



Memorandum

TO: Wanda Allen-Abraha, JD, SHRM-SCP, Director, Human Relations/Diversity, Equity, and Inclusion
FROM: Takeisha R. Redd, Assistant City Attorney
DATE: February 24, 2023
SUBJECT: Applicability of the City's Housing Justice Act to Students
CC: Angela I. Carmon, City Attorney,
Anargiros Kontos, Deputy City Attorney

City Attorney's Office

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This opinion memorandum was prepared at the request of Wanda Allen-Abraha, Director of Human Relations/Diversity, Equity and Inclusion for the City of Winston-Salem and on behalf of the City's College Advisory Board. The purpose of this memorandum is to discuss the applicability of the recently passed Housing Justice Act, to full-time students seeking off-campus housing created pursuant to this ordinance.

The Winston-Salem City Council adopted the ordinance amendment creating the Housing Justice Act on June 21, 2022. The ordinance became effective upon adoption. Located in Section 2-10 of the Code of Ordinance of the City of Winston Salem, the Housing Justice Act (hereinafter the "Act") prohibits discrimination in residential housing transactions based on source of income and criminal history. The Act also sets affordability criteria for single and multifamily properties developed, built, renovated, or rehabilitated in whole or in part with City support. This Act is fully applicable to undergraduate or graduate college/university students who meet the criteria established by this Act to reside off-campus in privately-owned single or multi-family residential dwellings created using the funding criteria outlined in the Act.

Students with income that falls within the categories and limits outlined in the HJA are eligible to apply for housing units created pursuant to this Act. Income limitations are based on the area median income (AMI) for the Winston-Salem Metropolitan Statistical Area (MSA), as established (and updated) by the U.S. Department of Housing and Urban Development.

Students who rely on sources of income listed in the Housing Justice Act are covered by the Act's prohibition against discrimination based on those source(s) of income. Additionally, a student who believes that he or she was improperly denied housing by a provider covered under the Act is entitled to use the appeal process to have that denial reviewed.

Takeisha. R. Redd
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