

Information Item

Date: October 12, 2020

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

From: Tasha Logan Ford, Assistant City Manager
Marla Y. Newman, Community Development Director

Subject: 2018 Housing Bond Budget Update

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: Expand Housing Assistance Programs

Strategic Plan Action Item: Yes

Key Work Item: Yes



In August 2019, Community Development Department staff presented a proposed budget for allocation of the 2018 Housing Bond funds, to support implementation of key recommendations, objectives, and relevant strategies contained in the 2018 *Winston-Salem/Forsyth County Housing Study and Needs Assessment*.

The budget approved by Council included the following:

\$2.5M - Targeted acquisition & site prep, including City-owned properties and tax foreclosed properties, in targeted development zones (TDZs)

\$.25M – Employer Assisted Housing pilot in TDZs (in partnership with area employers)

\$3.5M - Development incentives in tandem with TDZs

\$2M - TURN round 2, including approximately \$.5M for administrative costs

\$.75M - Enhanced code enforcement and implementation of Center for Community Progress recommendations to address vacant, abandoned and deteriorated properties

\$1M – *ForEveryoneHome* match and implementation of recommended strategies

To date, investments and commitments of housing bond funds have occurred as follows:

	Budget	Actuals	Pending	Remaining
Targeted Acquisition & Site Prep	2,500,000			1,500,000
Choice Neighborhoods Implementation			1,000,000	
Employer-Assisted Housing Pilot	250,000			250,000
Development Incentives	3,500,000			1,032,300
Peters Creek Community Initiative		300,000		
Choice Neighborhoods Implementation		167,700	2,000,000	
TURN - Round 2	2,000,000	81,500		1,918,500
Code Enforcement/CCP	750,000	656,323		93,677
ForEveryoneHome/GSN	1,000,000	75,000		925,000
TOTAL	\$10,000,000	\$1,280,523	\$3,000,000	\$5,719,477

Consistent with the application to HUD for the \$30 million Choice Neighborhoods Implementation grant, the City has committed \$3 million of Housing Bond funds to support transformation of Cleveland Avenue Homes.

Efforts to initiate the Employer-Assisted Housing pilot are underway, with the Affordable Housing Coalition leading the effort. Conversations are in progress with two area healthcare employers, and consensus on proceeding with a collaborative effort is expected by the first quarter of 2021.

Funds utilization for the second round of the TURN program has begun, with the Southeast Ward being the first to spend its full allocation of 2014 funds and eligible to draw from the current round.

The ForEveryoneHome initiative is nearing the completion of the first round of community engagement and identification of potential policy recommendations for Council consideration. Remaining funds on hand will support continued community engagement and anti-displacement policy implementation in neighborhoods vulnerable to gentrification.