

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
JANUARY 11, 2018**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, January 11, 2018 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Ellen Sheridan, Chair; Peter Isakoff; Robert Kollar; Quentin Brown; Carolyn Biggerstaff; and Suzanne Nazim. Staff present included: Elizabeth Benton, Code Compliance Division Manager; Mark Wayman, Housing Supervisor; Cheryl Lilly; Lawanda Fountain; Jarod LaRue, Code Compliance Administrator, and Inspectors Don Sheffield, Carla Harrison, Roddy Covington, Brad Tolbert, Logan Ruston and Larry Roach. Also present was Andrew Kelly, Attorney, and Mary Lynn Anderson, City Attorney's Office.

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

1. SWEARING-IN OF CITY STAFF TO TESTIFY:

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

2. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

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

3. APPROVAL OF MINUTES FROM DECEMBER 14, 2017 MEETING:

Ms. Biggerstaff moved approval of the December 14, 2017 meeting minutes as written, seconded by Mr. Kollar. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: None.)

4. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Code Compliance Division Manager Benton requested that Item 9, property at 1812 Sherwood Street, be heard as the first case under Continued Cases.

CONTINUED CASES:

- 5. 1812 Sherwood Street** (Parcel #0014765) Thomas E. McFadden, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Ruston. Continued from October 12, 2017 and November 9, 2017 meetings.
(CONTINUED UNTIL MARCH 8, 2018 MEETING)

Donald Vaughan, Attorney, 612 West Friendly Avenue, asked the Commission to continue this case for 60 days. He was the attorney for Mr. McFadden who owns the property. Mr. McFadden is 95 years old and is incompetent to proceed. His son, Ian McFadden, lives in Ohio and is to be named guardian. They are currently working to resolve the bill. Mr. Vaughan explained that there was a fire at the property that destroyed a good portion of the residence. During the days before he was declared incompetent, Mr. McFadden decided he wanted to add onto the building next to the area of fire damage which has resulted in many questions. Mr. Vaughan is working with Disaster One on getting the bill paid. He said that the case can be resolved in 60 days.

Responding to questions from the Commission about clearing the violations, Mr. Vaughan stated that Disaster One began working on the building but they did not receive their second check during the time Mr. McFadden was being declared incompetent. The son was unaware of this and the process was slowed down. They are diligently working to resolve this matter and correct the violations.

Chair Sheridan asked if it would be possible for Ian McFadden to appear before the Commission to explain his intentions for the property. Mr. Vaughan will have a certified affidavit prepared by Ian McFadden stating his intentions for the property for review by the Commission. The affidavit will be sent to staff within the next few days.

Mr. Kollar moved to continue this case to the March 8, 2018 meeting, seconded by Ms. Biggerstaff. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: None.)

6. **1700 Fairview Street** (Parcel #0027498) PrintWorks Ventures, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Don Sheffield. Continued from December 10, 2015; February 11, 2016; April 14, 2016; July 14, 2016; October 13, 2016; January 12, 2017; May 11, 2017; June 8, 2017 and September 14, 2017 meetings.
(CONTINUED UNTIL APRIL 12, 2018 MEETING)

David Voss, Alexander Company, Madison, Wisconsin, provided an update on progress being made on the PrintWorks Mill project. Since the last meeting the vegetation around the perimeter fence has been removed so there is a clear view of the building from the street. The power and security system are now operating so the building can be monitored for break-ins. The lender's loan committee will be here on January 17 to tour the facility and NCHFA should be making their award during the last week of January. In addition, a hearing for the bond allocation through GHA has been scheduled for January 25 and they are on City Council's agenda for Landmark status in February. They have almost wrapped up architectural plans with mechanical, plumbing, and electrical designers and they are submitting for a building permit during the week of February 19. Mr. Voss stated that they will have to go back to their investors for revisions because there is some difference in pricing due to the tax reform bill. Although the property itself is set up under the old tax rules, there might be some adjustment in pricing because of the corporate tax rates. He asked for a continuance until the April meeting and said he would like to provide an update on upcoming activities at the next meeting in the form of a written report.

Mr. Kollar moved to continue this case to the April 12, 2018 meeting, seconded by Ms. Nazim. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: None.)

7. **2309 Floyd Street** (Parcel #0026064) Reynaldo Salazar and Juanita Macias, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from November 9, 2017 meeting.
(INSPECTOR UPHELD)

There was no one present to speak on this case. Inspector Covington has not heard back from the owner and has had no communication with the owner since August of last year.

Inspector Sheffield said there was a building permit on this site in 2016 that has since expired due to a lack of inspections. There are no active permits on this site.

Mr. Kollar moved to uphold the Inspector, seconded by Ms. Biggerstaff. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: None.)

Counsel Kelly asked Code Compliance Division Manager Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was January 4, 2018; this property is not a multifamily property; and there are more than five separate minimum types of

violations or one major type of any of the minimum housing standard codes. Code Compliance Division Manager Benton agreed with these questions.

Code Compliance Division Manager Benton said that the list of violations include missing electrical outlet and switch covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlets; open ground outlets; heating system not capable of maintaining 68 degrees in habitable rooms; plumbing fixtures (commode) loose or not properly secured; missing smoke detectors; all exterior doors and door frames shall be kept in sound condition, good repair and weathertight; bathrooms are required to have a door with an interior lockset; screens are required on exterior doors and those screen doors should be self-closing and latching; all accessory structures, including garages, fences and walls, shall be maintained structurally safe, sound and in good repair; all exterior premises and property shall be maintained in a clean, sanitary condition; all premises shall be graded to prevent erosion and accumulation of stagnant water; gutters and downspouts, as provided, shall be maintained and in good repair free of obstruction; all cracked or loose plaster, decayed wood or other defective surfaces shall be repaired or replaced; loose floor covering must be repaired or replaced and rotten flooring must be repaired or replaced.

Chair Sheridan stated that the property involved in this matter is located at **2309 Floyd Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is less than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is upheld.

- 8. 1911 McKnight Mill Road** (Parcel #0079220) Adolfo Espitia, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. Continued from February 9, 2017; June 8, 2017; September 14, 2017; October 12, 2017 and November 9, 2017 meetings.
(CONTINUED UNTIL MARCH 8, 2017 MEETING)

Adolfo Espitia, 1911 McKnight Mill Road, updated the Commission on progress being made and said that the doors are being installed today. They are working on the crawlspace and expect the crawlspace and crown molding to be completed later this week. The gutters will be installed next week. He requested two months to bring the property into compliance.

Chair Sheridan moved to continue this case until the March 8, 2018 meeting, seconded by Ms. Biggerstaff. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: None.)

- 9. 2103 Autumn Drive** (Parcel #0032178) Diane P. Brown aka Diane Locust, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Ruston. Continued from October 12, 2017 and December 14, 2017 meetings.
(INSPECTOR UPHELD)

There was no one present to speak on this case.

Inspector Ruston received a text message from Ms. Brown stating that she would be unable to attend the meeting because her husband is in the hospital. She has been talking to two different companies regarding one of them purchasing this property.

It was noted that at the last meeting the Commission asked Ms. Brown to get in touch with Ms. Benton regarding putting this property on the list of properties the City maintains for purchase. Ms. Benton stated that she has had no contact from Ms. Brown.

Commissioners commented that this case originated in October, 2017 and the owner has done nothing toward bringing the property into compliance.

Mr. Kollar moved to uphold the Inspector, seconded by Ms. Nazim. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: None.)

Counsel Kelly asked Code Compliance Division Manager Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected was October 4, 2017; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Division Manager Benton agreed with these questions.

Code Compliance Division Manager Benton said that the list of violations include missing or damaged glass must be replaced; all windows and window frames shall be kept in sound condition, good repair and be weathertight; bathroom requires ventilation system when window isn't provided; duct system must be capable of performing required function; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heating facilities shall be properly installed and maintained; kitchen shall contain enough space to store, prepare, serve and dispose of foods in a sanitary manner; gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; cracked or missing switchplate cover; electrical panel loose or damaged; power not on at time of inspection; unsafe electrical wiring; interior door difficult to operate; missing smoke detector; carbon monoxide detector required; unclean and unsanitary floors ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced; roof not properly anchored; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort; windows are required to have an approved sash locking device; and all windows shall be easily operable and capable of being held in position by window hardware.

Chair Sheridan stated that the property involved in this matter is located at **2103 Autumn Drive** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is greater than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is upheld.

10. **5009 Mackay Road** (Parcel #0095170) SBBH Developments 2, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Don Sheffield. Continued from November 9, 2017 meeting.
(CONTINUED UNTIL FEBRUARY 8, 2018 MEETING)

Anita Shahdad, Tribek Properties, 101 South Kings Road, said that the notices were originally being sent to an incorrect address and as a result, they were not aware of any proceedings going on with this building.

There are actually two properties on this piece of land and once they became aware of the proceeding, they were under the assumption the Order to Demolish was on the other building. Once they ascertained which building was involved, they obtained a quote to demolish the building. The quote was extremely high. The property is currently under contract to a developer who is in the due diligence period. The developer plans to develop the property into a mini-storage facility. She understands that the issue with this property is that the fire department cannot get their vehicles to it if there is an incident. Ms. Shahdad explained that there is a road on the other side of the building about five feet away that could be used for emergency access. The developer is half way through the 120-day due diligence period and has an option for two more 30-day periods. She requested a continuance of 60 days to see if the purchase contract is upheld.

Responding to questions, Inspector Sheffield stated that the fire access is through the adjacent dry cleaner's parking lot and a fire truck cannot fit through the opening. There is no available turning radius and driving over the curb would do damage to the fire truck.

Ms. Shahdad said that if the purchase contract goes through the developer will demolish the building and redevelop the site.

Inspector Sheffield informed Ms. Shahdad that the property needs to be secured. She plans to secure the building within the next 30 days.

Chair Sheridan moved to continue this case until the February 8, 2018 meeting, seconded by Ms. Biggerstaff. The Commission voted 4-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: None.)

- 11. 2610 McConnell Road** (Parcel #0022963) Victor Barriga and Martha Sosa, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Jarod LaRue. Continued from November 9, 2017 meeting.
(CONTINUED UNTIL MARCH 8, 2018 MEETING)

Martha Sosa, 2610 McConnell Road, said that she met with the Inspector on January 3, 2018 and the Inspector explained everything that needed to be done to this property. She plans to turn on electrical and water service and bring everything up to code. The first thing she plans to do is secure the doors and do a clean-up of the property.

Mr. Brown joined the meeting at 2:10 p.m.

Inspector LaRue indicated that he did meet with the owner and explained that a work plan was needed. Ms. Sosa has provided a written plan and list of items they will take care of within the first 12 weeks. Inspector LaRue commented that the owner is very good about staying in touch with him.

Mr. Kollar moved to continue this case until the March 8, 2018 meeting, seconded by Chair Sheridan. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim, Brown. Nays: None.)

- 12. 3612 Delancy Street** (Parcel #0020887) Luis Sosa and Justina Ortiz, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Jarod LaRue. Continued from November 9, 2017 meeting.
(CONTINUED UNTIL APRIL 12, 2018 MEETING)

Isabel Villo, 300 West Washington Street, was serving as translator for the owner, Louis Sanchez, 3612 Delancy Street. Mr. Sanchez has replaced the roof, replaced all windows, removed the ceiling and removed the kitchen floor. Next month he will replace the kitchen floor, doors and ceiling and then he plans to paint. He will not be working yet on the electrical or plumbing repairs.

Inspector LaRue commented that work is progressing nicely and moving forward. Mr. Sosa is aware that the kitchen floor joists will require repair before the kitchen floor can be put back on.

Inspector Sheffield said that the owner has pulled a building permit to cover the work he is doing right now.

Mr. Sosa requested a continuance of three months to complete the repairs.

Chair Sheridan asked the translator to explain to Mr. Sosa that he will need separate trade permits to complete future electrical, mechanical and plumbing work.

Mr. Kollar said that he would be willing to consider giving the owner a three-month continuance. Mr. Sosa has a plan of work in place, he has followed through with the plan and the Commission is pleased with his progress.

Mr. Kollar moved to continue this case until the April 12, 2018 meeting, seconded by Chair Sheridan. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim, Brown. Nays: None.)

- 13. 1815 Larkin Street** (Parcel #0007906) Heirs of Julia E. Gray, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Carla Harrison. Continued from October 12, 2017 and December 14, 2017 meetings.
(CONTINUED UNTIL FEBRUARY 8, 2018 MEETING)

There was no one present to speak on this property.

Inspector Harrison has not heard from the owner since the last meeting in December, 2017. She has called the owner and left a message but has had no reply. The Inspector initiated a nuisance case on January 5, 2018 to ask the owner to clean up the yard. The owner has done nothing at all to the property. The process began in June, 2017 and the video being shown was taken on October 2, 2017. Nothing has changed at the property since the October 2, 2017 video was taken.

It was noted that the owner has an application for rehabilitation with the City that is still pending.

Mr. Kollar moved to uphold the Inspector, seconded by Mr. Brown.

Code Compliance Division Manager Benton commented that she had hoped someone from the City would be present to update the Commission on the status of the rehabilitation application. She offered to send an email to request information on the status of the application. The Commission decided to revisit this case later in the meeting.

Mr. Kollar withdrew his motion to uphold the Inspector and Mr. Brown withdrew his second to the motion.

Counsel Kelly came back to this case after all other cases were heard and informed members that he was able to confirm that the owners of 1815 Larkin Street are still in the Neighborhood Development Rehabilitation Application process at this time. Code Compliance Division Manager Benton stated that she also heard from the City who confirmed they are in receipt of an application and are waiting for a legal title search to be completed so that a decision on the application can be made. She said that a decision on the application should be made within 30 days.

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

- 14. 4319 Bramlet Place** (Parcel #0039611) Liggins Properties, Inc., Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington.

Continued from September 8, 2016; October 13, 2016; February 9, 2017; April 13, 2017; April 11, 2017; June 8, 2017; August 10, 2017; September 14, 2017; November 14, 2017 and December 14, 2017 meetings.

(CONTINUED UNTIL FEBRUARY 8, 2018 MEETING)

Glenda Liggins, 5231 Hopkins Road, Brown Summit, North Carolina, spoke with the contractor, Mr. Dewey, earlier in the day. The electrician was supposed to have finished his work but was called away. The electrician is expected to be at the property today to finish the electrical work. He is supposed to be ordering an inspection for Tuesday of next week. Once the electrical work has been inspected, Mr. Dewey can finish the remaining repairs on the violations list.

Inspector Covington was at the property on January 4, 2018 and noticed that some work had been done. The electrical cover outlets have been put in. They are working on the repairs but the process is slow. He is satisfied with the work that is being done and estimated that all repairs could be completed within 30 days.

Mr. Kollar moved to continue this case until the February 8, 2018 meeting, seconded by Ms. Biggerstaff. The Commission voted 4-1 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim. Nays: Brown.)

NEW CASES

- 15. 2205 Bertie Street** (Parcel #0026559) Heirs of Lucille V. Grant, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington.
(CONTINUED UNTIL FEBRUARY 8, 2018 MEETING)

Code Compliance Division Manager Benton stated that this case was initially inspected on August 1, 2016. The hearing was held on May 16, 2017 and the Order to Repair was issued on that day. The Order expired on June 15, 2017. The property did not have to be secured. There are children living in the area where the property is located but there is not a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Kelly asked Code Compliance Division Manager Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected January 4, 2018; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Division Manager Benton agreed with these questions.

Code Compliance Division Manager Benton stated that the list of violations include exterior walls shall be free of holes, breaks and loose or rotting materials; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; power not on at time of inspection; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; exterior walls are not weatherproof; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; exposed wiring at outlet; exposed wiring at light fixture; plumbing fixtures, particularly toilet, loose/not properly secured; rotten flooring must be repaired; unclean and unsanitary floors, ceilings and/or walls; all windows shall be easily operable and capable of being held in position by window hardware; missing smoke detectors; plumbing facilities must be maintained in a safe, sanitary and functional condition; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; ceiling contains holes, loose material and/or in disrepair; exposed wiring at light fixture; unsafe electrical wiring and kitchen cabinets are damaged.

There was no one present to speak on this case. Staff indicated there has been no contact with any of the heirs of this property. Code Compliance Division Manager Benton did receive a phone call from a prospective purchaser who had been talking with one of the heirs. The prospective purchaser has since backed out of the deal.

Mr. Kollar acknowledged staff's efforts to contact the heirs of this property and he asked that they try once more to make contact before the City takes action on this matter. Code Compliance Division Manager Benton indicated that she would try again to make contact.

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

16. 4124 Donegal Drive (Parcel #0050903) US Bank, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Carla Harrison.
(CONTINUED UNTIL FEBRUARY 8, 2018 MEETING)

Code Compliance Division Manager Benton stated that this case was initially inspected on October 12, 2016. The hearing was held on June 27, 2017 and the Order to Repair was issued on that same day. The Order expired on July 28, 2017. The property did not have to be secured. There are children living in the area where the property is located and there is a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Kelly asked Code Compliance Division Manager Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected January 4, 2018; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Division Manager Benton agreed with these questions.

Code Compliance Division Manager Benton stated that the list of violations include guardrails shall be at least 30 inches in height; all exterior stairs with more than four risers shall have a handrail on one side of the stair; all appliances shall be capable of performing the intended function; cracked or missing electrical outlet cover; electrical equipment needs to be properly installed and maintained; exposed wiring at light fixture; interior doors difficult to operate; missing smoke detector; carbon monoxide detector required; duct system must be capable of performing required function; plumbing facilities must be maintained in a safe sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; roof water shall not be discharged in a manner that creates a public nuisance; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; screens required on doors; screens required on windows; screens on doors should be self-closing and latching and all windows and window frames shall be kept in sound condition, good repair and be weathertight.

Heather Wade was present on behalf of the owner of this property, U.S. Bank. She is an attorney with offices at 1810 Westchester Drive, High Point, North Carolina. This property is currently under contract and the closing date is set for January 15, 2018. The buyer is aware of the condition of the home and is requesting a continuance of 90 days to be able to close the property and get started on the repairs. Ms. Wade's client, US Bank, would like to ask for a dismissal and/or reduction of all fines incurred by this

property. Code Compliance Division Manager Benton informed Ms. Wade that the Commission does not have the authority to waive fines or fees.

Inspector Harrison noted that the property was not secured when the video was taken on January 4, 2018. She plans on issuing a Boarding Notice to secure the property. Ms. Wade will advise the bank that the property needs to be secured as soon as possible.

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

Chair Sheridan asked Ms. Wade to pass along Inspector Harrison's card to the new owner along with the information that the Commission is looking for a timeline and a plan for repairs at the next meeting.

17. 202 Penn Place (Parcel #0020873) Celestino Ramirez and Amalia Cruz, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an Order to Repair. Inspector Jarod LaRue. (CONTINUED UNTIL APRIL 12, 2018 MEETING)

Code Compliance Division Manager Benton stated that this case was initially inspected on April 24, 2017. The hearing was held on May 23, 2017 and the Order to Repair was issued on that same day. The Order expired on June 23, 2017. The property did have to be secured. There are children living in the area where the property is located and there is a school nearby. There is a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Kelly asked Code Compliance Division Manager Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected January 2, 2018; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Division Manager Benton agreed with these questions.

Code Compliance Division Manager Benton stated that the list of violations include kitchens shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200 pounds applied in any direction; all stairs, landings, balconies, porches, decks, ramps or other walking surfaces more than 30 inches above floor or grade level shall have guardrails; steps are rotten or in disrepair; deck, porch and/or patio flooring rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; rotten flooring must be repaired; plumbing facilities must be maintained in safe, sanitary and functional condition; unclean and unsanitary floors, ceilings and/or walls; screen required on windows; screens on doors should be self-closing and latching; all windows shall be easily operable and capable of being held in position by window hardware; replaced missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes; breaks and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes or structural defects; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; replace missing or damaged glass; ceiling contains holes, rotten and/or in disrepair; cracked or missing switchplate cover; electrical equipment needs to be properly installed and maintained; exposed wiring at light fixture; doors difficult to operate; missing smoke detector; carbon monoxide detector required; plumbing fixture/toilet loose/not properly secured; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bathrooms are required to have a door with an interior lockset; doors providing access

to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort; bedrooms must have a door and interior lockset and windows are required to have an approved sash locking device.

Amalia Cruz and Celestino Ramirez, 3704 Delancy Street, were present to speak on this property with the assistance of the interpreter. It was noted that they have owned this property since June of last year. Mr. Ramirez requested three months to be able to complete repairs on this property. They plan to complete the interior repairs first.

Inspector LaRue stated that he met with the owners at the property and they discussed plans to move forward with the repairs. The owners know what needs to be done but the progress is slow. The owners plan to live in this property.

Inspector LaRue commented that the owners need to register their *No Trespassing* signs with the police department. There have been complaints to the police department about trespassing but the signs need to be registered so the police can remove the trespassers from the property.

Inspector Sheffield informed the owners that although they have a foundation permit, they need to pull permits for all trades.

Mr. Brown moved to continue this case until the April 12, 2018 meeting, seconded by Mr. Kollar. The Commission voted 5-0 in favor of the motion. (Ayes: Sheridan, Kollar, Biggerstaff, Nazim, Brown. Nays: None.)

18. 3110 Henry Street (Parcel # 0032990) Lisa W. Carlson, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington.
(INSPECTOR UPHELD)

Code Compliance Division Manager Benton stated that this case was initially inspected on May 8, 2017. The hearing was held on June 6, 2017 and the Order to Repair was issued on that same day. The Order expired on July 6, 2017. There are children living in the area where the property is located but there is not a school nearby. There is not a history of police complaints. Based on the estimated cost of repairs compared to the current tax value of the structure, staff is requesting an Order to Repair.

Counsel Kelly asked Code Compliance Division Manager Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was inspected January 4, 2018; this property is not a multifamily property; and there are more than five separate minimum types of violations or one major type of any of the minimum housing standard codes. Code Compliance Division Manager Benton agreed with these questions.

Code Compliance Division Manager Benton stated that the list of violations include exposed wiring at light fixtures; heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unsafe electrical wiring; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; handrails are loose, damaged or improperly maintained; steps are rotten or in disrepair; unclean and unsanitary floors, ceilings and/or walls; chimneys shall be maintained structurally in good repair; power not on at time of inspection; missing smoke detectors; roof not properly anchored; structural members of roof are not able to support the nominal load; damaged ceiling joists in living room; exterior walls shall be free of holes, breaks and loose or rotting materials; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200 pounds applied in any direction and shall be maintained in good condition; all peeling, chipping, flaking or abraded paint shall be repaired removed or covered and screens on doors should be self-closing and latching.

There was no one present to speak on this property.

Inspector Covington informed members that a tree fell on this property. He spoke with the owner on January 2, 2018. The owner gave permission to enter the property for purposes of the video. The owner was made aware of the meeting today and Inspector Covington is not sure why she is not present. The property is not secured.

Responding to questions, Inspector Covington said that the owner was in negotiations with the insurance company but he is not sure where she is in the process at this time.

Chair Sheridan moved to uphold the Inspector, seconded by Ms. Nazim. The Commission voted 4-1 in favor of the motion. (Ayes: Sheridan, Biggerstaff, Nazim, Brown. Nays: Kollar)

Mr. Isakoff joined the meeting at 3:02 p.m.

Chair Sheridan stated that the property involved in this matter is located at **3110 Henry Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is less than 50 percent of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

REQUEST TO RESCIND PRIOR COMMISSION RESOLUTION FOR DEMOLITION AND REPAIR CASES:

None.

ADJOURNMENT:

There being no further business before the Commission, the meeting adjourned at 3:06 p.m.

Respectfully submitted,

Ellen Sheridan
Chair, City of Greensboro Minimum Housing Standards Commission

ES: sm/jd