

Winston-Salem Choice Implementation Grant

ABOUT THE U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods Program

The Choice Neighborhoods program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood. The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services and schools.

HUD awarded its first Choice Grant Implementation award 10 years ago. Over the 10 years, HUD has allocated \$1.2 billion to 40 grant awards across the country.

The Housing Authority and City of Winston-Salem was awarded a Choice Planning Grant in FY2013 and a \$30,000,000 Implementation Grant in 2020 (FY2019). This grant has leveraged additional funding sources from the City, State, private equity and conventional debt. **The Winston-Salem CNI, Phase I Project is the first phase of the Housing Authority and City of Winston-Salem's Choice Program**, located at 1125 Highland Avenue, Winston-Salem, NC. Phase I will include the new construction of 90 units. The entire Winston-Salem Choice Project will result in the new construction of 406 units over 5 phases. The new community will offer a mix of bedroom sizes and will be affordable to families with a range of incomes from very low-income to market rate rents.

Choice Neighborhoods is focused on three core goals:

- 1. Housing:**
Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
- 2. People:**
Improve outcomes of household living in the target housing related to employment and income, health, and children's education; and
- 3. Neighborhood:**
Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.