

**GREENSBORO MINIMUM HOUSING COMMISSION
REGULAR MEETING
1:30 pm DECEMBER 14, 2017**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, December 14, 2017 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Chair, Ms. Sheridan; Peter Isakoff; Robert Kollar; Quentin Brown and Carolyn Biggerstaff. Staff present included: Jarod LaRue, Code Compliance Administrator; Mark Wayman, Housing Supervisor; Cheryl Lilly; and Inspectors Logan Ruston, Carla Harrison, Chris Jones, Rich Stovall, Roddy Covington, Roy McDougal, Don Sheffield, Larry Roach. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

Chair Sheridan explained the rules and procedures of the Minimum Housing Standards Commission.

1. Approval of minutes from meeting on 11/9/17

Ms. Biggerstaff moved approval of the November 9, 2017 meeting minutes as written, seconded by Mr. Isakoff. The Commission voted unanimously in favor of the motion.

2. Request of Staff for any changes to the Agenda.

Jarod LaRue requested that item #12, 605 Waugh St., be deleted as it has been repaired by the owner.

3. Swearing in of the City Staff to testify.

City staff was sworn as to their testimony in the following matters on the agenda.

4. Swearing in of owner(s), citizens and all others to testify.

Property owners and citizens were sworn as to their testimony in the following matters on the agenda.

Continued Cases:

5. 318 Dolley Madison Rd. (Parcel #0042228) Owner, Danella D. Davis, In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from previous meetings, the last being 9/4/17 **(CONTINUED TO FEBRUARY 8, 2018 with Condition)**

Inspector LaRue stated that this property was initially inspected on February 19, 2016. A Hearing was held on February 14, 2016 and an Order to Repair or Demolish was issued on the same date. That Order expired March 14, 2017. The property has not needed to be secured and there are children in the area. There is not a school nearby or a history of police complaints. This is a request for an Order to Repair based on the value of the estimated cost repairs in comparison to the tax value.

Mr. Brown recused himself due to a conflict of interest.

Chair Sheridan asked if there was anyone wishing to speak on this matter.

Danella Davis, 6789 Brookbank Rd., Summerfield, NC stated that the two groups that had the intention of purchasing the house have backed out. Ms. Davis and the heirs have decided to rehab the house themselves. Contractors have been contacted and the roof is the first item to be addressed around the second week in January and is expected to be completed two weeks later.

Barbara Washington, PO Box 21242 Greensboro, NC stated that the goal is to become compliant with all of the code violations within sixty to ninety days. Ms. Washington stated that the picture being showed is different than the way the property is now because the roofer has made some changes to keep water out of the house.

Vice Chair Isakoff asked if there was a plan for funding or if the family was capable of funding the project and Ms. Washington stated that some money would come from the family and some from outside sources.

Mr. Kollar asked what specifically was definitely going to be done and Ms. Washington stated that the roof would be started in January and completed in two weeks followed by other contracted work.

Chair Sheridan moved to continue the matter to February 8, 2018 under the condition that the roof be completed, seconded by Vice Chair Isakoff. The Commission voted unanimously, 5-0, in favor of the motion to continue. (Ayes: Isakoff, Kollar, Brown, Biggerstaff and Sheridan. Nays: None.)

6. 815 Pearson St. (Parcel #0008308) Kelly Sigle & George Marple, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington. Continued from 10/12/2017 meeting **(CONTINUED TO MARCH 8, 2018 MEETING)**

Inspector LaRue stated that this property was initially inspected on November 14, 2012. A Hearing was held on December 2, 2013 and an Order to Repair or Demolish was issued the same day. That Order expired February 7, 2013. The property has not needed to be secured, there are children in the area. There is a school nearby and there is not a history of police complaints. There is a request for order to demolish and the estimated cost of repairs is approximately sixty-five percent of the total tax value.

George Marple, 411 McAdoo Loop, stated that the progress has been slow over the last two months. Mr. Marple chose to get certified for the lead paint removal from the exterior and do it himself which has to be done on the weekends. At the current pace the lead paint removal will take three months. The next stage will be to do the remainder of the plumbing and electrical as there have been break-ins with table saws and so forth being taken. Mr. Marple requested three months for the next review and also asks for a re-inspection by the City at that point as fifty percent or more of the original violations have been removed from the property. Inserts for all the windows and door have been built to keep the property secure.

Ms. Biggerstaff moved to continue this matter to the March 8, 2018 meeting, seconded by Mr. Isakoff. The Commission voted unanimously, 5-0, in favor of the motion to continue. (Ayes: Isakoff, Kollar, Brown, Biggerstaff and Sheridan. Nays: None.)

7. 1815 Larkin St. (Parcel #0007906) Heirs of Julia Gray, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Carla Harrison. Continued from 10/12/17. **(CONTINUED TO JANUARY 11, 2018)**

Inspector LaRue stated that the property was initially inspected May 11, 2015. The hearing was held April 12, 2016 and the Order to Repair or Demolish was issued on the same date. The order expired on May 12, 2016. The property does not need to be secured and there are children in the area. There is not a school nearby or a history of police complaints. At this time he is requesting an order to demolish and the estimated cost to repair is approximately one-hundred one percent of the total tax value.

Russ Bane, 940 Hill St., stated that he works for the City of Greensboro in the Neighborhood Development Department. The heirs of Julia Gray have applied for the rehabilitation program and the application will take a while to run through the channels. Mr. Bane is requesting a sixty day extension.

Chair Sheridan moved to continue this matter to the January 11, 2018 meeting, seconded by Mr. Isakoff. The Commission voted 5-0 in favor of the motion to continue. (Ayes: Isakoff, Kollar, Biggerstaff, Brown and Sheridan. Nays: None.)

8. 4319 Bramlet Place (Parcel # 0039611) Liggins Properties, Inc, Owners, In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from several previous meetings, the last being 11/9/17. **(CONTINUED TO JANUARY 11, 2018 MEETING)**

Inspector LaRue stated that this property was initially inspected January 16, 2014. A hearing was held April 23, 2016 and an Order to Repair or Demolish was issued on May 25, 2016. That Order expired June 24, 2016. The property has not needed to be secured by the owner, there are children in the area and there is a school nearby. There have been Police complaints. Based on the estimated cost of repairs compared to the tax value of the property, they are requesting an Order to Repair.

Inspector Roddy Covington stated that he was at the property December 6, 2017 and there was an electrician there working.

Chair Sheridan asked Mr. Covington to guess when the repairs would be done and if he spoke to the owners when he visited the property and Mr. Covington stated that he spoke with the owners on the first of December and he wasn't sure when the work would be done.

Mr. Brown asked if there was a video of the inside and Mr. Sheffield stated that there was. Mr. Brown asked how many violations were left and Mr. Sheffield stated that there were twelve.

Mr. Brown moved to continue this matter to the January 11, 2018 meeting, seconded by Mr. Isakoff. The Commission voted 5-0 in favor of the motion to continue. (Ayes: Isakoff, Kollar, Biggerstaff, Brown and Sheridan. Nays: None.)

9. 4107 Walker Avenue (Parcel # 0025290) Jessica Van Heck, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from several previous meetings, the last being 10/12/17. **(CONTINUED TO FEBRUARY 8, 2018)**

Inspector LaRue stated that the property was initially inspected July 21, 2014. A hearing was held August 20, 2014 and an Order to Repair or Demolish was issued on that same day. That order expired December 30, 2014. The property has not had to be secured, there are children in the area. There is not a school nearby or a history of police complaints. Based on the request for Order to Repair, the estimated cost to repair is compared to the tax value of the property.

Jessica Van Hecke, 5435 Yanceyville Rd. Brown Summit, stated that progress is being made but not done. Cabinets have been installed, interior doors have been set, tubs and showers have been tiled. There was some delay due to water damage however the hardwood floors will be installed soon.

Chair Sheridan asked if the walls were primed before the floors were put down and Ms. Hecke stated that the new sheet rock would be sprayed and the floors will have to be refinished.

Mr. Kollar asked if there was funding for this project and Ms. Hecke stated that she is self-funding the project.

Mr. Kollar asked if everything was done that could be done at this point and Ms. Heck stated that the trim people are coming back to do the crown and windows but can't do the base until the floor is completed.

Mr. Kollar moved to continue this matter to the February 8, 2018 meeting, seconded by Ms. Biggerstaff. The Commission voted 5-0 in favor of the motion to continue. (Ayes: Isakoff, Kollar, Biggerstaff, Brown and Sheridan. Nays: None.)

10. 2103 Autumn Dr. (Parcel # 0032178) Diane P. Brown aka Diane Locust, Owner. In the Matter of Order to Repair, Alter or Improve . **Requesting an Order to Demolish.** Inspector Logan Rustan. Continued from 10/12/17. **(CONTINUED TO JANUARY 11, 2018 MEETING)**

Inspector LaRue stated that the property was initially inspected April 27, 2016. A hearing was held March 28, 2017 and an Order to Repair or Demolish was issued on that same day. That order expired April 27, 2017. The property has been secured by the owner, there are children in the area. There is not a school nearby or a history of police complaints. Based on the request for Order to Demolish, the estimated cost to repair is compared to the tax value of the property.

Diane Brown, 6161 Branch Court, Pleasant Garden, stated that progress is not good. The buyers have backed out due to not being able to secure a loan. A company out of Raleigh is considering buying the house as-is and will be taking pictures soon. Another individual out of Winston-Salem is also considering buying the house as-is. Ms. Brown is asking for another sixty-day continuance.

Mr. Isakoff asked if the individuals are letting potential buyers know that the property is in these proceedings and Ms. Brown stated that they were.

Chair Sheridan stated that Ms. Benton maintains a list of investors in Greensboro who purchase houses and advised Ms. Brown to speak with her and Ms. Brown stated that the gentleman out of Raleigh has investors in Greensboro and he had planned to reach out to them.

Chair Sheridan moved to continue this matter to the January 11, 2018 meeting, seconded by Mr. Brown. The Commission voted unanimously, 5-0, in favor of the motion to continue. (Ayes: Kollar, Isakoff, Brown, Biggerstaff and Sheridan. Nays: None.)

11. 715 Chavis Ave. (Parcel # 0079745) Charles B. Gordon Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector LaRue. Continued from 11/9/17. **(CONTINUED TO FEBRUARY 8, 2018 MEETING)**

Inspector LaRue stated that the property was initially inspected on December 4, 2014. A hearing was held on March 7, 2017 and an Order to Repair was issued on the same date. That Order expired April 6, 2017. The property has needed to be secured by the City, there are children in the area and a school nearby and there is a history of police complaints. Based on the costs of the estimate of repairs compared to the tax value, there is a request for an order to demolish.

Bob Stone, 522 Kallamdale Road, Greensboro, stated that he has obtained a building permit and has people coming in to make sure all the foundation work is done properly but won't be able to start until after the first of the year. Doors and windows have been ordered and the property has been secured.

Mr. Kollar asked what would be done in thirty days and Mr. Stone indicated all the exterior cosmetic work should be done at that point as well as the flooring and foundation work.

Mr. Kollar asked what would be done in sixty days and Mr. Stone stated that it should be eighty-five percent done.

Mr. Kollar moved to continue this matter to the February 8, 2018 meeting, seconded by Chair Sheridan. The Commission voted unanimously in favor of the motion to continue. (Ayes: Isakoff, Kollar, Brown, Biggerstaff and Sheridan. Nays: None.)

12. 605 Waugh St. (Parcel # 0020603) Basil & Sophia Agapion, Owners – In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector LaRue. Continued from 11/9/17 **(DELETED FROM AGENDA – OWNERS BROUGHT INTO COMPLIANCE)**

NEW CASES

13. 3612 Delancey St. (Parcel #0020887) Luis Sosa & Justina Ortiz, New Owners. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector LaRue. **(CONTINUED TO JANUARY 11, 2018 MEETING)**

Inspector LaRue stated that this property was initially inspected on October 23, 2015. A Hearing was held on February 9, 2016 and an Order to Repair was issued on the same date. That Order expired January 30, 2017. The property has not needed to be secured by the City, there are children in the area and a school nearby and there is not a history of Police complaints. Based on the costs of the estimate of repairs compared to the tax value, there is a request for an Order for Demolition.

Counsel Jones asked if the video being shown was a fair and accurate depiction of the property and Inspector LaRue stated that it was. Counsel Jones asked if all parties in interest were properly served with all Notices, Complaints and Orders issued in this matter and Inspector LaRue indicated that they were. The last time the property was inspected was December 11, 2017. This is not a duplex or multi-unit property. There are more than 5 separate minor violations or 1 major violation of the Minimum Housing Code. Inspector LaRue was asked to read the violations into the record.

Inspector LaRue stated that all exterior doors and door frames shall be kept in sound condition; good repair and weather tight; bedrooms are required to have a door with an interior locking mechanism for privacy; doors providing access to the dwelling shall be equipped with a deadbolt designed to be regulated from the interior without the use of keys or special effort; bedrooms must have a door with an interior lock; windows are required to have a sash locking device; screens are required on windows; all windows shall be easily operable and capable of being held in position by window hardware, replace missing or damaged glass; all windows and window frames shall be kept in sound condition and good repair and weather tight; all exterior surfaces need to be maintained in good condition and protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks, loose or rotting material; the ceiling contains holes, rotting or is in disrepair; there are cracked or missing electrical outlets and switch plate covers; power was not on at time of inspection; there are missing smoke detectors; a carbon monoxide detector is required; the duct system is to be capable of performing the required function; the heat, gas or electric was not on at time of inspection; plumbing facilities need to be maintained in a safe, sanitary and functional condition; water supply and all plumbing fixtures must have adequate flow and pressure to enable fixtures to operate properly; unclean or unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired or covered; all cracked or loose plaster, decayed wood or other defective surfaces shall be repaired or replaced; there is rotting flooring that must be repaired; ceilings contains holes, loose material and/or disrepair.

Isabel Gail, 5287 Hilltop Road, who is interpreting for Luis Sosa, stated that Mr. Sosa intends to live in the house. Mr. Sosa plans to repair the house a little at a time and needs the longest extension that can be granted because he has to work to purchase the materials for the repairs.

Mr. Kollar asked what is currently being done to the house and Mr. Sosa stated that nothing inside yet, only the outside.

Mr. Brown asked when the property was purchased and Mr. Sosa indicated that he was given the house four weeks ago.

Mr. Kollar asked if there was a specific plan and if Mr. Sosa has the expertise and funding to do the repairs within ninety days and Mr. Sosa stated that he needs ninety days to determine whether the project will be feasible.

Mr. Kollar asked if outside contractors would be involved in the project and Mr. Sosa stated that he has friends that work in construction.

Chair Sheridan made the recommendation that he meet Inspector LaRue at the property to help him come up with a plan for the project and also come back next month with more specific plans.

After a short discussion, Chair Sheridan moved to continue this matter to the January 11, 2018 meeting, seconded by Mr. Kollar. The Commission voted unanimously, 5-0, in favor of the motion to continue. (Ayes: Isakoff, Kollar, Brown, Biggerstaff and Sheridan. Nays: None.)

14. 2610 McConnell Rd. (Parcel # 0022963) INOC, LLC, Owners. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector LaRue. **(CONTINUED TO JANUARY 11, 2018 MEETING)**

Inspector LaRue stated that this property was initially inspected on May 11, 2016. A Hearing was held on May 30, 2017 and an Order to Repair or Demolish was issued on that same date. That Order expired July 20, 2017. The property has not needed to be secured, there are children in the area, there is not a school nearby or a history of police complaints. Based on the initial cost estimate of repairs and the tax value, an Order for Repair is requested.

Counsel Jones asked if the video being shown was a fair and accurate depiction of the property and Inspector LaRue stated that it was. Counsel Jones asked if all parties in interest were properly served with all Notices, Complaints and Orders issued in this matter and Inspector LaRue indicated that they were. The last time the property was inspected was December 11, 2017. This is not a duplex or multi-unit property. There are more than 5 separate minor violations or 1 major violation of the Minimum Housing Code. Inspector LaRue was asked to read the violations into the record.

Inspector LaRue stated that power not on at time of inspection; lighting required in hall, stairway, kitchen, bathroom and laundry room; missing smoke detectors; windows not readily accessible in case of emergency; carbon monoxide detector is required; the duct system is to be capable of performing the required function; the heat-gas/electric was not on at time of inspection; plumbing facilities need to be maintained in a safe, sanitary and functional condition; water supply and all plumbing fixtures must have adequate volume and pressure to enable fixtures to operate properly; water not on at time of inspection; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200 lbs. applied in any direction and shall be maintained in good condition; ceiling contains holes, rotten and/or in disrepair; unclean or unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired or covered; all cracked or loose plaster, decayed wood or other defective surfaces shall be repaired or replaced; there is rotten flooring that must be repaired; loose flooring must be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and weather tight; bathrooms are required to have a door with an interior locking mechanism for privacy; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily opened from the interior without the use of keys or special effort; windows are required to have a sash locking device; screens on doors shall be self-closing and latching; all windows shall be easily operable and capable of being held in position by window hardware, replace missing or damaged glass; all windows and window frames shall be kept in sound condition and good repair and weather tight; all exterior surfaces need to be maintained in good condition and protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting material; exterior walls not weatherproof; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction.

Inspector LaRue stated that the realtor indicated that the property is slated for sale as of the twelfth and has asked for an update as to whether the sale went through but has not received any further information. He has not spoken with the owners.

Chair Sheridan moved to continue the matter to the January 11, 2018 meeting. Mr. Isakoff seconded the motion. The Commission voted 4-1, in favor of the motion to continue. (Ayes: Isakoff, Brown, Biggerstaff and Sheridan. Nays: Kollar.)

15. 2205 Bertie St. (Parcel # 0026559) Heirs of Lucille V. Grant, Owners. In the matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. **(CONTINUED TO THE JANUARY 11, 2018 MEETING)**

Counsel Jones requested that the matter be continued due to the fact that the heirs haven't been identified.

Mr. Kollar moved to continue this matter to the January 11, 2018 meeting, seconded by Chair Sheridan. The Commission voted unanimously in favor of the motion to continue. (Ayes: Isakoff, Kollar, Brown, Biggerstaff and Sheridan. Nays: None.)

Request to Rescind Prior Commission Resolution for Demolition & Repair Case(s):

16. 204 Lawrence Street (Parcel # 0026188) Kenneth C. Stallings, *new owner* Repaired by Owner

Mr. Isakoff moved to approve the Request to Rescind the above-mentioned property, seconded by Mr. Kollar. The Commission voted unanimously, 5-0, in favor of the motion to continue both cases. (Ayes: Isakoff, Brown, Biggerstaff, Kollar and Sheridan. Nays: None.)

ADJOURNMENT:

There being no further business before the Commission, the meeting adjourned at 2:45 p.m.

Respectfully submitted,

Ellen Sheridan, Chair
City of Greensboro Minimum Housing Standards Commission

ES: jd;gm