

# City Council OKs Rolling Hills help, holds off on New Hope Manor

BY TODD LUCK

THE CHRONICLE

The Winston-Salem City Council lent its support to a \$7.8 million rehabilitation of Rolling Hills, but delayed action on a loan for renovating New Hope Manor during its Monday, Sept 19, meeting.

Rolling Hills has made headlines in the last months for its substandard conditions and multiple housing code violations. The council unanimously approved an endorsement of \$7.8 million in housing revenue bonds for Steel Rolling Hills LLC to acquire and rehabilitate the 110 unit apartment complex. The bonds do not involve city funds, nor is the city liable for repayment.

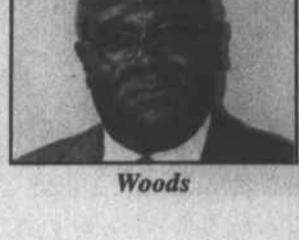
The council previously approved bonds of up to \$5.6 million for Rolling Hills, when it was estimated it would take up to \$17,000 per unit for rehabilitation. The council revisited the issue when it became apparent that might not be enough to get the units up to code and keep them that way. The property has a history of having the minimum done to get the apartments into code compliance, only to have them fall below that standard again. City Council Member Derwin Montgomery said he felt the new bond amount, which allows for \$42,000 per unit, will make mean-

ingful change to the complex.

"It will go far to make sure the quality of housing for those individuals who reside in Rolling Hills will be something that the entire community will be proud of," he said.

Montgomery didn't believe the same was true of a \$1.6 million loan to the Housing Authority of Winston-Salem to acquire New Hope Manor and rehab the units there so they stay up to code.

"This is, in my opinion, a Band Aide on issues that exist on the property," he



Woods

said.

HAWS' plan for the distressed property is to demolish seven of the 18 buildings there that are unfit for habitation and rehabilitate the remaining 79 units, spending \$1.2 million, or about \$15,000 per unit, on rehab. HAWS would also apply for a federal Choice Neighbors grant that would allow it to demolish and rebuild the complex in a few years. Montgomery said that it may be better to look at other ways to get residents into affordable, quality

housing rather than spend money to fix apartments that will be demolished.

City Council member Robert Clark wanted to approve the measure, saying that HAWS had a good reputation for turning around properties. City Council Members Jeff MacIntosh and D.D. Adams also had concerns about if the amount was enough to fix the units and if the \$2.6 million appraisal of the property is current and accurate.

Ritchie Brooks, director of community and business development, said that city staff has not done a visual inspection of the apartments to confirm if the amount of money HAWS is planning to spend will be enough.

HAWS Director Larry Woods assured the council it was not a "Band Aide job," with extensive renovations that include replacing floors, cabinets and refrigerators. He said residents where also asked about problems in individual units that need fixing. New cameras and off duty police officers will be used for security. He said that if HAWS got the Choice Neighborhood grant the city would be paid back.

Woods said the amount HAWS is spending on renovations is lower than Rolling Hills because the units it's not demolishing are in better shape.

"This is not Rolling Hills, this is in a lot better

condition than Rolling Hills," he said.

Ultimately, the item was sent back to the finance committee for further discussion next month.

Also during the meeting, the council approved leasing property in Kimberley Park to Goler

CDC for a new hydroponics facility by 7-1. Clark was the only "no" vote,

saying he didn't think it was a good use of park land, that the city shouldn't be "getting into the lettuce business" and that he felt the job training there wouldn't be transferable to



Montgomery

other jobs in the area. The facility will grow vegetables in water and provide fresh produce to the Kimberley Park community, which is a food desert. The City Council has already approved \$962,000 for the project.

## Main Street Academy receives top ranking

SPECIAL TO THE CHRONICLE

The North Carolina Department of Public Instruction released its ranking of all schools in North Carolina on Sept. 1.

All alternative schools in North Carolina were ranked based on the following formula: 20% - Student Persistence; 20% - School Achievement based on EOG and EOC test scores, the ACT test results, the 4 and 5 year graduation rate, and math course rigor; and 60% on Student Growth developed in conjunction with EVASS, which is a growth model for both students and teachers.

Main Street Academy received the highest ranking of "Progressing" as assigned by the

Department of Public Instruction based on an improvement of at least three points from the 2014-15 school data. The school, under the leadership of Ronald Travis, principal, has been showcased at the local Collaborative Learning Conference and the statewide Alternative Schools Conference as one of the most progressive alternative schools in the state. According to the North Carolina Department of Public Instruction, all alternative schools in the district achieved "maintaining" or "progressing" status during the previous rating period.

Main Street Academy accepts students in grades 6-12 who are assigned by the Assistant Superintendent of Secondary Schools who

have violated the Student Code of Conduct. The school houses a Day Treatment Program and several character education programs including its site based "Jaguar Time" program and a new Youth Development Initiatives program beginning in the 2016-17 school year. Travis feels that it's a team effort: "While I understand the importance of intelligent, competent leadership in the form of the principal, it's more important to have caring teachers who understand and believe in our students."

Ronald Travis is beginning his third year as principal of Main Street Academy. He previously served as assistant principal and principal of Carver High School.

**CHRONIC KIDNEY DISEASE CAN LEAD TO ANEMIA**

LEAVING YOU FEELING TIRED AND WEAK

There are some things that you should know if you've been diagnosed with chronic kidney disease. In certain people, chronic kidney disease can lead to a serious condition called anemia. Anemia occurs when your body doesn't have enough red blood cells. Red blood cells carry oxygen to the rest of your body, giving you energy to do your daily activities.

If anemia due to chronic kidney disease is left untreated, you are at risk for serious health consequences, including a higher risk of heart complications or needing a blood transfusion. If you are unsure if you have anemia, or it's been a while since you've checked, a doctor can diagnose it through a simple blood test.

### QUIZ

#### COULD YOU HAVE ANEMIA DUE TO CHRONIC KIDNEY DISEASE?

YES	NO
<input type="checkbox"/>	<input type="checkbox"/>
Do you have chronic kidney disease?	
Do you have any of the following symptoms:	
> Feel tired often	
<input type="checkbox"/>	<input type="checkbox"/>
> Shortness of breath	
<input type="checkbox"/>	<input type="checkbox"/>
> Dizziness	
<input type="checkbox"/>	<input type="checkbox"/>
> Racing heartbeat	
<input type="checkbox"/>	<input type="checkbox"/>

If you have chronic kidney disease and checked off at least one of the above symptoms, you may have a condition called anemia.

#### ANEMIA SYMPTOMS ARE EASILY MISSED

Symptoms of anemia are very common to many other conditions and can therefore be easily missed. Common anemia symptoms include:

- > Feeling tired often
- > Shortness of breath
- > Dizziness
- > Racing heartbeat

#### ANEMIA DUE TO CHRONIC KIDNEY DISEASE CAN BE TREATED

Anemia due to chronic kidney disease is primarily treated with an injection of a medication that helps your body produce red blood cells. Because your body needs iron to make red blood cells, your doctor may also give you iron, either in pill form or as an IV.

#### A RESEARCH STUDY MAY BE AN OPTION

The PROTECT Study is a new research study evaluating an investigational oral medication for people with anemia due to chronic kidney disease. The study compares the effectiveness of the investigational oral medication to an approved anemia medication given by injection. During the study, qualified participants will either receive the investigational oral study medication or the approved injection.

Treating your anemia may give you more energy and reduce your risk of serious health consequences.

#### PROTECT STUDY

YourKidneyIQ.com

844-763-6363