

Overview of the ForEveryoneHome Initiative in Winston-Salem | June 2021







Grounded Solutions Network cultivates communities

- equitable, inclusive and rich in opportunity –
by advancing affordable housing solutions
that last for generations.



ForEveryoneHome



An anti-displacement and inclusive growth initiative for mixed-market cities.

- Roots of the initiative
- Competitive Selection Process
- Winston-Salem Team
 - Mayor Pro Tem Denise D. Adams
 - Community Development Director Marla Newman
 - Planning and Development Services Director Aaron King
 - Winston-Salem Urban League President James Perry
 - Community Engagement Consultant Paula McCoy







Our Process







Our Values



Community Engagement Peer Learning

Racial Equity Lasting
Affordability



San Antonio Kick-Off







Trainings and Peer Learning



- Racial Equity
- Community Land Trusts
- Lasting Affordability
- Affordable Housing Preservation
- Inclusionary Housing
- Eviction/Tenant Protections
- Reclaiming Vacant Properties Conference Sessions (Atlanta)
- "Peer Consulting"



Needs Assessment



- Racial Equity Gap
- Racial Equity Dividend
- Areas of Concern
 - Growing Displacement Pressures
 - The Need to Build a More Inclusive Community
 - Affordable Housing at Risk of Loss
 - Poor Housing Conditions
 - High Eviction Rate





Displacement Pressures

- Establish an Affordable Housing Trust Fund
- Require lasting terms of affordability when city provides significant subsidy for housing developments
- Support the Establishment of a Community Land Trust
- Strengthen the city's inclusionary housing policies
- Establish a land-banking program





Building an Inclusive Community

- Establish a land-banking program
- Consider zoning reforms to allow duplexes, triplexes and quadplexes in single-family zones
- Strengthen support for housing choice voucher holders
- Extend fair housing protections to include age and veteran status





- Preserving Affordable Housing
 - Focus on Preservation
 - Require lasting affordability
 - Increase resources for preservation





- Improve Housing Conditions
 - Conduct a city-wide housing condition assessment
 - Seek a change in state law to allow a performancebased landlord licensing system.





Reduce the Eviction Rate

- Develop a model Eviction Prevention Plan
- Develop a "Landlord Academy"
- Support Tenant Organizing
- Establish a specialized "Housing Court."



Action Plan



Land Banking and Lasting Affordability Action Plan

- Establish an Advisory Group
- Determine where the landbank will be housed
- Secure funding
- Hire staff
- Establish operational policies and procedures, including requirements for lasting affordability.



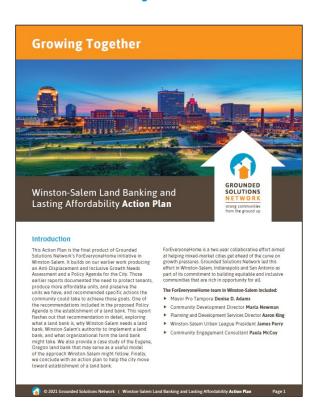
Reports



Anti-Displacement and Inclusive Growth Policy Agenda



Land Banking and Lasting Affordability Action Plan





Questions?