

**Information Item**

**Date:** August 1, 2018

**To:** The City Manager

**From:** Marla Y. Newman, Community Development

**Subject:** Assessment of housing need in Winston-Salem/Forsyth County.

**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.

Recommendations from the assessment include:

**Objective 1** – close the 16,422 unit housing supply gap between affordable and available rental units primarily impacting households earning less than 80% AMI

- Increase affordable housing stock to meet a demand for 13,263 new households
- Partner with locally-based community education and advocacy groups to increase resources available to support affordable housing in the City of Winston-Salem
- Establish a review committee to examine Winston-Salem’s (3-9) Bonus Density for Affordable Housing ordinance

**Objective 2** – improve maintenance, quality and overall preservation of both renter and owner housing for properties particularly located in older communities experiencing housing problems

- Coordinate resources to stabilize housing stock to maximize impact
- Utilize Code Enforcement activities to preserve naturally-occurring affordable housing stock
- Define strategic preservation objectives that prioritize properties for preservation

**Committee Action:**

<b>Committee</b> _____	<b>Action</b> _____
<b>For</b> _____	<b>Against</b> _____
<b>Remarks:</b> _____	

## **Recommendations – continued**

**Objective 3** – create a better balance between housing units produced and size of households – particularly for the growing elderly, young adult populations and disabled

- Fill housing stock with “*missing middle housing structures*” and smaller-size units to meet current and future housing needs
- Balance land development and investment across Winston-Salem neighborhoods that lead to equitable outcomes for residents and generate City revenues
- Increase resources for, and impact of, initiatives that maintain housing affordability and reduce cost-burden of renter and owner households

**Objective 4** – prevent displacement of low-income households from Downtown Winston-Salem and other contiguous neighborhoods particularly in the Eastern portion of the city, which is beginning to show signs of gentrification

- Stabilize families and neighborhoods by increasing homeownership opportunities
- Prioritize affordable housing preservation and affordable housing options in neighborhoods experiencing early stages of gentrification
- Foster improving economic opportunities for low- and moderate-income residents in gentrifying and vulnerable neighborhoods by offering economic relief options
- Provide operating funds for a local nonprofit organization to become a *Community Land Trust* in communities like East Winston and the Northeast sections of the city

**Objective 5** – increase access to opportunities that are tied to where residents live

- Implement place-based community investment strategies and approaches that foster economic mobility to increase access to opportunities to maintain housing choice for residents
- Increase mobility opportunities for low- to moderate-income residents

Enterprise Community Partners will present its findings, recommendations and rationale to the Community Development/Housing/General Government Committee.