Information Item

Date:	August 28, 2018
To:	The City Manager
From:	Marla Y. Newman, Community Development

Subject: Housing Study Action Plan

Strategic Focus Area: Livable Neighborhoods
Strategic Objective: Expand Housing Assistance Programs
Strategic Plan Action Item: Yes
Key Work Item: Yes

Summary of Information:

In 2017, the Community Development Department commissioned an assessment of housing need in Winston-Salem/Forsyth County. After a competitive process, Enterprise Community Partners was selected as the consultant to conduct the assessment.

On August 14, 2018 Enterprise Community Partners presented a series of recommendations to address the needs found in its assessment.

Council action is requested to support implementation of Housing Study recommendations that align with the current FY19 Action Plan developed in connection with the HUD-required Consolidated Plan and Fair Housing Plan, in particular:

1. Review and recommend modifications to the City's (3-9) Bonus Density for Affordable Housing ordinance (Housing Study Objective 1, Strategy 3);

2. Develop a coordinated preservation strategy that integrates an enhanced code enforcement authority with a vacant/abandoned property reutilization plan (Housing Study Objective 2, Strategy 1 and 3);

3. Research and recommend policies that protect low- and moderate-income residents—particularly renters, against displacement from economically vulnerable (gentrifying) neighborhoods (Housing Study Objective 4, Strategy 2 and 3);

4. Organize a housing forum/summit with key stakeholders (nonprofits, mission-driven developers, banks, philanthropy, real estate professionals, etc.) to explore the creation of a "housing collaborative" and additional strategies for garnering community development investments (Housing Study Objective 3, Strategy 1-3, and Objective 5, Strategy 1); and

5. Create a comprehensive strategy that targets, prioritizes and prepares City-owned parcels for affordable housing development (Housing Study Objective 2, Strategy 3, and Objective 4, Strategy 1).