



# **Permanent Supportive Housing Development- Northwest Blvd.**

**CITY OF WINSTON-SALEM**

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**COMMUNITY DEVELOPMENT STAFF**

# Permanent Supportive Housing



*Supportive housing is a combination of housing and supportive case management services intended as a cost-effective way to help vulnerable households live more stable and productive lives. Too often low income individuals suffering from complex challenges and diverse disabilities have serious barriers to obtaining and sustaining stable housing.*

Potential Supportive Housing Services	
Life Skills Training	Case Management
Job Training	Educational Programs
Community Support Services	Healthcare Services

*Supportive services and housing are designed together to build independent living, develop tenancy skills, and connect people with community-based health care, treatment and other needed community services .*



# Hunter's Hill Permanent Supportive Housing



- Hunter's Hill, Inc., an entity of the North Carolina Housing Foundation (NCHF)
- Project Cost: \$1,282,269
- Number of units: 12
- Start Date: 7/30/2009
- Completion Date: April 2010
- Tenants are all extremely low income disabled individuals
- 1 bedroom, 1 bath units with a *maximum rent standard of \$520.00 monthly.*
- Tenants are charged 25% of monthly income in rent, up to a maximum cap of \$520.00 per month, the amount that each client pays vary by household.

# Proposed PSH Development Site



<b>Site ID</b>	#12
<b>Pin(s) and Ownership</b>	6836-01-4153, 6836-01-3030 City of Winston-Salem
<b>GMA</b>	2
<b>Zoning</b>	HB and RM18
<b>NRSA (Y/N)</b>	Y
<b>Total Acreage</b>	4.4 acres
<b>Current Use</b>	Undeveloped
<b>Area Plan</b>	North Central Winston Salem
<b>Bus Route</b>	106
<b>Distance to:</b>	
<b>Grocery</b>	.50 mi
<b>Healthcare</b>	1.7 mi
<b>Other Services</b>	.10 mi

## Additional Considerations:

Some areas of this site are within the floodplain.

**Permanent Supportive Housing  
Conceptual Site Plan  
10-Unit Single Room Occupancy**



**Permanent Supportive Housing  
Conceptual Site Plan  
20-Unit Building with Communal Spaces**



# Permanent Supportive Housing

## Conceptual Site Plan 14-Unit Cottage Court

Scale 1"=50'



<b>Total Area</b>	3.3 AC (143,748 SF)
<b>Courtyard Open Space</b>	Minimum 15% of Total Lot Area
<b>Required Courtyard Open Space</b>	21,562 SF
<b>Provided Courtyard Open Space</b>	21,900 SF

# Permanent Supportive Housing

## Conceptual Site Plan 17-Unit Cottage Court

Scale 1"=50'



<b>Total Area</b>
3.3 AC (143,748 SF)
<b>Courtyard Open Space</b>
Minimum 15% of Total Lot Area
<b>Required Courtyard Open Space</b>
21,562 SF
<b>Provided Courtyard Open Space</b>
22,500 SF

# Next Steps:

1. Environmental Review (ERR)
2. Zoning Change – Lower Density
3. Request for Proposals (RFP) issued; 30-45 days response deadline
4. RFP reviewed by Rating Panel and Developer selected
5. Request for release of funds submitted to HUD
6. Project submitted to City Council for funding and approval
7. Agreements and Contracts signed
8. Construction begins

