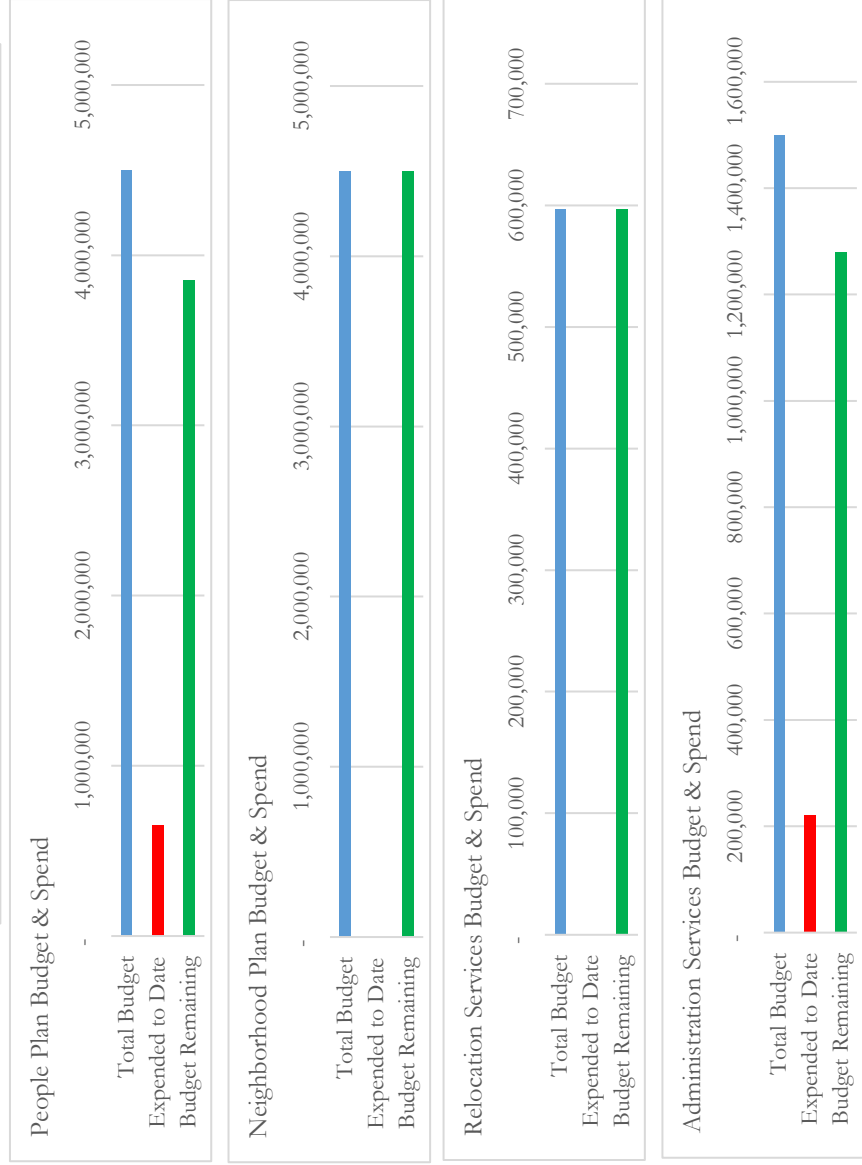
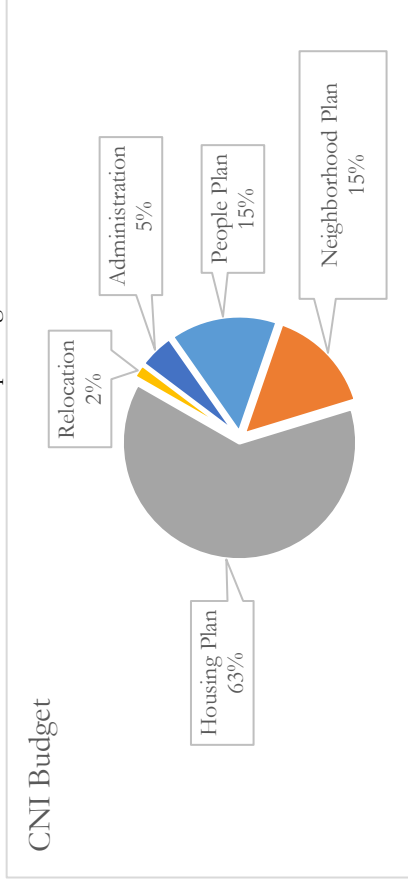
Choice Neighborhood Initiative Budget (HUD funds only)

People Plan	4,500,000
Neighborhood Plan	4,500,000
Housing Plan	18,903,000
Relocation	597,000
Administration	1,500,000
	\$ 30,000,000.00

CNI Budget & Expenses by Area

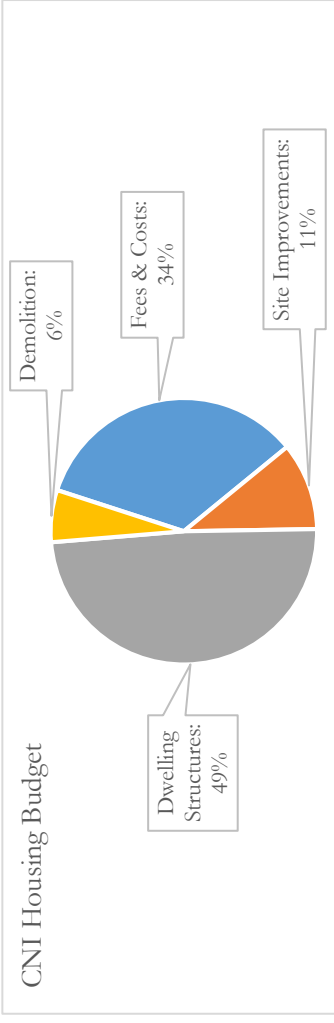
Area	Total Budget	Expended to Date	Budget Remaining	% Expended
People Plan	4,500,000	649,255	3,850,745	14%
Neighborhood Plan	4,500,000	-	4,500,000	0%
Relocation	597,000	-	597,000	0%
Administration	1,500,000	220,263	1,279,737	15%

Reporting Period: November 2021



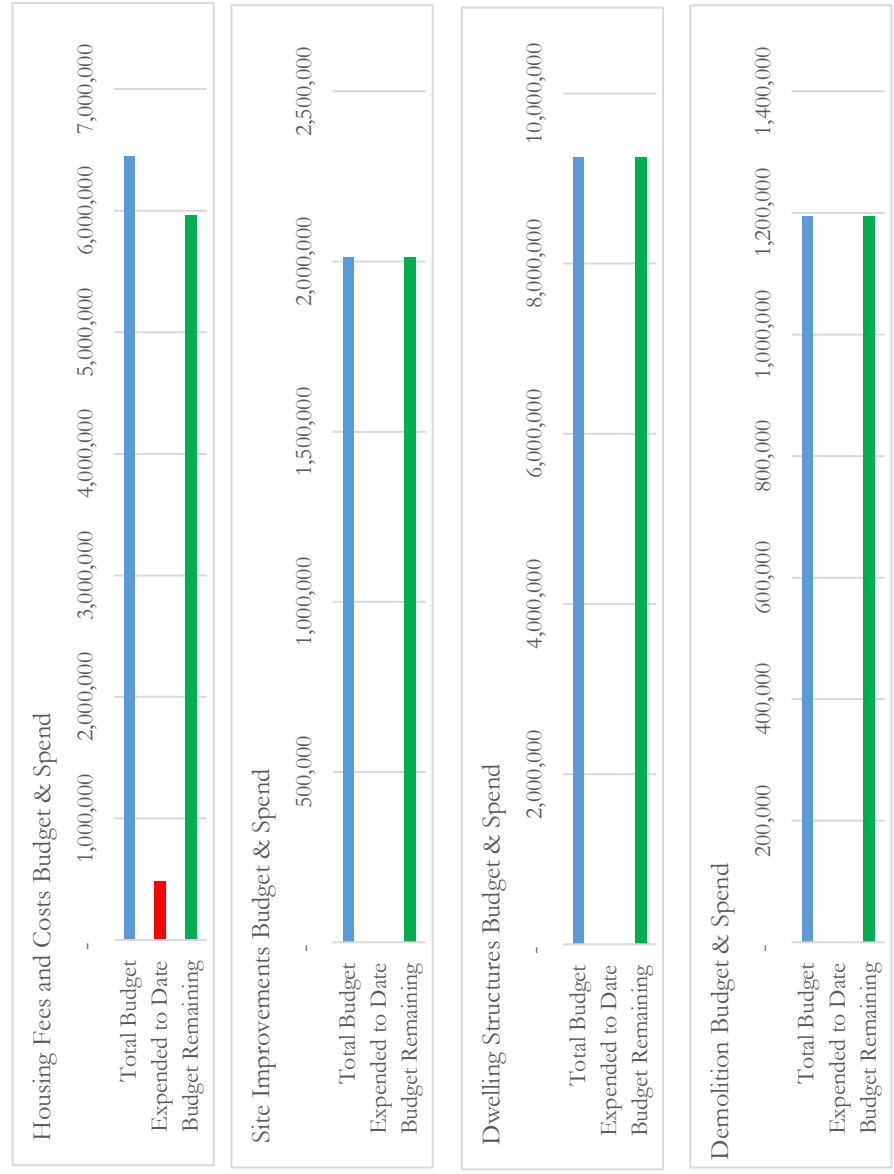
CNI Housing Budget

Reporting Period: November 2021



Fees & Costs:	6,444,862
Site Improvements:	2,012,000
Dwelling Structures:	9,252,138
Demolition:	1,194,000
	\$ 18,903,000

CNI Housing Budget & Expenses by Area



Fees and Costs	Total Budget	6,444,862
	Expended to Date	485,000
	Budget Remaining	5,959,862
	% Expended	8%
Site Improvements	Total Budget	2,012,000
	Expended to Date	-
	Budget Remaining	2,012,000
	% Expended	0%
Dwelling Structures	Total Budget	9,252,138
	Expended to Date	-
	Budget Remaining	9,252,138
	% Expended	0%
Demolition	Total Budget	1,194,000
	Expended to Date	-
	Budget Remaining	1,194,000
	% Expended	0%