

# Partners in Housing

HBAWS & WSRAR Joint Governmental Affairs

**UPDATE** - *December 10, 2010*

| <u>Contents</u>                      | <u>Page</u> | <u>Contents</u>                          | <u>Page</u> |
|--------------------------------------|-------------|--|-------------|
| <i>The Latest News.....</i>          | <i>1</i>    | <i>W-S &amp; Forsyth Co. News.....</i>   | <i>1</i>    |
| <i>State &amp; National News....</i> | <i>1</i>    | <i>Other Counties and Towns News....</i> | <i>2</i>    |

( \*\* - indicates an item that has changed or is new since the previous **UPDATE** )

## **THE LATEST NEWS**

### **\*\*Builders Launch Website to Defend Mortgage Interest Deduction**

**December 2** — The National Association of Home Builders (NAHB) has launched a newly-designed consumer-oriented website, [www.SaveMyMortgageInterestDeduction.com](http://www.SaveMyMortgageInterestDeduction.com), to provide up-to-date information on the threat to the mortgage interest deduction. **Read More...**

**Save my mortgage interest deduction** to provide up-to-date information on the threat to the mortgage interest deduction. The site contains fact sheets, frequently asked questions, press releases, media stories, statistics, reports, and more. Most importantly, [SaveMyMortgageInterestDeduction.com](http://www.SaveMyMortgageInterestDeduction.com) tells visitors how to stay informed and make sure their opinions are heard on this important issue by connecting through NAHB's [Facebook](#) and [Twitter](#) mortgage interest deduction communities and [Eye on Housing](#) blog.

For more information, contact NAHB Public Affairs at [publicaffairs@nahb.org](mailto:publicaffairs@nahb.org) or call Gwyn Donohue at 800-368-5242, ext. 8447.

## **STATE AND NATIONAL NEWS**

**NAHB free webinars.** Check out NAHB's **Nation's Building News**, their on-line newspaper. You'll find several free webinars coming up that will be of interest to builders, real-estate professionals and developers. **Don't forget to check-out the NCAR, NCHBA, NAR and NAHB websites** for the latest in what is going on in Raleigh and in Washington that affects us here locally. Especially these days, what's happening there is vital to your future. **And, please don't pass by those "Calls for Action" you receive on occasion. Our State and National Associations can only help us if we do our part by responding quickly to their "Calls for Actions."** [http://www.realtor.org/government\\_affairs](http://www.realtor.org/government_affairs)

## **WINSTON-SALEM & FORSYTH COUNTY NEWS**

**2009 Forsyth County Trends and Development Patterns Report.** Did you know that Forsyth County's median household income grew by 24% between 2003 and 2008 from \$38,000 to \$48,000? Are you aware that there has been 2.9 million square feet of institutional development (e.g. schools & universities, hospitals, churches, nursing care, etc.) approved in Forsyth County since 2004, second only to 3.3 million square feet of retail development? The [2009 Forsyth County Trends and Development Patterns Report \[pdf/823kb/65p\]](#) includes more than 70 charts and tables compiling information from nearly 600 zoning dockets and more than 15,000 construction permits between 2004 and 2009. The report also examines transportation trends, economic trends and comparisons with comparable counties in North Carolina and South Carolina. Much of the data has been aggregated into four geographic categories for comparison purposes: Winston-Salem's Central City, Winston-Salem's Suburban Ring, outlying Perimeter Communities and designated Rural Areas. Please contact Steve Smotherman at the City-County Planning Department at [steves@cityofws.org](mailto:steves@cityofws.org) (336-747-7066) if you have any inquiries.

**\*\*W-S Discusses Rezoning Notification.** The W-S Community Development/Housing/General Govt. Committee will discuss possible mandatory community meetings when a rezoning case is filed. This will be discussed at the December 14<sup>th</sup> CD/H/GG Committee meeting at 5:00PM, Room 239 City Hall.

**W-S Nonresidential Building and Maintenance Code.** – The W-S CD/H/GG Committee discussed City staff's most recent revisions to the proposed ordinance at its October 12<sup>th</sup> meeting. Several REALTORS® were in attendance. The proposed ordinance's purpose is to establish standards to help reduce the problem of abandoned, dilapidate nonresidential buildings. The Committee has asked City staff to provide them to revise the ordinance once again and to provide them with additional information at the Committee's December 14<sup>th</sup> meeting. Please contact Joint Govt. Affairs staff if you would like more information about this issue.

**Proposed Changes to W-S Stormwater Controls Maintenance Surety.** The City of Winston-Salem is looking into adding more options available to landowners/developers for making sure there will be adequate funds

**For Additional Information, contact Nancy Gould  
336-659-5526 / [ngould@wsrar.com](mailto:ngould@wsrar.com)**

available should repairs be needed to stormwater controls located in new developments. An informal group of HBAWS and WSRAR members are now working on recommendations to City staff and elected officials on this issue. Please email: [ngould@wsrar.com](mailto:ngould@wsrar.com) if you would like to participate.

**Northeast Area Plan.** The City Council held a public hearing on the draft Plan on October 4, 2010, 7:00 p.m., in the Council Chamber. The City Council public hearing and approval of the Plan have been continued to December 6, 2010, to allow further work on Plan recommendations.

**West Suburban Area Plan.** City County Planning staff has begun work on the West Suburban Area Plan. A Citizen Advisory Committee (CAC) has been formed to work with Planning staff throughout the Area Planning Process. The next meeting of the West Suburban Area Plan will be on January 13, 2011 at the Polo Recreation Center from 6-8PM. We will be discussing the vision statement.

**Rural Hall Area Plan.** City-County Planning staff has commenced work on the Rural Hall Area Plan. A Citizens' Advisory Committee has been formed to work with planning staff throughout the Area Plan process. Next meeting is scheduled as follows: December 14, 6-8 p.m., Rural Hall Volunteer Fire & Rescue Department, 177 Highway 65 East. To learn more about the plan go to: [www.cityofws.org/planning](http://www.cityofws.org/planning). Look under **Area Plans**.

**\*\*South Suburban Area Plan.** The City Council will hold a public hearing on the plan on January 3, 2011 at 7PM. To access the draft plan go to: [www.cityofws.org/planning](http://www.cityofws.org/planning). Look under **Area Plans**. If you have any questions or concerns you may contact Marilyn Jon at 747-7059 or Kirk Ericson at 747-7045 or [kirke@cityofws.org](mailto:kirke@cityofws.org).

#### **OTHER COMMUNITIES AND COUNTIES**

**\*\*Lewisville Looking at Possible Revisions to Rural Overly Zoning District.** Currently, Lewisville's Rural Overlay District which requires a minimum lot size of three acres apply only to tracts of land that are 30 acres or greater and does not allow PRDs (Planned Residential Developments – often called cluster developments.) Their Planning Board is beginning discussions about possibly decreasing the size of existing tracts of land that the 3 acre min. might apply to and also whether or not PRDs should be allowed.

**\*\*Lewisville May Add New Subdivision Parking Requirements.** Lewisville's Town Council is concerned about parking along streets in new subdivisions and is looking at alternatives. Contact **Partners in Housing** for additional information.

**\*\*Kernersville May Require Newspaper Adds for Rezoning.** This issue will be discussed at the December Planning Board Meeting, 7PM, Municipal Council Chambers. For more information, contact Jeff Hatling at [jhatling@toknc.org](mailto:jhatling@toknc.org) or 922-0704.

**Historic Commission Needs Clemmons Member.** The Forsyth County Historic Resources Commission (HRC) needs a new member! This particular appointment will be made by the Village of Clemmons Council. Enriching and protecting our community's historic resources is the HRC's role. This is done by administering the local historic district and landmark programs, and by working with programs and projects relating to historic resources throughout Forsyth County, including architectural inventories, historic markers, and National Register nominations. The Commission is a 12-member body; the local ordinance establishing the HRC requires that a majority of the Commission members must have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields. The Commission meets the first Wednesday of each month at 4:00 p.m. Information regarding the work and activities of the HRC can be found on the Historic Resource Commission's web site at [www.forsythcountyhrc.org](http://www.forsythcountyhrc.org).

Anyone meeting the requirement for this opening should visit the Village of Clemmons' web site at <http://www.clemmons.org> to complete an application and submit it to the Village's office for the Council's consideration. For further information, please contact Marsha Sucharski, Village Clerk, Village of Clemmons at 336-766-7511.

Please give serious consideration to applying for this Commission seat. Also feel free to share this information with anyone that would be eligible to serve. Your involvement will provide an invaluable service to the citizens of Clemmons as it strives to protect and enhance the community's historic resources.

From: Julie Poplin, HRC Chair (& REALTOR ®)

**Clemmons Planning 25<sup>th</sup> Birthday Party** Mayor John Bost is asking Clemmons residents to help plan four community events that will showcase the continued values of history, family, nature, and community. Please contact Clemmons Village Hall or visit [www.clemmons.org](http://www.clemmons.org) and fill out a board/committee application form.

**Lewisville, Tobaccoville, Clemmons and Yadkin River areas.** These three towns are in the process now of adopting a resolution they will also ask the Forsyth County Commissioners to adopt. The resolution calls for a planning initiative to help better preserve the rural character of the western Forsyth County/Yakin River area that is west of these three incorporated town. Property owners and interested citizens in these areas should get involved in these efforts early on.

For Additional Information, contact Nancy Gould  
336-659-5526 / [ngould@wsrar.com](mailto:ngould@wsrar.com)