

City Council – Action Request Form

Date: October 9, 2023

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

From: Patrice Toney, Interim City Manager
Samuel Hunter, Assistant Neighborhood Services Director

Council Action Requested:
Resolution and Project Budget Ordinance accepting a Choice Neighborhood Grant from the Housing Authority of Winston-Salem, authorized by Housing and Urban Development to implement the Residential Façade Improvement Program.

Strategic Focus Area: Livable Neighborhoods
Strategic Objective: Improve Character and Condition of Neighborhoods
Strategic Plan Action Item: No
Key Work Item: No



Summary of Information:
 In April 2020, the Housing Authority of Winston-Salem (HAWS), in partnership with the City of Winston-Salem (City) as Co-applicant, were awarded a \$30 million Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD) to redevelop Cleveland Avenue Homes public housing community.

A pillar of the CNI Grant is centered around revitalizing the surrounding community. These revitalization efforts are referred to as “Critical Community Improvements” (CCI). The CCI projects are funded by the CNI grant with a total set aside of \$4 million. The City is tasked with implementing the Residential Façade (exterior) Improvement Program and hosted 2 community meetings on July 12 with a total attendance of 90 community members. The City has received over 45 applications and have evaluated, selected, and contacted eligible applicants. A RFQ was shared with contractors who are in good standing with the city and have a successful proven track record for conducting work for the city and other similar projects. Staff identified 4 of the contractors are qualified to participate in this program from the responses they received. This program will enhance the beautification of the CNI target area, provide better curb appeal, and provide residents with opportunity make much needed repairs on their homes.

Committee Action:

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| Committee | CD/H/GG, FC - 10/09/2023 | Action | Approval |
| For | Unanimous | Against | |

Remarks:

There are no income restrictions on this program, only owner-occupied structures within or on the CNI boundary area. This program is being administered in 2 phases and the 1st phase has 22 selected applicants who were evaluated based on the time they submitted their application, specific location, and ownerships status. This program is 100% grant based for the homeowner with exterior only improvements not to exceed \$20,000 per home (including the contractors 10% markup). There is \$5,000 of contingency set aside per home built into this program in the event of change orders or unforeseen repairs. All the improvements are exterior only and the city will not be held liable for any warranties or damages. The city is the administrator of this program, and the contract is between the homeowner and the contractors. Staff is finalizing details with a certified home inspector to inspect the exterior and the site of each home to provide a scope of work for the contractors and homeowners. Though the home inspector may cite multiple improvements to be made, the homeowner does understand that if the improvements go beyond the \$20,00 limit, they must be completed at their expense. This program is designed to be low barrier for homeowners in the area to benefit from the transformation of the Choice Neighborhood Initiative. This program is 100% funded by the Choice Neighborhood Initiative Grant.

Approval of the attached Resolution and Project Budget Ordinance accepts these CNI funds in the grant amount of \$895,000 for the implementation of the Residential Façade Improvement Program. The attached budget amendment appropriates these funds in the grants fund.