

## City Council – Action Request Form

**Date:** August 14, 2023

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**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

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**From:** Patrice Toney, Assistant City Manager  
Shantell McClam, Neighborhood Services Director

**Council Action Requested:**  
Resolution Authorizing Funding to Forsyth County for Homeowner Rehabilitation and Homebuyer Assistance Programs

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** No

**Strategic Plan Action Item:** No

**Key Work Item:** No



**Summary of Information:**

Forsyth County is responsible for administering the HOME Investment Partnership (HOME) Program in the unincorporated county and participating municipalities excluding Winston-Salem. Programs offered include a homeowner rehabilitation program and homebuyer assistance program.

Forsyth County has submitted a proposal to administer a homeowner rehabilitation program and homebuyer assistance program within the Winston-Salem city limits. The homeowner rehabilitation program will use Community Development Block Grant (CDBG) or HOME funds to bring the principal residence of a homeowner at or below 80% of area median income up to the City’s minimum housing code. It is anticipated that loans will not exceed \$65,000 but may go up to \$80,000 on a case-by-case basis. The homebuyer assistance program will use HOME funds to provide down payment, closing cost, and mortgage subsidy to first-time homebuyers at or below 80% of area median income to purchase a home in Winston-Salem. It is anticipated that loans will average \$20,000. CDBG or HOME funds will be used for program delivery costs, including two additional staff.

**Committee Action:**

<b>Committee</b>	CD/H/GG 8/14/2023	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

A total of \$1,500,000 is proposed to cover the three-year period, consisting of \$1,050,000 for housing costs and \$450,000 for program delivery costs. Funds for the first year will be covered by existing appropriations of CDBG and HOME funds, of which HOME funds have already been appropriated for homebuyer assistance. Funds for future years will be included in the annual City budget. A resolution to approve the program and a project budget ordinance for the first year of homeowner rehabilitation and program delivery are presented for consideration.