

## Information Item

**Date:** September 11, 2023,

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

**From:** Patrice Toney, Interim City Manager

**Subject:** Habitat for Humanity of Forsyth County requests support for the development and construction of thirteen houses for sale in the historic Happy Hill Neighborhood.

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:**

**Strategic Plan Action Item:** No

**Key Work Item:** Yes



Habitat for Humanity of Forsyth County will build thirteen (13), 3-bedroom, 2-bathroom houses in the Happy Hill Neighborhood on thirteen (13) lots, as identified on the map attached. The subject lots will be conveyed from The Housing Authority of Winston-Salem (HAWS) for the project.

Habitat for Humanity of Forsyth County seeks a grant of State ARPA funds from the City of Winston-Salem in the amount of \$2,158,000 (\$166,000 per house) for development of the project. As a condition for funding, Habitat for Humanity will be required to adhere to the City's affordable Housing Ordinance (AHO), Housing Justice Act, and the Declaration of Deed Restrictions with respect to the development of the property, adherence to the fifteen (15) year affordability period, identify prospective buyers in accordance with the AHO, and for the use stipulated in the funding agreement.

Winston-Salem's oldest black community, Happy Hill, has been repeatedly and detrimentally impacted by policies and decisions made since the 1950's. Supporting the cost for development of affordable, single-family homes in the Happy Hill Neighborhood is consistent with the City's goal to increase the quality and quantity of affordable housing in Winston-Salem.

