

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
OCTOBER 10, 2019**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, October 10, 2019 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Carolyn Biggerstaff; Suzanne Nazim; Heidi Fleshman; Quentin Brown; Theresa Lamothe; Janne Cannon; and Andrew Young. Staff present included: Don Sheffield, Chief Building Inspector; Lawanda Fountain, Code Compliance Administrator; and Inspectors Logan Rustan; Roddy Covington; and Jarod LaRue. Also present was Terri Jones, Attorney for the Commission.

Vice Chair Nazim welcomed everyone to the meeting and 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 September 12, 2019 MEETING:

Ms. Biggerstaff moved to approve the September 12, 2019 meeting minutes, seconded by Ms. Fleshman. The Commission voted 6-0 in favor of the motion (Ayes: Nazim, Biggerstaff, Young, Lamothe, Brown and Fleshman. Nays: None).

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

Staff requested item number #10 to be moved to second on the agenda. Item number 9, 12, & 19 were removed from the agenda.

Continued Cases:

Janne Cannon arrived for the remainder of the meeting.

5. 1914 Opal Dr. (Parcel# 0028776) We Buy Houses of the Triad, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued 8/9/18, 12/13/18, 2/14/19, 4/11/19, 7/11/19, 8/8/19 **(CONTINUED TO OCTOBER 10, 2019)**

Lawanda Fountain stated that the date of the initial inspection was March 1, 2016 and the hearing was March 22, 2016. The order to repair or demolish was issued on March 23, 2016 and the order expired on April 22, 2016. There are children in the area and there is not a school nearby. There is no history of police complaints and the property did not have to be secured. Staff is requesting an Order to Repair.

Don Johnson 5712 Greenview Dr. stated that he was the general contractor that was hired about three and half weeks ago. Mr. Johnson stated that they have obtained all their permits. Mr. Johnson stated that HVAC has been completed and they are making good progress. Mr. Johnson stated they should be finished in about 40 days. Ms. Fleshman asked staff how the percentages went up, then down and then back up? Inspector Covington stated that when the new owners bought the property, they gutted it and Inspector Covington went back and put the violations back in so that is why the percentage went down and then back up.

Mr. Brown made a motion to continue this for 60 days until the December 12, 2019 meeting, seconded by Ms. Fleshman. The board voted 7-0 in favor of the motion (Ayes: Brown, Cannon, Young, Lamothe, Biggerstaff, Nazim and Fleshman Nays: None)

10. 2903 Bessemer Ave. (Parcel #0020734) Jose Humberto Sosa Altamirano & Veronica Sosa Peralta, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Demolish.** Inspector Jarod LaRue. Continued from 7/11/19, 8/8/19 (**CONTINUED TO December 12, 2019**).

Lawanda Fountain stated that the initial inspection was on April 11, 2018 and the hearing was on July 10, 2018. The order was issued on July 10, 2018 and expired on March 12, 2019. The property did have to be secured. There are children in the area and a school nearby. There was a history of police complaints. Staff is requesting an Order to Demolish.

Jose Humberto Sosa Altamirano stated that the repairs are almost finished. Ms. Fleshman asked for a timeline for when Mr. Altamirano can be finished? Mr. Altamirano stated that the electricity and the floors have to be finished. Mr. Altamirano stated that everything would be painted by the end of the week. Inspector LaRue stated that Mr. Altamirano has gone above and beyond what is being asked to be done. Inspector LaRue stated that he thought Mr. Altamirano could have it finished within the next 30 days.

Ms. Fleshman made a motion to continue for 60 days until the December 12, 2019 meeting, seconded by Mr. Brown. The Board voted 7-0 in favor of the motion (Ayes: Brown, Cannon, Young Lamothe, Biggerstaff, Nazim, and Fleshman Nays: None)

6. 318 Dolley Madison Rd. (Parcel #0042231) Danella D. Davis, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from 4/13/17, 6/8/17, 8/10/17, 9/14/17, 12/14/17, 2/8/18, 5/10/18, 9/13/18, 10/11/18, 12/13/18, 1/10/19, 3/14/19, 5/9/19, 7/11/19 (**Continued to December 12, 2019**)

Lawanda Fountain stated that the initial inspection was on February 19, 2016 and the hearing was on February 14, 2017. The order was issued on February 14, 2017 and expired on March 14, 2017. The property did not have to be secured There are children in the area but no school nearby. There was no history of police complaints. Staff is requesting an Order to Repair.

Barbara Washington stated that on July 22, 2019 and July 26, 2019 the house got vandalized. Ms. Washington stated that the records will show that all the electrical work was completed in January of 2019 and it was vandalized again and there are problems there. Ms. Washington stated that her client Danella Davis has made a good faith effort to get this job completed. Ms. Washington stated that they have a deposit with a Better View, and Ms. Davis has requested that they hold the windows until they are ready to put them in. They are in a dispute with the insurance company. Ms. Washington stated that they have not had any problems with vandalizing since July 2019 because the vandalizer was caught. Ms. Washington stated that they needed more time to pursue the matter with the police department. Mr. Brown asked what the intentions were with the property? Ms. Washington stated that their goal is to rent the house. Inspector Covington stated that he went out on October 8, 2019 and met with Ms. Davis. Inspector Covington stated that they are

working on bringing the property in compliance. Mr. Brown asked if they could not financially fix it, what the goals were then? Ms. Washington stated that the owners have the finances to fix it, but every time they fix something the house gets vandalized. Vandalism has been ongoing since November 2018. Ms. Fleshman asked Inspector Covington if the property was secured? Inspector Covington stated that it was.

Ms. Fleshman made a motion to continue for 60 days until the December 12, 2019 meeting, seconded by Mr. Brown. The Board voted 7-0 in favor of the motion (Ayes: Brown, Cannon, Young, Nazim, Lamothe, Biggerstaff and Fleshman Nays: None)

7 & 8. 322 & 324 Tate St. (parcel #0006313 & 0006314) Doris J. Yeattes Family Trust, Owner. In the Matter of Order to Repair, Alter or Improve Structures. **Requesting an Order to Repair.** Inspector Roddy Covington (**CONTINUED TO January 9, 2020**).

Lawanda Fountain stated that the initial inspection for both properties was on May 15, 2018 and the hearing was on June 12, 2018. The order was issued on June 12, 2018 and expired on July 12, 2018. The property did not have to be secured. There are children and a school in the area. There was no history of police complaints. Staff is requesting an Order to Repair.

Daryll Cooper stated that he is the contractor that Ms. Yeattes has hired. Mr. Cooper stated that it took them three months to get the houses cleaned out. They have been working on these houses a piece at a time. Mr. Cooper stated that all the houses are finished on the inside. Mr. Cooper stated that the vanities are all in and about 80 percent complete in both houses. The mold has been gotten out and the house has a clean bill of health. Ms. Fleshman asked if they were planning on keeping the radiator heating? Mr. Cooper stated that they were keeping the radiator heating. Mr. Cooper stated that they are still working on the outside of the houses. Mr. Cooper stated that the smoke detectors and carbon monoxide detectors are in. Mr. Cooper hopes to be finished within 30 days. Mr. Young asked Mr. Cooper for a timeframe? Mr. Cooper stated anywhere between 30 and 60 days. Mr. Young asked Mr. Cooper if he foreseen any more problems? Mr. Cooper stated that he thought they have found all the surprises and don't expect anymore.

Mr. Brown made a motion for 90 days until the January 9, 2020 meeting, seconded by Ms. Cannon. The Board voted 7-0 in favor of the motion (Ayes: Brown, Cannon, Young, Nazim, Lamothe, Biggerstaff and Fleshman Nays: None).

9. 3421 Wichita Place (Parcel# 0046732) Eliot & Brian Seward, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Carla Harrison. Continued from 6/13/19, 7/11/19, 6/12/19. (**Removed from agenda**)

11. 900 Westridge Rd. (Parcel #0037110) Amanda L. Kinney, Owner, In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Rustan. Continued from 3/14/19, 6/13/19, 8/8/19, 9/12/19 (**CONTINUED TO December 12, 2019**).

Lawanda Fountain stated that the date of initial inspection was on December 15, 2017 and the hearing was on January 4, 2018. The order was issued on January 5, 2018 and expired on February 5, 2018. The property did not have to be secured. There are no children or schools nearby. There was no history of police complaints. Staff is requesting an Order to Demolish.

Amanda Kinney 1312 Fairmont St. stated that they have got the walls up and the sheetrock in. Ms. Kinney stated that all the brick work has been redone. Ms. Kinney stated that she has the carpenters there. The next step is to have the cabinets put in, paint, and the floors. Inspector Rustan stated that there has been a lot of progress made.

Mr. Brown made a motion to continue this for 60 days until the December 12, 2019 meeting, seconded by Ms. Biggerstaff. The Board voted 7-0 in favor of the motion (Ayes; Brown, Cannon, Young, Lamothe, Nazim, Biggerstaff, and Fleshman Nays: None).

12. 2100 Briarwood Dr. (Parcel# 0019070) Pamela Lea, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Logan Rustan. Continued from 9/12/19 **(Removed from agenda).**

13. 119 West Green Court (Parcel# 0025153) Howard & Joyce Jones, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Rustan. Continued from 9/12/19 **(CONTINUED TO December 12, 2019).**

Lawanda Fountain stated that the initial inspection was on May 30, 2018 and the hearing was on June 26, 2018. The order was issued on June 26, 2018 and expired on July 26, 2018. The property did not have to be secured. There are children in the area, but no school nearby. There was no history of police complaints. Staff is requesting an Order to Demolish.

Howard Jones 7512 Parkershire Court stated that when the house was condemned the City came and turned the water off. Inspector Rustan was nice enough to help Mr. Jones to get the water back on. The painter has come, and pressure washed the house. Mr. Jones stated that the painter would be back this week to paint the house. Mr. Jones stated that HVAC was started Tuesday. The electrical work will be finished up today or tomorrow. Mr. Jones has hired a plumber to address the plumbing issues. Ms. Nazim asked Don Sheffield if an electrical permit needed to be pulled? Don Sheffield stated that it depended if it was just a change out. Mr. Jones stated that the electrician told him he would have to renew the electrical permit. Don Sheffield stated that they did not show an electrical permit. Ms. Lamothe asked Inspector Rustan when the video was taken? Inspector Rustan stated that it was taken October 3, 2019. Inspector Rustan stated that when he was there on Thursday workers were there working. Ms. Fleshman stated that they were seeing progress.

Ms. Fleshman made a motion to continue for 60 days until the December 12, 2019 meeting, seconded by Mr. Brown. Mr. Young asked Mr. Jones if he had a contractor? Mr. Jones stated that he was hiring subcontractors to do the work? Mr. Young asked Mr. Jones for a timeframe? Mr. Jones stated that it would take about 60 days. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Young, Lamothe and Brown Nays: None)

14, 15, & 16. 806 Holt Ave. Units A, B, and C (parcel #0020671) Lawrence G. Williams, Owner. In the Matter of Order to Repair, Alter or Improve Structures. **Requesting an Order to Repair** on all units. Inspector Jarod LaRue. Continued from 9/12/16 **(UPHELD).**

Lawanda Fountain stated that unit A, B & C was initially inspected on July 27, 2018 and the hearing was on August 22, 2018. The order was issued on August 22, 2018 and expired on September 24, 2018. The property did have to be secured. There are children and a school nearby. There was no history of police complaints. Staff is requesting an Order to Repair for all units.

Mr. Brown asked if the tax value was for the whole building or the individual property? Inspector LaRue stated that was for each individual building. Ms. Fleshman asked Staff if the new owner was notified? Counsel Jones stated that as of September 30, 2019 there has not been any new owner. Counsel Jones stated that just because they change owners the violations remain on the property.

Ms. Fleshman made a motion to uphold the inspector. Ms. Nazim asked to hear from the inspector? Inspector LaRue stated that the owner was still working on selling the property. No repairs have been made to the property. The motion was seconded by Mr. Brown. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Young, Lamothe and Brown. Nays: None).

Counsel Jones asked Inspector Rustan if the video that was shown depicted the actual properties? Inspector Rustan stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector Rustan stated that it was inspected on October 1, 2019. Counsel Jones then asked if this was a duplex or apartment? Lawanda Fountain stated that it was. Counsel Jones asked if this was a duplex or a multi-unit property? Inspector Rustan stated that it was. Counsel Jones asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Rustan stated that there was. Inspector LaRue was then asked to read the violations into the record. The violations are as follows for Unit A: All cracked or loose plaster, decayed wood, or other defective surface conditions shall be repaired or replaced; inoperable smoke detectors; power not on at time of inspection; heat not on at time of inspection, unclean and unsanitary floors, ceilings, or walls; all peeling, chipping, flaking, or abraded paint shall be repaired, removed or covered, all windows shall be easily operable and capable of being held in position by window hardware; bathrooms are required to have a locking mechanism for privacy; bedrooms must have a door and interior lock; duct system must be capable of performing required function; cracked or missing switchplate covers; carbon monoxide detector required; exterior walls shall be free of holes, breaks and loose or rotting material; 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; electrical equipment needs to be properly installed and maintained; steps rotten or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; all exterior surfaces shall be maintained good condition and shall be protected from decay by means of paint or other defective covering; and roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction.

The violations for Unit B are as follows: all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; unclean and unsanitary floors, ceilings and/or walls; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; loose floor covering must be repaired or replaced; duct system must be capable of performing required function; bathroom provides ventilation system when window is not provided; all peeling, chipping, flaking, or abraded paint shall be repaired, removed or covered; all windows and window frames shall be kept in sound condition, good repair, and be weathertight; missing smoke detectors; inoperable smoke detectors, bedrooms must have a door and interior lock; 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 in any direction and shall be maintained in good condition; electrical equipment needs to be properly installed and maintained; steps rotten or in disrepair; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; and roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction.

The violations for Unit C are as follows: All windows and window frames shall be kept in sound condition, good repair, and be weathertight; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; power not on at time of inspection; heat not on at time of inspection, water not on at time of inspection, all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; bathroom requires ventilation system when window is not provided; inoperable smoke detectors; carbon monoxide detector; all cracked or loose plaster, decayed wood, or other defective surface conditions shall be repaired or replaced; doors providing access to a dwelling unit or a leased rooming unit

shall be equipped with a deadbolt lock designed to be readily operable from the interior, without the use of keys or special effort; exterior walls shall be free of holes, breaks, and loose 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; electrical equipment needs to be properly installed and maintained; steps rotten or in disrepair; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; all exterior surfaces shall be maintained in good condition and shall be protected by means of paint or other protective covering; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction.

Vice Chair Nazim stated that the property involved in this matter is located at **806 Holt Avenue Units A, B and C** in Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of 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 more than 50% 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 facts, 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 on this 10th day of October 2019.**

17. 2212 Wilcox Dr. (parcel # 0048176) Roger & Jamie Workman, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. Continued from 9/12/19 (**UPHELD**)

Lawanda Fountain stated that the initial date of inspection was on May 31, 2018 and the hearing was on June 26, 2018. The order was issued on June 26, 2018 and expired on May 8, 2019. The property did have to be secured. There are children in the area but no school nearby. There was no history of police complaints. Staff is requesting an Order to Demolish.

Inspector LaRue read an email into the record. The email stated that the owner had found a contractor to repair the existing violations.

Ms. Fleshman made a motion to uphold the inspector, seconded by Mr. Brown. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Young, Lamothe and Brown. Nays: None).

Counsel Jones asked Inspector LaRue if the video that was shown depicted the actual properties? Inspector LaRue stated that it did. Counsel Jones then asked if all parties of interest were notified of the hearing? Lawanda Fountain stated that they were. Counsel Jones then asked when the property was last inspected? Inspector LaRue stated that it was inspected on October 2, 2019. Counsel Jones then asked if this was a duplex or apartment? Inspector LaRue stated that it was not. Counsel Jones asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector LaRue stated that there was. Inspector Taylor was then asked to read the violations into the record. The violations are as follows: Board, secure, or repair building immediately; all windows shall be easily operable and capable of being held in position by window hardware; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; electrical equipment needs to be properly installed and maintained; all appliances shall be capable of performing the intended function; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; loose floor covering must be repaired or replaced; all windows and

window frames shall be kept in sound condition, good repair, and be weathertight; disconnected drainage line in crawl space behind a/c unit; and exterior wall(s) shall be free of holes, breaks and loose or rotting materials.

Vice Chair Nazim stated that the property involved in this matter is located at **2212 Wilcox Drive** in Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of 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 more than 50% 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 facts, 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 on this 10th day of October 2019.**

18. 2703 E. Bessemer Ave. (parcel # 0020613) Hundred-Fold LLC, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Requesting an **Order to Repair**. Inspector Jarod LaRue. Continued from 9/12/19 (**CONTINUED TO JANUARY 9, 2020**)

Lawanda Fountain stated that the initial date of inspection was on April 18, 2019 and the hearing was on May 14, 2019. The issue was ordered on May 14, 2019 and expired on June 13, 2019. The property did have to be secured. There are children and a school nearby. There was no history of police complaints. Staff is requesting an Order to Repair.

Troy Johnson 1607 Candice Ridge Dr. stated that they have done a lot. The small roof is complete and expects to be done in 60 to 90 days. The painting on the inside has been done. Inspector LaRue stated that the repairs have been completed and feels like Mr. Johnson could be finished in 60 to 90 days.

Ms. Nazim made a motion to continue for 90 days, seconded by Mr. Brown. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Young, Lamothe and Brown. Nays: None).

19. 3011 E. Bessemer Ave. (parcel #0021961) Leticia Aguirre & Nicolas Rodriquez, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. Inspector Jarod LaRue. Continued from 9/12/19 (**REMOVED FROM AGENDA**).

20. 1310 Valleyview St. (Parcel #0021664) William & Marion Graves, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. Requesting an **Order to Repair**. Inspector Jarod LaRue. Continued from 7/11/19, 8/8/19 (**CONTINUED TO JANUARY 9, 2020**).

Lawanda Fountain stated that the initial inspection was on February 1, 2019 and the hearing was on February 27, 2019. The order was issued on February 27, 2019 and expired on May 6, 2019. The property did not have to be secured. There are children in the area and a school nearby. There was no history of police complaints. Staff is requesting an Order to Repair.

Marion Graves 216 Norwood Ct., Mebane, NC stated that since they were last here, they have completed mailbox and shrubs. The garage door will be ready next Thursday. All electrical work has been completed. All the lights are working. They had a slight delay on the windows because they are custom windows. They are on target now. The roof over the garage must be repaired. Ms. Nazim asked Ms. Graves if they had a

contractor and a timeframe? Ms. Graves stated that she did have a contractor and she was estimating that it would take about 60 days to complete.

Mr. Brown made a motion to continue for 90 days until the January 9, 2020 meeting, seconded by Ms. Fleshman. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Young, Lamothe and Brown Nays: None).

ADJOURNMENT

There being no further business before the Commission, the meeting adjourned at 2:30 p.m.

Respectfully submitted,

Peter Isakoff
Chairman, City of Greensboro Minimum Housing Standards Commission

PI: pr/jd