

Action Request Form

Date: October 9, 2023

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

From: Patrice Toney, Interim City Manager
Tanya Skillman, Housing Development Manager

Council Action Requested:

Resolution Authorizing Funding to Habitat for Humanity of Forsyth County, Inc. for Development of 13 Single-Family Homes in the Happy Hill Neighborhood (East Ward)

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: Support the Development of Affordable Housing

Strategic Plan Action Item: Yes

Key Work Item: Yes



Summary of Information:

This item was presented for information at the September meetings of the Community Development/Housing/General Government and Finance Committees.

Housing Authority of Winston-Salem (HAWS) is completing the redevelopment of its property in the Happy Hill Neighborhood and has agreed to donate 13 lots to Habitat for Humanity of Forsyth County, Inc. (Habitat) to construct affordable single-family homes for homeownership (Exhibit A). Habitat has requested \$2,158,000 in grant funding from the City to construct the homes. The City of Winston-Salem, acting as a housing authority pursuant to G.S. 157-3(12), and pursuant to additional community development related statutes, has the authority to grant funds for a housing initiative that provides or increases the supply of housing for low-and-moderate income persons.

The homes will have three bedrooms, two baths, and garages. The projected total development cost is \$2,575,576. The projected funding sources are as follows:

Committee Action:

Committee	CD/H/GG – 10/09/2023	Action	CD/H/GG - Approval
	FC – 10/10/2023		FC – Motion Failed
For	CD/H/GG – 3	Against	CD/H/GG - 1 (Clark)
	FC - 2		FC – 2 (Clark, MacIntosh)

Remarks:

Land Donation by HAWS	\$371, 600
City of Winston-Salem State Fiscal Recovery Funds	\$2,158,000
Habitat Forsyth Building Fund	<u>\$45,976</u>
Total Sources	\$2,575,576

The proposed fund source is State Fiscal Recovery Funds (State ARPA). Habitat must adhere to the City's Affordable Housing Ordinance (AHO) and Housing Justice Act, which require the homes to be sold to households at or below 80% of area median income and include a 15-year affordability period. The City's restrictive covenants will enforce the requirements and may be subject to restrictive covenants imposed by HAWS, if any. A resolution and project budget ordinance are presented for consideration.