



# **Housing Authority of Winston-Salem Development Committee Meeting**

**November 1, 2022**

**LOCATION: ELECTRONIC**

**Development Committee Members:**

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

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Development Committee Meeting  
November 1, 2022  
10:00A.M.

**DEVELOPMENT COMMITTEE MEETING AGENDA**  
**November 1, 2022**  
**10:00A.M**

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1. Call to Order
2. Roll Call
3. Review and Approval of Agenda (November 1, 2022)
4. Review and Approval of Summary Minutes (October 4, 2022)
5. Management Reports
  - Executive Director Report
  - Choice Neighborhood Report
6. Resolutions
  - **Resolution 2191**– Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds (Brighton Pointe)
7. Committee Comments
8. Adjournment  
**Upon motion and second; no vote required in absence of objection.**

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**10/04/2022 Summary Minutes**

**Present via Zoom:**

Committee Chair Art Gibel  
Commissioner Andrew Perkins  
Commissioner Betsy Annese

**Absent:**

Commissioner Felicia Brinson  
Commissioner Alfred Adams

**Staff Presenting:**

Kevin Cheshire, Executive Director  
Grant Duffield, Director of Choice

**1. CALL TO ORDER**

Committee Chair Gibel called the Development Committee Meeting to order at 10:09 a.m.

**2. ROLL CALL**

Roll call was taken and there was a quorum.

**3. REVIEW AND APPROVAL OF AGENDA**

Consideration to approve Agenda (October 4, 2022)

**Motion:** Commissioner Perkins

**Second:** Commissioner Annese

**Unanimous approval; no discussion**

**4. REVIEW AND APPROVAL OF MINUTES**

Consideration to approve Summary Minutes (June 7, 2022)

**Motion:** Commissioner Adams

**Second:** Committee Chair Gibel

**Unanimous approval; no discussion**

**5. MANAGEMENT REPORTS**

**Executive Director Report (Kevin Cheshire)**

Kevin Cheshire provided the following report:

- No storm damage resulting from Hurricane/Tropical Storm Ian.
- Met Village ground breaking ceremony was held September 22, 2022. HAWS is supporting Met Village with project-based vouchers.

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**10/04/2022 Summary Minutes**

- Met with Mayor Joins and Council Members to discuss creative approaches to develop additional affordable housing with underutilized assets in the Community. This is a positive indicator of growing collaboration with the City to help facilitate the development of affordable housing.
- Reminder that the full Board meeting is the annual meeting and it will be held off-site at The Heights.
- The Pickleball Tournament will be held this Friday, October 14, from 9:00 a.m. to noon at Crystal Towers. There will be a DJ, refreshments and snacks.
- Initial wave of REAC Inspections have been completed. Management, maintenance and capital staff were commended for all of their hard work to prepare properties. There are only two properties remaining, that have not been inspected and it is anticipated that those will be scheduled soon.

**Development Report:**

- Kone is under contract and a late November start date is anticipated for the elevator modernization. The preliminary design concept has been completed and will comprise the laundry and lobby area, which are ancillary components that affect the functionality of the elevator systems and must be addressed in conjunction with the elevator modernization.
- Happy Hill is the single, current development project outside of Choice Neighborhoods. Council Member Scippio hosted a Community Meeting regarding Happy Hill on September 28. Council Member Robert Clark and the media were also in attendance. The focus of the meeting was the Community's opposition to the Arts Based School's wish to purchase the property for a second campus. Arts Based School has withdrawn their request. No response from HUD regarding approval of submitted development proposal for construction of 10 units.
  - Committee Chair Gibel inquired as to whether the construction of the 10 units, in addition to the present five homeowners, "fill out" the neighborhood. Mr. Cheshire provided that the ten possible build sites have not been identified at this time, but that they will most likely be placed at the bottom of the development where the original town homes were slated to be built. Committee Chair Gibel also noted on the written report it states that there are 50 undeveloped lots that would be developed. Mr. Cheshire agreed that there are at least 50 lots, possibly more. Committee Chair Gibel asked how many lots the City owns versus the Housing Authority owned lots. Mr. Cheshire stated that the Housing Authority or FEV, the Housing Authority instrumentally owns the majority and the City owns approximately 20 to 25

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**10/04/2022 Summary Minutes**

lots. Committee Chair Gibel questioned where the funding to build the proposed 10 units is coming from and Mr. Cheshire provided that the 10 units could be done as rentals which would support some debt, so conventional financing and some “soft debt” from the City. Lastly, Committee Chair Gibel inquired as to how the current neighborhood residents felt at the end of meeting and Mr. Cheshire relayed that the residents are feeling upset, but that is directed at the lack of inclusion between the City and the Arts Based School rather than at the Housing Authority.

- Drayton Pines is currently in the process of being refinanced. The property was structured with a conventional loan from Wells Fargo, an affordable housing program grant from the Federal Home Bank of Atlanta and some soft money from the City. The refinance is simply switching out Wells Fargo for Piedmont Federal.
- A purchase and sale agreement is under review for Lansing Ridge. This will be discussed further in the full Board meeting next week.
- An action item for the sale of a portion of Fairview Landing will be on next week’s full board meeting agenda. The school system is ready to purchase the available portion of Fairview Landing that was earmarked for them. All deed restrictions have been lifted. There are no buildings on this portion of land and is not income producing to HAWS.

**Choice Neighborhood Report (Grant Duffield)**

Grant Duffield presented the Choice Neighborhood Report that was included in the meeting packet.

- CNI, Phase I officially closed on September 29, 2022. That brings approximately \$23 million in project equity to CNI through eight different funding sources.
- CNI is currently into year 3 of our 72 month CNI project and we are funded through 60 months.
- Phase I, the Brown School site has pads on the ground, water and sewer infrastructures are in place and we are ready to begin vertical construction of the Phase I units.
- Phase II, portion of Cleveland Avenue proper sees the start of environmental testing and permitting is applied for to enable demolition.
- 50 of the 82 households are either currently relocated or pending relocation. Pending means they have identified a residence and logistics are being worked out for the actual move. There are 32 remaining households to be relocated and 29 actively searching. Relocation for Phase II is slated to be completed by the end of November.

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10:00A.M.

**10/04/2022 Summary Minutes**

- Section 3 update: For total work hours on Phase I Brown School site, 45% have been completed by Section 3 workforce. Section 3 Workforce banners have been placed at the Phase I site, a bus stop on Highland Avenue and also at the corner of Highland Avenue and Twelfth Street.
  - Committee Chair Gibel commented that this is something to be very proud of and stressed that it should be publicized.
- The Creative Center of North Carolina has put together a historical video to preserve the legacy honoring the rich history of the Robert Brown Elementary School and its impact on the Community. A link to the video will be placed on the CNI website for easy viewing.

**6. RESOLUTIONS**

None.

**7. ADJOURNMENT**

**Motion:** Commissioner Annese

**Second:** Commissioner Gibel

The October 4, 2022 meeting of the Development Committee adjourned at 10:53 a.m.

Acknowledgement and Adoption of the October 4, 2022 Development Committee Minutes.

\_\_\_\_\_  
Date Adopted

\_\_\_\_\_  
Kevin Cheshire, Board Secretary

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# Crystal Towers

## Overview

- 625 West Sixth (Downtown Core)
- 201 Units (Elderly/Disabled)
- Livability Challenges
- ~\$10MM in Capital Need (Significant Elevator Downtime)
- ~\$4.5MM Short-Term (3 Year) Need

## Development Goals

- Address capital need backlog and improve appearance, functionality, and livability of community

## Status

- Contract with Kone executed. Anticipating late-November start date
- Preliminary design concept for laundry and lobby completed





# Happy Hill

## Overview

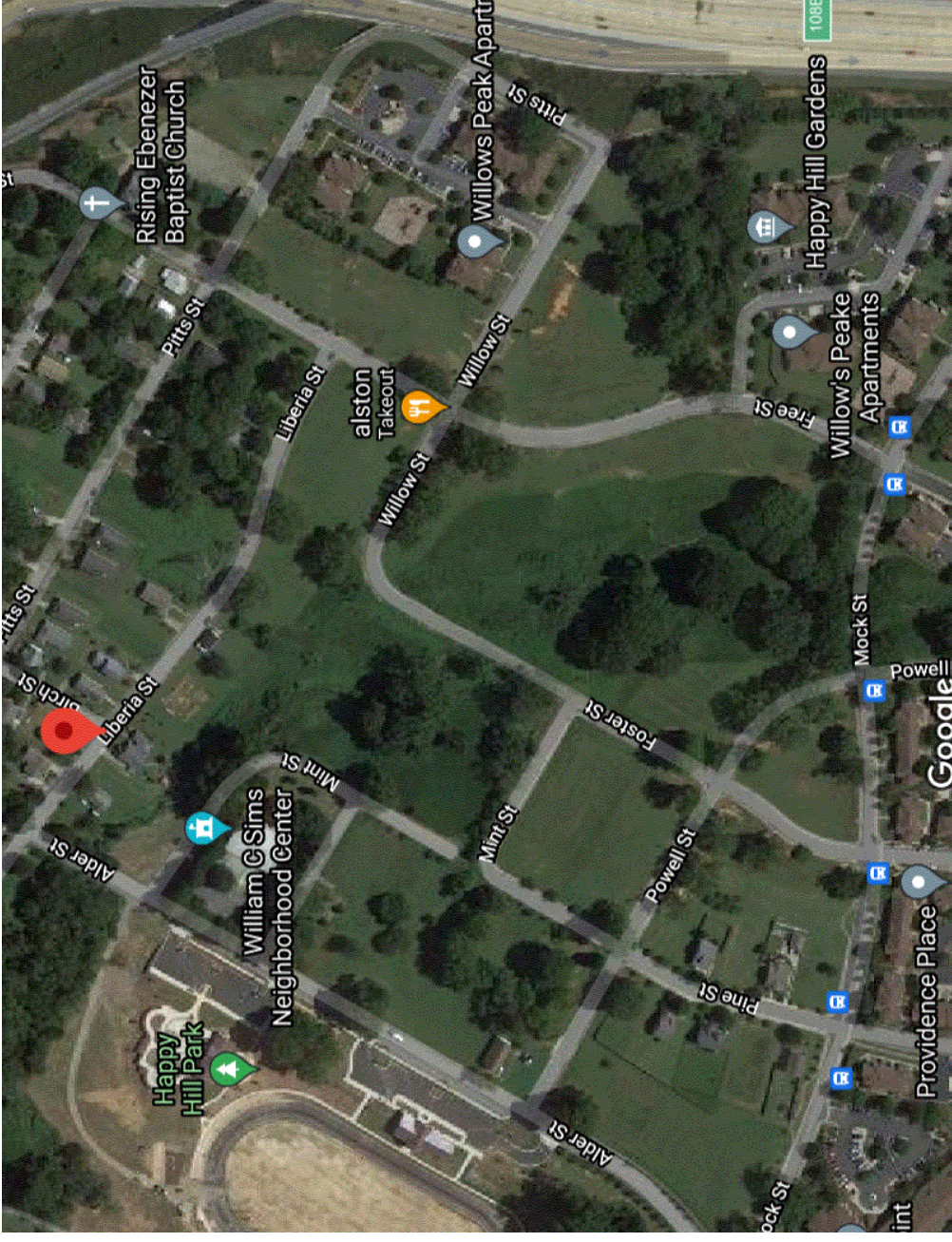
- Former public housing site razed and redeveloped with 2003 federal HOPE VI grant (\$18MM)
- Housing Authority retains ~50 undeveloped lots encumbered by HUD restrictions
- Lots were originally designated for homeownership but market would not support use

## Development Goals

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

## Status

- Transmitted letter to City proposing community meeting and issuance of Request for Proposals ("RFP")
- RFP will seek development partner to construct slightly modified version of original development plan
- Revised plan will include market rate homeownership, affordable homeownership, and affordable rental
- Continuing to assess scope of restrictions on undeveloped parcels

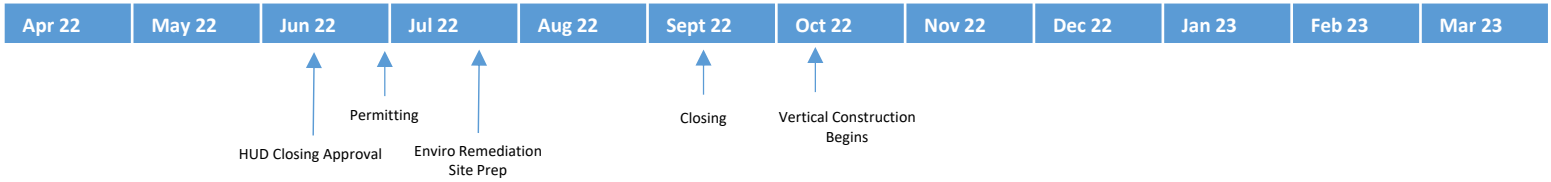




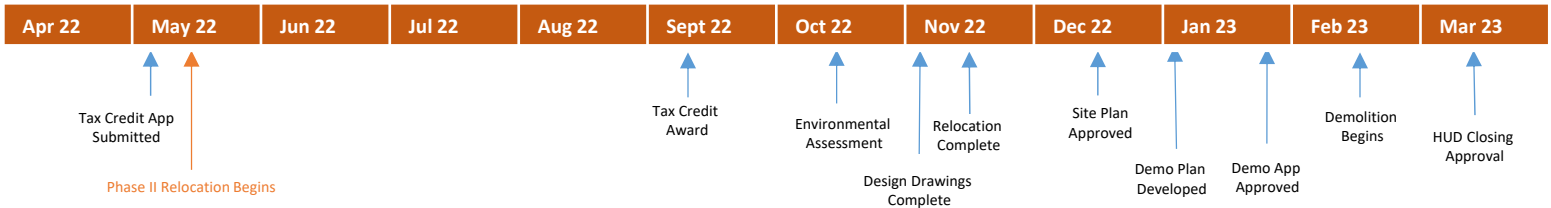
# HAWS Development Committee Choice Neighborhood Initiative Summary October 2022

## Project Schedules

### Phase I – Brown School Site



### Phase II – Cleveland Avenue Homes site



## Housing

- I. Notice to Proceed for Vertical Construction at Phase I
- II. Environmental Testing completed at CAH
- III. Phase II Tax Credit App in development
- IV. Phase II Zoning Application under development

## Neighborhood

- I. CNI Citizens Advisory Steering Committee meeting 10/24
- II. Critical Community Improvements Plan Under HUD review
  - a) Blight Elimination; Demolition; Façade Improvements
  - b) Community Place-making
  - c) Workforce Development
  - d) Healthcare and Healthy Foods

## People

- I. 217 CAH families Engaged by USI. 96% enrolled in Case Mgmt.
- II. All Group 1 Residents in Relocation process. (70% relo).
- III. In-Person Meeting with Residents

## Relocation Information

Group I (May – October 2022)

Total Units: 82

Households Relocated: 57

Households Remaining: 25

Households Seeking Housing: 24

Brown School Site - Oct 2022



National Night Out at Cleveland Ave Homes

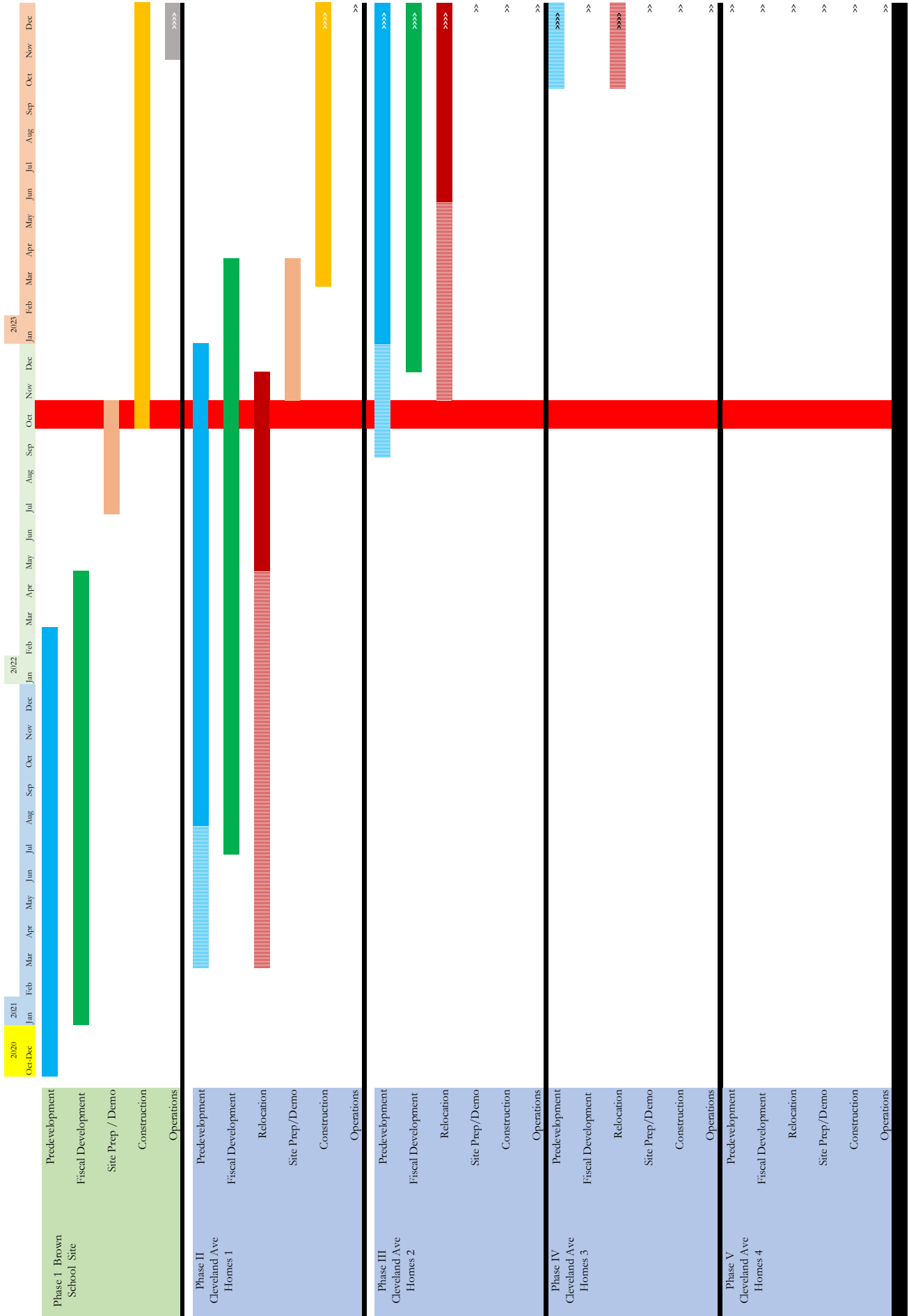


Site Work at Brown School



As of October 2022, we are **26** months into our 72 month CNI project effort





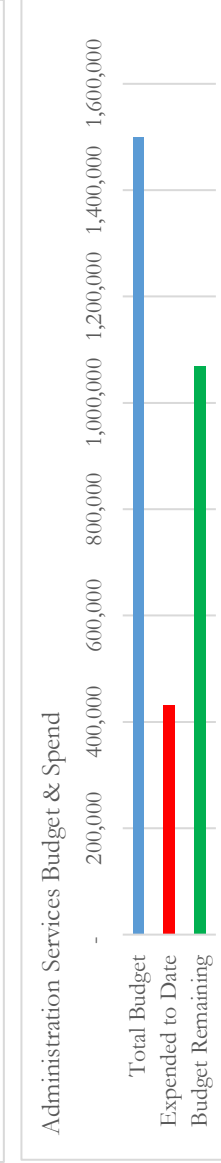
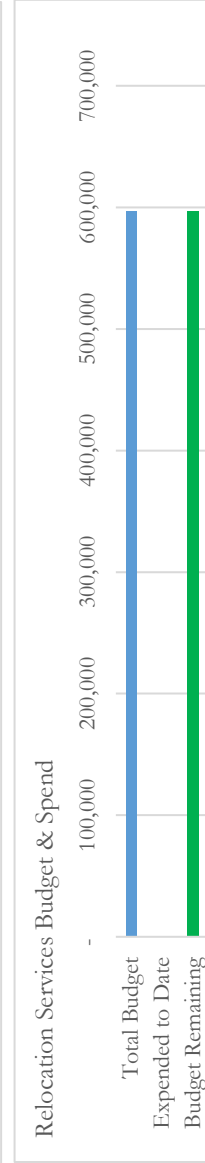
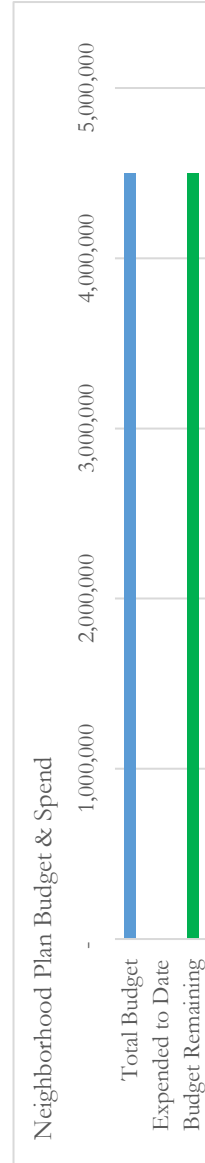
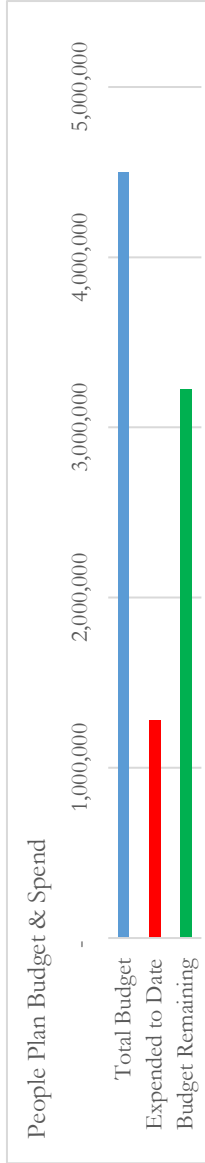
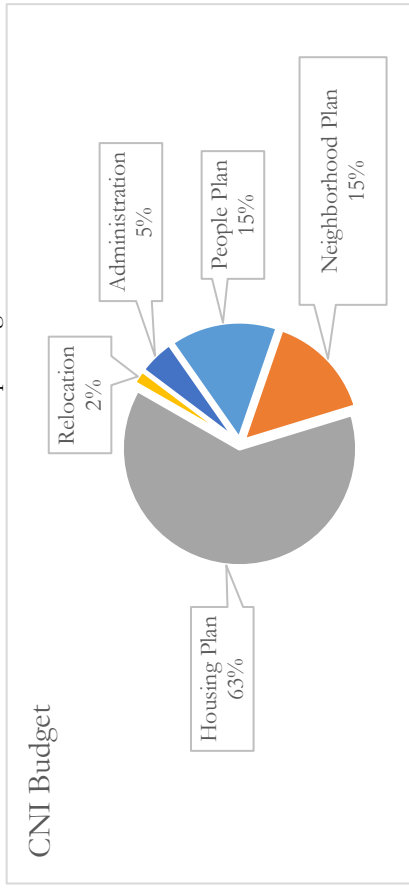
Choice Neighborhood Initiative Budget (HUD funds only)

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	1,278,971	3,221,029	28%
Neighborhood Plan	4,500,000	-	4,500,000	0%
Relocation	597,000	-	597,000	0%
Administration	1,500,000	430,907	1,069,093	29%

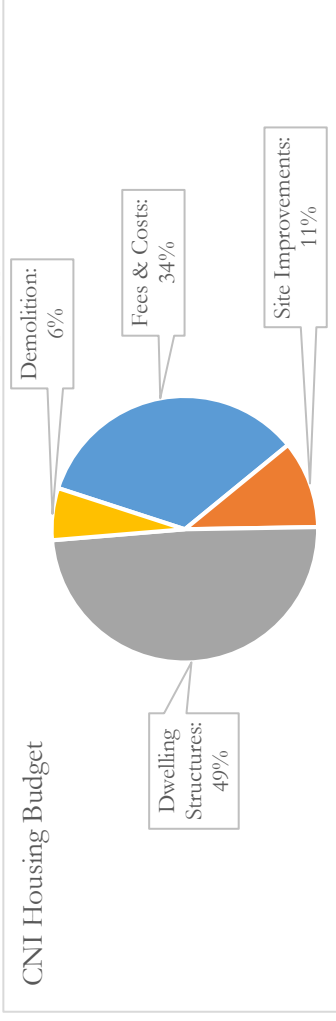
Reporting Period: October 2022



CNI Housing Budget

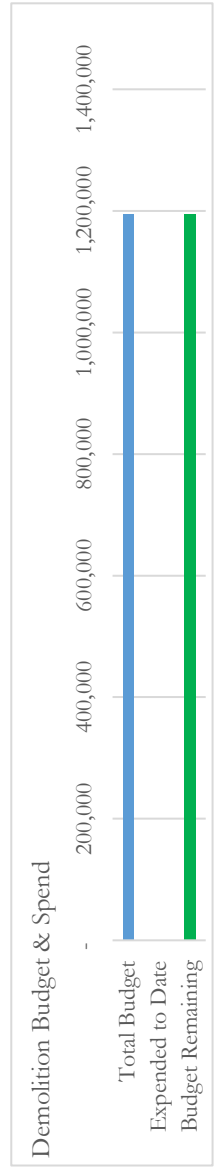
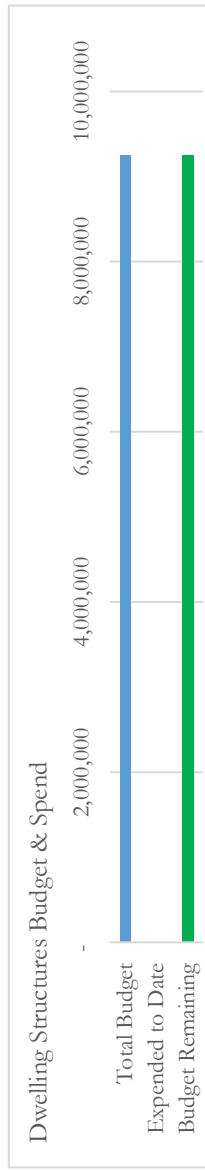
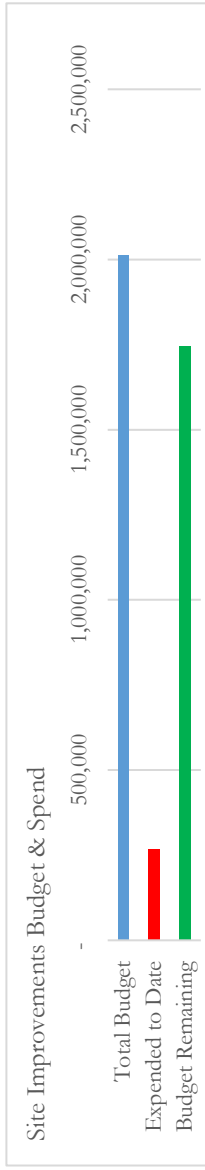
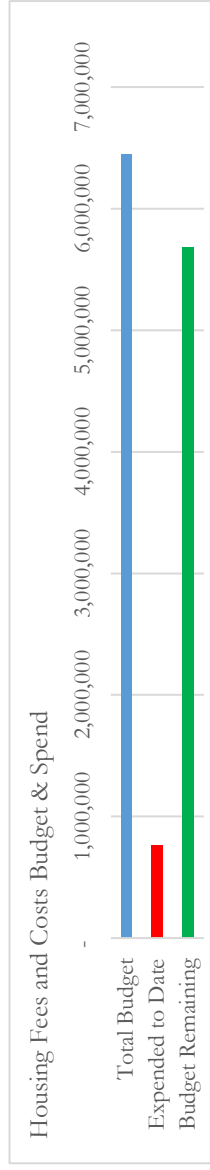
Reporting Period: October 2022

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	761,921	
Budget Remaining	5,682,941	
% Expended	12%	
Site Improvements		
Total Budget	2,012,000	
Expended to Date	267,748	
Budget Remaining	1,744,252	
% Expended	13%	
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%	





**RESOLUTION NO. 2191**

THE BOARD OF COMMISSIONERS  
OF THE  
HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM

Excerpt of Minutes  
of Meeting of  
November 8, 2022

Present: Chairman \_\_\_\_\_ presiding, and

Commissioners: \_\_\_\_\_

Absent: \_\_\_\_\_

\* \* \* \* \*

Commissioner \_\_\_\_\_ introduced the following resolution, the title of which was read:

**RESOLUTION GIVING PRELIMINARY APPROVAL TO ISSUANCE OF MULTIFAMILY  
HOUSING REVENUE BONDS (BRIGHTON POINTE)**

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Winston-Salem (the “Authority”) held a regular meeting at 12:00 p.m. on the 8<sup>th</sup> day of November, 2022; and

WHEREAS, the Authority is organized and operates pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the “Act”); and

WHEREAS, the Act defines “housing project” in N.C.G.S. § 157-3(12) to include “property, buildings and improvements . . . acquired or constructed . . . pursuant to a . . . plan or undertaking . . . [t]o provide grants, loans, interest supplements and other programs of financial assistance to public or private developers of housing for persons of low income, or moderate income, or low and moderate income.”; and

WHEREAS, the Act in N.C.G.S. § 157-9 gives the Authority the power “to provide for the construction, reconstruction, improvement, alteration or repair of any housing project” and “to borrow money upon its bonds, notes, debentures or other evidences of indebtedness and to secure the same by pledges of its revenues”; and

WHEREAS, Brighton Pointe, LLC, a North Carolina limited liability company, or an affiliated or related entity (the “Company”), intends to provide low and moderate income housing in the City of Winston-Salem, North Carolina (the “City”); and

WHEREAS, the Company has requested that the Authority assist it or an affiliate in financing the acquisition, construction and equipping of a multifamily housing development known as Brighton Pointe, consisting of 192 units located on approximately 18.9 acre site at approximately 978 Stafford Place Circle in the City (the “Development”); and

WHEREAS, the Company has described to the Authority the benefits of the Development to the City and the State of North Carolina and has requested the Authority agree to issue its multifamily housing

revenue bonds in such amounts as may be necessary to finance the costs of acquiring, constructing and equipping the Development; and

WHEREAS, the Authority is of the opinion that the Development is a facility that can be financed under the Act and that the financing of the same will be in furtherance of the purposes of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM:

1. It is hereby found and determined that the Development will involve the acquisition, construction and equipping of a multifamily housing facility, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the Authority agrees to provide reasonable assistance to the Company in issuing bonds to finance the acquisition, construction and equipping of the Development, and, in particular, to undertake the issuance of the Authority's multifamily housing revenue bonds (the "Bonds") in an amount now estimated not to exceed Twenty-One Million Dollars (\$21,000,000) to provide all or part of the cost of the Development.

2. The Authority intends that the adoption of this resolution be considered as "official action" toward the issuance of the Bonds within the meaning of the regulations issued by the Internal Revenue Service pursuant to Section 1.150-2 of the Treasury Regulations issued under the Internal Revenue Code of 1986, as amended (the "Code").

3. The Bonds shall be issued in such series and amounts and upon such terms and conditions as are mutually agreed upon among the Authority and the Company. The Authority and the Company shall enter into a "financing agreement" pursuant to the Act for a term and with payments sufficient to pay the principal of, premium if any, and interest on the Bonds and to pay all of the expenses of the Authority in connection with the Bonds and the Development. The Bonds will be issued pursuant to an indenture or security agreement between the Authority and a trustee (the "Trustee") or the bondholder which will set forth the form and terms of the Bonds and will assign to the Trustee for the benefit of the holders of the Bonds, or directly to the bondholder, the Authority's rights to payments under the financing agreement, except the Authority's right to payment of fees and expenses and indemnification. The Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit of the State of North Carolina or any political subdivision or agency thereof, including the Authority and the City, but shall be payable solely from the revenues and other funds provided under the proposed agreements with the Company.

4. The Authority hereby authorizes the Company to proceed, upon the prior advice, consent and approval of the Company and bond counsel, and consistent with the Company's representations to the Authority, to obtain approvals in connection with the issuance and sale of the Bonds, including, without limitation, from the City Council of the City of Winston-Salem, North Carolina, and, if required, the North Carolina Local Government Commission, and to obtain an allocation of a sufficient amount of the State of North Carolina's "private activity bond limit", as required by Section 141 of the Code and as defined in Section 146 of the Code, for the Bonds.

5. It having been represented to the Authority that it is desirable to proceed with the acquisition, construction and equipping of the Development, the Authority agrees that the Company may proceed with plans for such acquisition, construction and equipping, enter into contracts for the same, and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Company to obligate the Authority without its written consent in each instance to the payment of any monies or the performance of any act in connection with the Development and no such consent shall be implied from the Authority's adoption of this resolution. The Authority agrees that

the Company may be reimbursed from the proceeds of the Bonds, if and when issued, for all qualifying costs so incurred by it as permitted by Treasury Regulations Section 1.150-2.

6. All obligations hereunder of the Authority are subject to the further agreement of the Authority and the Company to terms for the issuance, sale and delivery of the Bonds, and the execution of a financing agreement, indenture or security agreement and other documents and agreements necessary or desirable for the issuance of the Bonds. The Authority has not authorized and does not authorize the expenditure of any funds or monies of the Authority from any source other than the proceeds of the Bonds. All costs and expenses in connection with the financing and the acquisition, construction and equipping of the Development, including the reasonable fees and expenses of the Authority’s counsel, bond counsel and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Company, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Company and the Authority shall have no responsibility therefor. It is understood and agreed by the Authority and the Company that nothing contained in this resolution shall be construed or interpreted to create any personal liability of the officers or commissioners from time to time of the Authority.

7. The officers of the Authority are hereby authorized and directed to take all actions in furtherance of the resolution and the issuance of the Bonds.

8. The Authority hereby approves McGuireWoods LLP, Raleigh, North Carolina, to act as bond counsel for the Bonds.

9. This resolution shall take effect immediately.

\* \* \* \* \*

Commissioner \_\_\_\_\_ moved the passage of the foregoing resolution and Commissioner \_\_\_\_\_ seconded the motion and the resolution was passed by the following vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Not Voting: \_\_\_\_\_

\* \* \* \* \*

I, Kevin Cheshire, Secretary of the Housing Authority of the City of Winston-Salem, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Board of Commissioners of the Authority at a regular meeting duly called and held on November 8, 2022, and that the proceedings of such meeting are recorded in the Minutes of the Board. The meeting was duly noticed, called and held as provided in N.C.G.S. Section 143-318.12.

WITNESS my hand and the official seal of the Authority this \_\_\_ day of November, 2022.

(SEAL)

\_\_\_\_\_  
Secretary, Board of Commissioners of the  
Housing Authority of the City of Winston-Salem



# BRIGHTON POINTE

WINSTON SALEM, NC

## SITE INFORMATION:

SITE: 18.54 +/- ACRES  
 DENSITY: 10.35 UNITS/ACRES  
 BUILDINGS: (1) 1 STORY CLUBHOUSE  
 (8) 3-STORY APARTMENT BUILDINGS  
 SPRINKLERS: 13R  
 PARKING SPACES: 384 SPACES REQUIRED @ 2.0 SPACES / UNIT  
 384 SPACES PROVIDED  
 ZONING: RMF  
 SETBACKS: FRONT = 50'  
 SIDE = 40'  
 REAR = 40'

## UNIT INFORMATION:

Unit Type	Unit Heated Area	Unit Net Area	No. of Units	Heated Total	Net Total
1 BEDROOM "A1"	715	756	48	34,320	36,288
2 BEDROOM "B1"	980	1,026	48	47,040	49,248
2 BEDROOM "B2"	980	1,026	48	47,040	49,248
3 BEDROOM "C1"	1,152	1,203	48	55,296	57,744
<b>Total</b>			<b>192</b>	<b>183,696</b>	<b>199,528</b>

## HANDICAP UNITS:

1 BEDROOM "A1" UNITS W/ TUB: = 2 UNITS  
 1 BEDROOM "A1" UNITS W/ SHOWER: = 2 UNITS  
 2 BEDROOM "B1" UNITS W/ TUB: = 6 UNITS  
 2 BEDROOM "B1" UNITS W/ SHOWER: = 6 UNITS  
 3 BEDROOM "C1" UNITS W/ TUB: = 3 UNITS  
 3 BEDROOM "C1" UNITS W/ SHOWER: = 3 UNITS  
 TOTAL UNITS W/ TUBS: = 11 UNITS  
 TOTAL UNITS W/ SHOWERS: = 11 UNITS  
 TOTAL HANDICAP UNITS: = 22 UNITS

## REQUIRED SITE AMENITIES:

- 1 PLAYGROUND - (W/ MIN. 1 BENCH)
- 2 MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
- 3 COVERED PICNIC AREA - (150 SQ. FT. W/ 2 TABLES & GRILL)

## ADDITIONAL AMENITIES:

- 4 OUTDOOR SITTING AREAS W/ BENCHES - (MIN. 3 LOCATIONS)
- 5 RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)
- 6 GAZEBO - (MIN. 100 SQ. FT)
- 7 SCREENED TRASH COMPACTOR
- 8 PROJECT MONUMENTAL SIGN



FOUNDATION PLANTING SURROUNDING FRONT, REAR & BOTH SIDES OF ALL BUILDINGS.

FOUNDATION PLANTING SURROUNDING FRONT, REAR & BOTH SIDES OF ALL BUILDINGS.

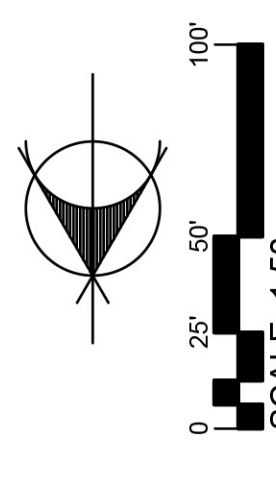
FOUNDATION PLANTING SURROUNDING FRONT, REAR & BOTH SIDES OF ALL BUILDINGS.

EXISTING MULTI-FAMILY

EXISTING SINGLE FAMILY

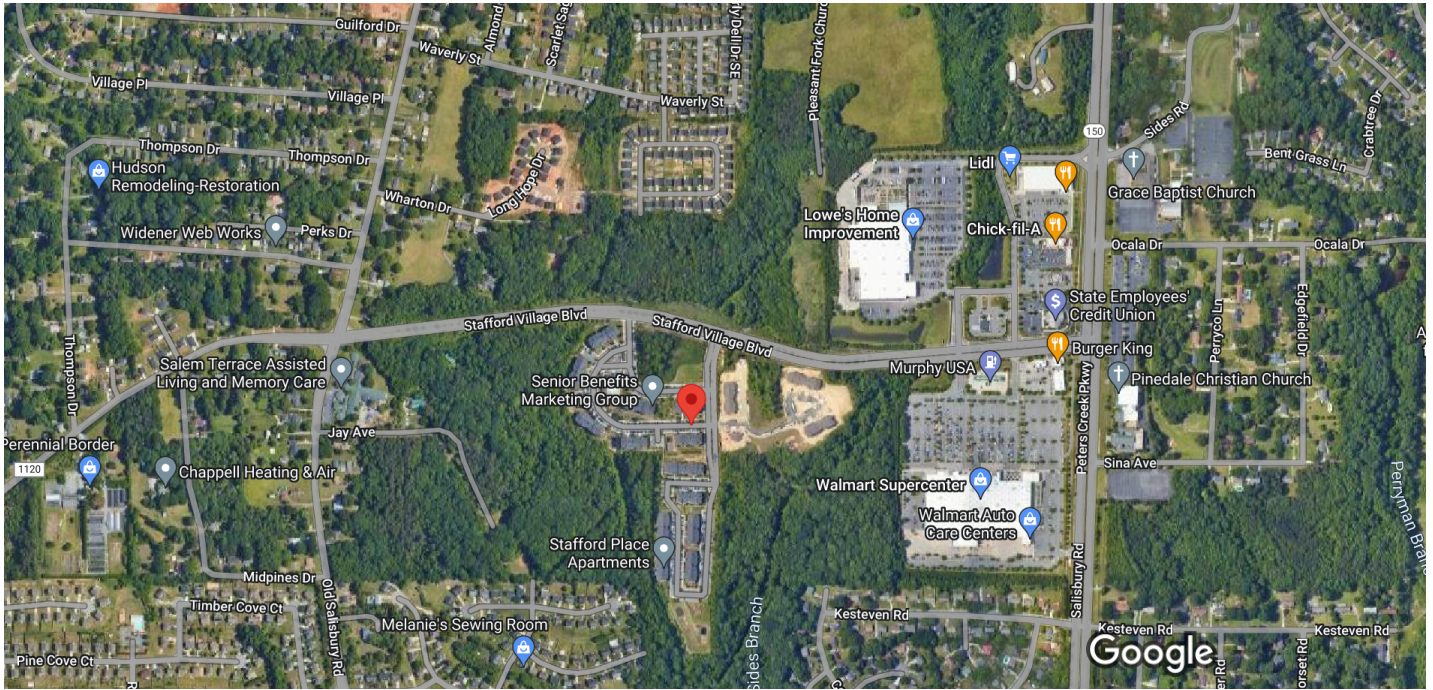
ASPEN POINTE

STAFFORD PLACE BLVD.





# Google Maps 978 Stafford Pl Cir









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## 978 Stafford Pl Cir

Winston-Salem, NC 27127

-   
Directions
-   
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-   
Send to phone
-   
Share

 Confirm or fix this location  
The location shown is not precise

### Photos