

## Information Item

**Date:** May 11, 2021

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

**From:** Tasha Logan Ford, Assistant City Manager  
Marla Y. Newman, Community Development Director

**Subject:**  
Information on Permanent Supportive Housing Development

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** No

**Strategic Plan Action Item:** No

**Key Work Item:** No



In December 2018, the City of Winston-Salem published a Housing Study and Needs Assessment emphasizing the City's rapid growth and the need for more affordable housing. A limited supply of affordable housing minimizes housing choices for many Winston-Salem residents, which is also complicated by higher rents, increased cost burden, poor housing quality, and the overall need for preservation.

The City has identified the need for permanent supportive housing opportunities for City residents. Permanent supportive housing is a combination of housing and supportive services geared towards households who are low-income and have complex challenges and disabilities that create barriers to obtaining and sustaining stable housing. Supportive services can include case management, life skills training, job training, educational programs, healthcare services, and community support services.

The City has identified a parcel of City-owned land located on Northwest Blvd. at Underwood Avenue to build permanent supportive housing. A public meeting was held on April 20, 2021, and community members were supportive of the City investigating the environmental feasibility of using the site for housing development. The plan would be to contract with an entity to develop and manage the housing and to use CDBG or HOME funds. The next steps are to complete the following:

1. Complete an Environmental Review of the parcel
2. Complete a Zoning Change – Lower Density
3. Request for Proposals (RFP) issued; 30-45 days response deadline
4. RFP reviewed by Rating Panel and Developer selected
5. Request for release of funds submitted to HUD
6. Project submitted to City Council for funding and approval
7. Agreements and Contracts signed
8. Construction begins