

ARPA Transformational Housing Grants – Funding Round 1
Scope of Work by Organization

Boston-Thurmond Community Network

- Project: Boston-Thurmond United Land Bank
- Funding Amount: \$3,000,000 – Land Acquisition and Development
- Scope of Work: Boston-Thurmond is a pivotal residential neighborhood just north of downtown Winston-Salem, along University Parkway. In May 2019, Boston-Thurmond became part of the Purpose Built Communities network of community revitalization initiatives across the country. The official name of the initiative is Boston-Thurmond United (BTU). BTU includes both the Boston-Thurmond Community Network (BTCN) and Boston-Thurmond Community Engagement Roundtable (BTCER). The mission of BTU is to end the cycle of intergenerational poverty in the Boston-Thurmond community by working with partners to achieve the following vision:

- All families have safe, dignified, and affordable housing
- All children in Boston-Thurmond obtain an education that ensures social connectivity, self-efficacy, and postsecondary education
- All families have a strengthened mind and body and obtain health and well-being through quality health care, food, and physical activity

To ensure that all families in the Boston-Thurmond area have safe, dignified, and affordable housing, the BTCN will conduct a market analysis and acquisition feasibility study, funded by an ARPA Transformational Grant. The results of these analyses will inform a process to acquire and bank property in the neighborhood until such time as affordable housing development can occur. BTCN will also explore the opportunity for acquisition and rehab of properties in the Boston-Thurmond area.

Funding is requested to fund the acquisition of properties to be held in a land bank for future development.

Whole Man Ministries of NC

- Project: Housing 4 Our Heroes
- Funding Amount: \$450,000 – Acquisition and Renovation of Properties for Homeless Veterans
- Scope of Work: Whole Man Ministries is expanding its housing for homeless veterans. It plans to acquire a property that can provide a homeless family (3-bedrooms and 2-baths) and 3 veterans a home (2-bedrooms and 1-bath) at an affordable price. Since the COVID pandemic, many veterans, working poor, and elderly have lost housing because of being out of work and continue to lose housing because of rent increases (from 25% to 100%) that are beyond their ability to pay.

Funds will be used for acquisition of property, bringing property up to code, making high speed internet ready, making units energy efficient (updating HVAC units, upgrading insulation, replacing windows and doors), bringing electrical and plumbing systems up to city codes, installing fire, smoke and other detection devices as required, and installing security cameras.

Christ Rescue Temple Apostolic Church

- Project: Christ Rescue Temple Systems/Apartments
- Funding Amount: \$410,000 – Renovation of 34 Apartment Units
- Scope of Work: Christ Rescue Temple (CRT) Apostolic Church is located in the 27105 Community in East Winston-Salem, NC. The Pastor and CEO is Bishop Willie Davis Jr. Our church was established in 1932 as Christ Temple Holiness Church then later renamed after a merger to Christ Rescue Temple Church in 1982. Many of the families in the neighborhoods come from low socioeconomic backgrounds and are faced with many challenges. The neighborhood consists of single-family homes, several apartment complexes, Christ Rescue Temple Day Care Center, and the Golden Lamb Rest Home.

The mission of CRT is to lead people to Christ and empower them to build stronger families and communities. Their motto is “People Helping People”. Consistent with its mission and motto, CRT has developed the following:

- 1985-CRT Arms Apartment Building #1- Four one-bedroom units
- 1986-CRT Arms Apartment Building #2-Four two-bedroom units
- 1995-Golden Lamb Rest Home-Licensed for 40 residents
- 1997-CRT Day Care # 3-Licensed for 125 children
- 1998-Dove Creek Apartment #1-Ten two-bedroom units
- 2000-Dove Creek Apartment #2-Eight two-bedroom units
- 2007-Executive #1-Four two-bedroom units
- 2010-Executive #2-Four two-bedroom units

All one-bedroom and two-bedroom apartment units include a living room, kitchen, and bathroom. A washer and dryer are included in all units. Currently, the rent is \$350.00-\$575.00.

Basic and necessary repairs have been done over the past 36 years. However, renovations are necessary due to the age of the buildings, and usage from the tenants. The funding will support the renovation costs of new appliances, new flooring, air conditioning units, windows, roofing, etc. Upgrading old appliances can reduce frequent repairs and reduce operating costs, keeping the apartment rents affordable. The renovations will also include landscaping (shrubbery and mulch) to beautify the neighborhood. For the safety of the apartments, security cameras will also be installed.

S.G. Atkins Community Development Corporation

- Project: Salem Cohousing Project
- Funding Amount: \$600,000 – New Construction of 5-Unit Cohousing Home
- Scope of Work: The Salem Cohousing Project is a community development effort by S.G. Atkins CDC and Honorable Youth, Inc., in collaboration with WSSU Center for the Study of Economic Mobility and Stitch Design Shop, to alleviate poverty in Winston-Salem's most distressed census

tracts and expand housing options to improve affordability. Salem Cohousing is a communal living pilot concept curated for up to five single mothers and up to ten children at a time who are currently experiencing poverty and seek alternative living arrangements to help their families achieve economic stability and upward mobility. The concept is not only a potential solution for Forsyth County's current affordable housing crisis, but it also provides additional value and support for single mothers and their children who are experiencing poverty. Through a uniquely crafted and innovative two-year program, residents receive support in areas that will have a positive impact on their future success: financial empowerment, workforce development, and psychological support.

Communal Living or co-housing is not novel—it originated many years ago and also took place in Old Salem and the Historic Bethabara Park by Moravian settlers. The concept is not ancient but rather innovative which is why many major cities such as New York and California have adapted communal living as the new way to live. A response to individuals lacking the resources to achieve their full potential, communal living has been adapted to meet the needs of different cultures and contexts. The concept of communal living has not yet been incorporated as a solution for single mothers and their families experiencing poverty, but based on thorough research of the concept and an analysis of the needs of residents whom currently live in the cities most distressed census tracts, communal living will thrive in this context. The infrastructure of Salem Cohousing will provide a living space that will be the epicenter for learning and development of five single mothers and their families. The communal living design for single mothers and their families of Winston-Salem incorporates some facets from existing co-housing designs, but also has uniquely crafted certain aspects to best meet the needs of this population. The preliminary design will involve one building consisting of five individual family dwellings with bedrooms, each with a private bathroom, and a small additional living area. There will also be common areas including a kitchen, dining room, living room, laundry facilities, play area, and a study/computer area to foster a sense of community and support amongst residents.

Although the communal living environment will financially support single mothers, the program will not fully subsidize the cost of all living expenses. In fact, residents will be required to pay for rent and utilities (\$600 a month), and other additional expenses, including food. Having to pay for some of the expenses requires the women to practice learned financial management skills to help ensure their success upon leaving the communal living setting. There are certain factors that will be considered when selecting individuals to reside in these communal living facilities. An application/intake process will ensure that those selected are individuals who will benefit most from the arrangement. Only single mothers of Winston-Salem who are experiencing poverty will be considered. The number of children as well as the age of the children will be another deciding factor. Although the women selected are financially disadvantaged, they must currently hold a part-time or full-time job. In addition to demographic considerations, interest meetings will continue to be conducted and the application will also evaluate the family's needs and their aspirations for residing in a communal household. Interest meetings have been conducted in collaboration with the Two-Generations program (a program of Honorable Youth, Inc.) and the first-year program participants have been confirmed.

The management of the house is democratic in nature and involves resident self-management and non-hierarchical decision-making, like other co-housing designs in literature (Tummers, 2015).

The organization of the community is the shared responsibility of the residents, replicating the model of the Oxford houses and the co-housing design in the Europe, Netherlands, New York, and California. There is a common set of rules created amongst the residents in cohousing environments that involves cooking, cleaning, childcare, and financial contributions. A schedule is developed at weekly house meetings to manage these shared responsibilities. This defined structure will provide the necessary time and infrastructure for women to participate in activities that support their overall wellbeing, such as maintaining a job, skill development, and obtaining a higher education.

Funds will be utilized to pay for permits, design, and construction to build the communal living facility. The lot for the house, located at 2715 North Patterson Avenue, has already been purchased by program founder Rasheeda Shankle, and will be transferred to the Salem Cohousing organization.