

# City to vote on New Hope Manor assistance on Monday

BY TODD LUCK  
THE CHRONICLE

The Winston-Salem City Council will vote Monday on a \$1.6 million loan for the Housing Authority of Winston-Salem (HAWS) to purchase and rehabilitate New Hope Manor.

This loan for the distressed apartment complex came before the council in September, but was sent back to committee because of concerns about whether the amount spent to rehab the apartments would be enough.

HAWS plans to demolish seven of the 18 buildings there that are unfit for habitation and rehabilitate the remaining 79 units. Director Larry Woods told the council at the time that the renovations would be substantial not only to the apartments but would also make security improvements at the complex like surveillance cameras.

During a Monday, Dec. 12, finance committee meeting, Ritchie Brooks, the city's director of community and business development, said his staff had confirmed that the renovations would be enough to get the remaining apartments at or above building code standards.

Woods described to the committee conditions at New Hope with squatters and loiterers, cars coming in and out from drug sales, and trash that wasn't being picked up regularly. He felt



Woods



Burke

HAWS could turn the complex into safe, quality affordable housing

"We feel we can make a difference here," he said.

The acquisition is part of a larger plan for HAWS to get a federal Choice Neighborhoods grant that would allow for the demolition of New Hope and Cleveland Avenues Homes, and replace them with small apartment buildings, single family homes and town homes. The grant allows for existing tenants to be relocated with case management that will help them with education and employment. If this happens, New Hope will be sold to a private developer and the city will be repaid. The nationally competitive grant is awarded annually. If HAWS doesn't get it next year, it would keep reapplying for the grant.

The city loan would come from 2014 general obligation bonds with \$900,000 going for acquisition, which is a deferred zero interest loan paid back upon the sale or transfer of the property. The rest is a

zero interest loan that will be deferred for 20 years, but will have pilot payments and include one unit set aside for city use.

HAWS also plans to use \$1.2 million in other loans to help with the total acquisition cost, which is \$1.8 million, and with rehabilitation, which will cost \$1.2 million. The cur-



Photos by Todd Luck

The Housing Authority of Winston-Salem is hoping to acquire and rehabilitate New Hope Manor with a loan from the city.

rent owners of the property are New Hope Holdings, which is owned by Nathan Tabor, and Pinnacle Properties of Randolph County, which is managed by Bobby Crumley. Both will be taking a loss from the sale, as will Carolina

Bank, which lent the two companies money.

The finance committee voted to send it to full council, as did the general governance committee.

"We need to vote this to move ahead, or move on, but if we do not support

this, we will leave some people in a very serious situation," said Mayor Pro Tempore Vivian Burke.

Woods said that HAWS would move quickly to acquire New Hope, but was unsure when it would close on the property.



Photo by Tevin Stinson

Jaque Williams helps Brandon Stewart find the perfect coat at the Winston-Salem Rescue Mission on Tuesday, Dec. 6.

## Local youth's art talents keep children warm with coat giveaway

BY TEVIN STINSON  
THE CHRONICLE

Thanks to the artistic talents of a sixth grader at Clemmons High School more than 200 children received an early Christmas gift when they received a brand new coat earlier this week at the Winston-Salem Rescue Mission.

Marissa France has always had a passion for art so when her grandmother Sue France saw an ad for Burlington Stores' Warm Coats and Warm Hearts Coat Drive Art Contest she thought it would be perfect for her granddaughter. The nationwide contest held annually for the past decade purpose is to find a young superstar artist to design a panel of the coat donation box that are featured in Burlington Stores across the country.

Knowing how talented Marissa is my eyes and ears are always open for art contest," said Marissa's grandmother. "I was not surprised that she did well in the contest."

Although she didn't win the grand prize and a guest appearance on Good Morning America as the runner up Marissa was awarded a gift certificate and the opportunity to donate 250 coats to the non-profit organization of her choosing. While speaking with The Chronicle at the Winston-Salem Rescue Mission where Marissa decided to donate the coats,

the up and coming artist said it felt good to give to those in need especially during the holidays.

"It feels good to know that I was able to help a bunch of kids stay warm this winter," she said. "Nobody wants to have a bad Christmas. It's every kid's dream to have a great Christmas and it makes me happy to know that I could help."

During the coat giveaway on Tuesday, December 6 Marissa discussed how she came up with her idea for the drawing. She said after drawing a number of sketches, she decided to submit the drawing of a hand holding a heart made of various colored coats because it went best with the theme of the contest.

Marissa's parents Kevis and Susana France said they were proud of their daughters many accomplishments. They mentioned earlier this year she won first place in a national aviator contest, Marissa is also an "A" honor roll student.

Although her design didn't make it to the donation box be on the lookout for Marissa France in an art gallery near you, she has already accumulated several portfolios of her work and seems confident that her talents will only get better.

"I've been doing art for a long time and it's what I do more than anything else," smiled France.