

## City Council – Action Request Form

**Date:** May 20, 2019

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

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

**Council Action Requested:**

Ratify action taken on March 8, 2019, allowing the Community Development Department to apply for the ForEveryoneHome technical assistance grant and commit \$75,000 to meet the required match.

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** Expand Housing Assistance Programs

**Strategic Plan Action Item:** No

**Key Work Item:** No



**Summary of Information:**

On March 8, 2019, Community Development Department Staff sought authorization to apply for a grant opportunity through Grounded Solutions Network providing \$150,000 worth of technical assistance over an 18-month period to help mixed-market cities chart a path to inclusive growth through lasting affordability. The opportunity, entitled *ForEveryoneHome*, has a match requirement of \$75,000 – proposed to be covered by 2018 Housing Bond Funds – and was discovered by staff on March 6, 2019.

Grounded Solutions Network is a national expert in community land trusts, land banks, shared equity ownership models, and policies to achieve long-term housing affordability. The organization works with community partners to acknowledge local housing history and design implementation paths which counter negative impacts from historical housing policies still impacting communities today. Staff considered *ForEveryoneHome* a great opportunity to support the work of the newly created Affordable Housing Coalition, and help the City implement the following objectives, and key strategies, outlined in the *Winston-Salem/Forsyth County Housing Study and Needs Assessment*:

**Objective 1** – Close the 16,244-unit housing supply gap between affordable and available rental units primarily impacting households earning less than 80% AMI

**Strategies** – target production for those earning less than 50% AMI, on public housing

**Committee Action:**

<b>Committee</b>	Finance 5/20/19 CDHGG 5/21/19	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	

**Remarks:**

waiting lists, and with special needs (elderly, homeless and disabled); review the Bonus Density for Affordable Housing ordinance

**Objective 3** – Create balance between units produced and household size

**Strategies** – explore feasibility of co-housing units and accessory dwelling units (ADUs); small parcel development, utilization of City-owned and tax foreclosed properties, wider range of development types

**Objective 4** – Prevent displacement of low-income households

**Strategies** – explore feasibility of a community land trust and shared-equity homeownership options; expand use of *UDO 267* to smaller, accessory units in planned communities for older adults

Throughout the 18-month ***ForEveryoneHome*** initiative, we will explore a wide range of housing solutions that can be applied or adapted to achieve inclusive growth with lasting affordability (affordability terms of 30 years or more). These include:

- Preservation strategies for subsidized (LIHTC, Section 8, HOME, etc.) and naturally occurring affordable housing;
- Non-traditional affordable housing models, including community land trusts, shared-equity home-ownership programs, and shared-appreciation loan programs;
- Mandatory or voluntary inclusionary housing policies;
- Land banks and public land disposition policies and practices;
- Housing trust funds, loan funds, and other financing strategies;
- Improving monitoring and stewardship of affordable units.

The application deadline was March 14, 2019 and prior to the scheduled City Council meetings. Staff requested approval to proceed with the application and seek ratification of this action at the next Council convening, should the application be approved and the City of Winston-Salem selected as a participant in ***ForEveryoneHome***.

Council granted this request on an emergency basis, and Winston-Salem was notified of its selection to participate in ***ForEveryoneHome*** on April 25, 2019. Staff now requests that the Council ratify the action taken on an emergency basis.