

Presentation of Winston-Salem and Forsyth County's Assessment of Fair Housing



THE ASSESSMENT OF FAIR HOUSING (AFH)

Studies patterns of integration and segregation; racially and ethnically concentrated areas of poverty; disparities in access to opportunity; and disproportionate housing needs.

Identifies contributing factors that directly or indirectly lead to fair housing issues.

Proposes strategies to overcome the identified fair housing issues and contributing factors.

COLLABORATIVE APPROACH

- AFHs required for all CDBG grantees and PHAs
- Collaborative approach between the City of Winston-Salem, Forsyth County, and the Housing Authority of Winston-Salem



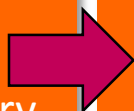
ASSESSMENT PROCESS

PHASE ONE

Community Input

Data Collection & Interviews

An inclusive, participatory process with extensive opportunities for public participation.



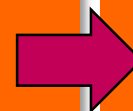
PHASE TWO

Data Analysis

Recommendations

Document Drafting

Analysis of stakeholder input and HUD-provided data, as well as development of goals and strategies.



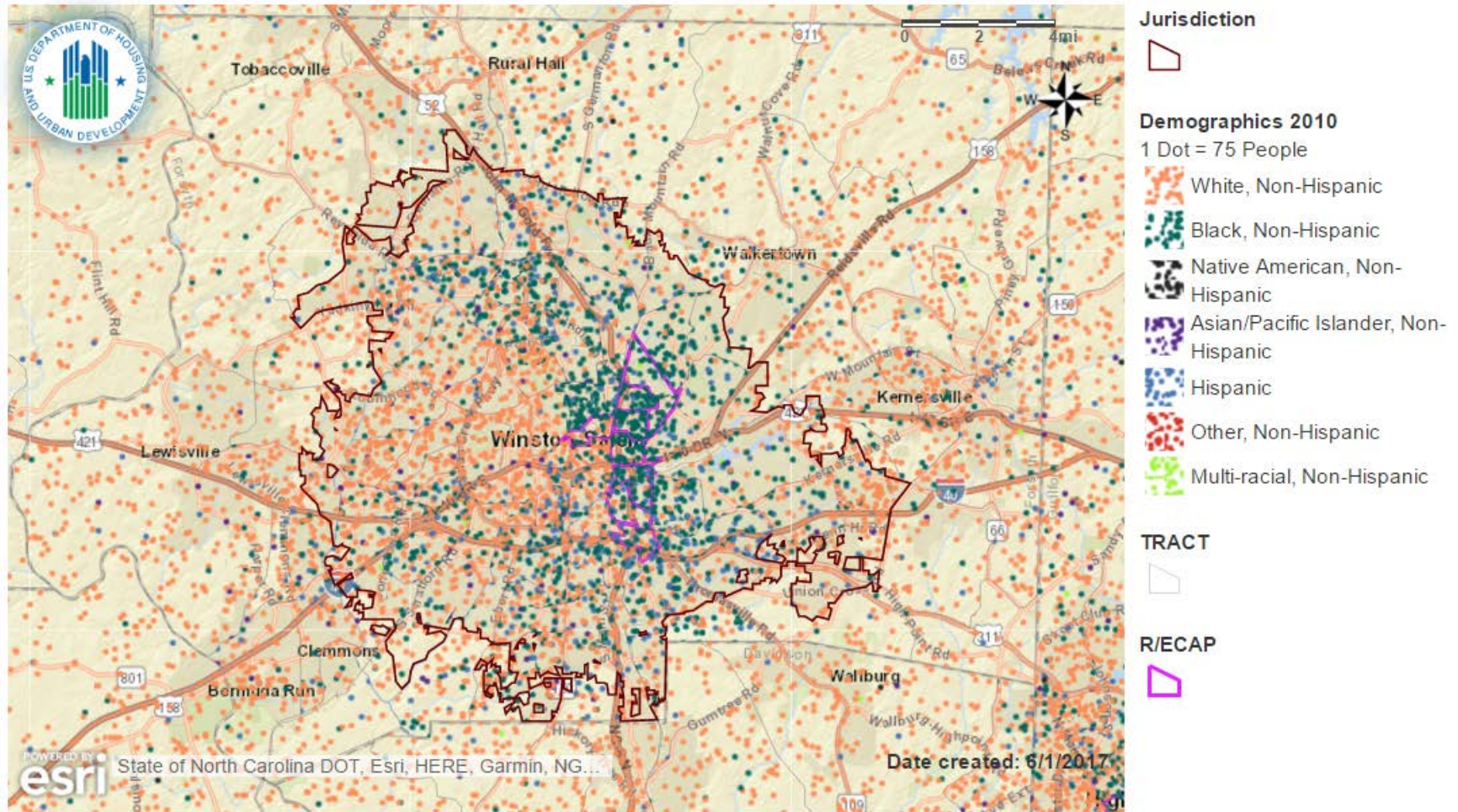
PHASE THREE

Final Draft

Document Presentation & Approval

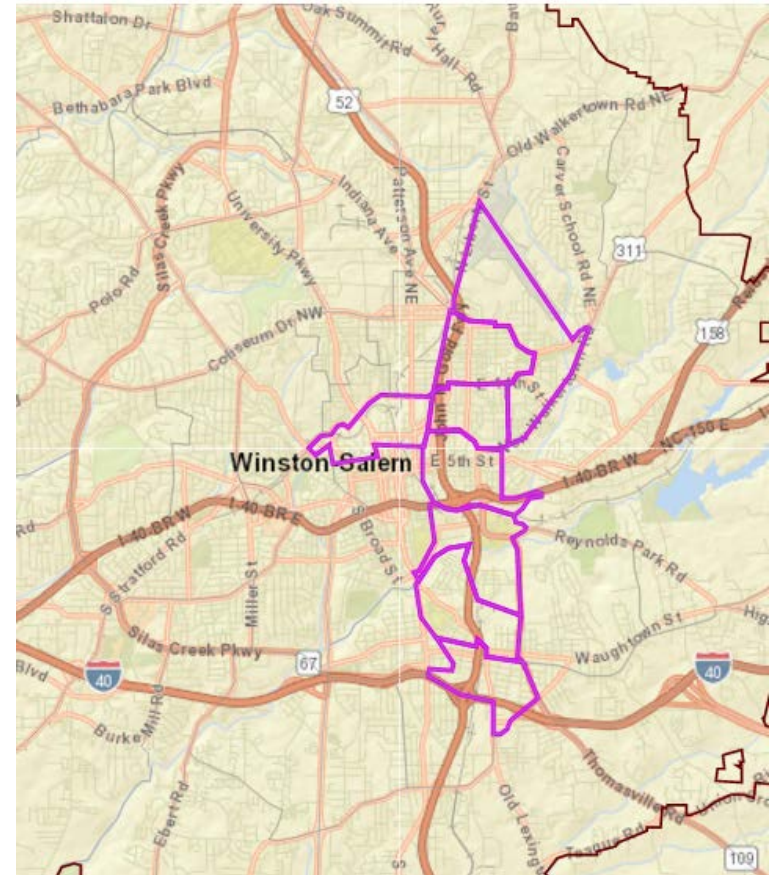
Revisions based on feedback from the public and from City, County, and HAWS staff and partners.

SEGREGATION & INTEGRATION



CONCENTRATED AREAS OF POVERTY

- Areas where majority of residents are people of color and poverty rates is over 40%
- Located along US-52 east of downtown Winston-Salem
- None in Forsyth County outside of Winston-Salem



AREAS OF OPPORTUNITY

- HUD scores neighborhoods based on access to several types of opportunity
 - Quality schools
 - Jobs
 - Transit and transit cost
 - Environmental health
 - Low poverty
- On average, White residents in the city and county live in neighborhoods with more proficient schools, lower poverty, and better access to employment

HOUSING NEED AND RACE

- Housing affordability (spending more than 30% of income on housing) is the most common housing need in Winston-Salem and Forsyth County
- African Americans are **1.7** times as likely as White households to have a housing need
- Latinos are **2.0** times as likely as White households to have a housing need
- Homelessness also disproportionately impacts African Americans in the city and county

GOAL 1: COMMUNITY INVESTMENT TO INCREASE OPPORTUNITY IN LOW-INCOME AREAS

- Complete redevelopment projects planned for Choice Neighborhoods, Boston-Thurmond, and Bowen Park/Dreamland

GOAL 2: CONSTRUCT AFFORDABLE HOUSING IN HIGH OPPORTUNITY AREAS

- New construction in Ridgewood Place and Emmanuel Retirement Village
- Support tax credit applications and Habitat for Humanity construction in areas of opportunity

GOAL 3: IMPROVE MOBILITY FOR LOW-INCOME RESIDENTS

- Research, design, and implement mobility programs
- Explore ways to improve transportation options for low-income households

GOAL 4: EXPAND HOMEOWNERSHIP OPPORTUNITIES

- Continue homebuyer assistance and individual development account programs
- Support financing for affordable for-sale housing production

GOAL 5: PROTECT EXISTING HOUSING STOCK

- Continue homeowner rehabilitation program
- Support applications for multifamily rental rehabilitation

GOAL 6: IMPROVE REASONABLE ACCOMMODATION PROCESS

- Review Unified Development Ordinance and amend as necessary
- Support feasible applications for transitional or supportive housing

GOAL 7: FAIR HOUSING EDUCATION & ENFORCEMENT

- Continue to host public forums and disseminate fair housing information in English and Spanish
- Increase involvement with HOAs and immigrant communities
- Conduct fair housing testing

GOAL 8: STRATEGIES TO DECREASE HOMELESSNESS

- Coordinate with Continuum of Care to complete Strategic Plan
- Continue to support emergency shelter facilities and rapid rehousing programs
- Encourage development of supportive housing and affordable rental housing

Thank You!
