

Community and Business Development Department

- ▶ Supporting the efforts of residents to maintain communities as desirable, attractive, and safe places to live.



Winston-Salem



PROGRAM ADMINISTRATION

- ▶ Community and Business Development Divisions:
 - Code Enforcement
 - Planning
 - Business Development
 - M/WBE
 - Housing Development



Planning Division

▶ Program Objectives

- Provide Decent Housing
- Provide a Suitable Living Environment
- Expand Economic Opportunities



Activities

- ▶ Consolidated Planning and Reporting
- ▶ Affordable Housing Development
- ▶ Neighborhood Redevelopment
- ▶ Substantial Rental Rehabilitation
- ▶ Economic Development and Self-Sufficiency
- ▶ Continuum of Care Homelessness Assistance
- ▶ Public Services and Facilities



Major Funder

- ▶ HUD – U.S. Department of Housing and Urban Development



National Goal

- ▶ Serve Low/Moderate Income Households
 - FY15 Results
 - 94% of units completed were for low/moderate income households.



Consolidated Housing and Community Development Plan

- ▶ Five-Year Strategic Plan
- ▶ Annual Action Plans
- ▶ Consolidated Annual Performance and Evaluation Report (CAPER)
- ▶ Consortium with Forsyth County



Consolidated Plan

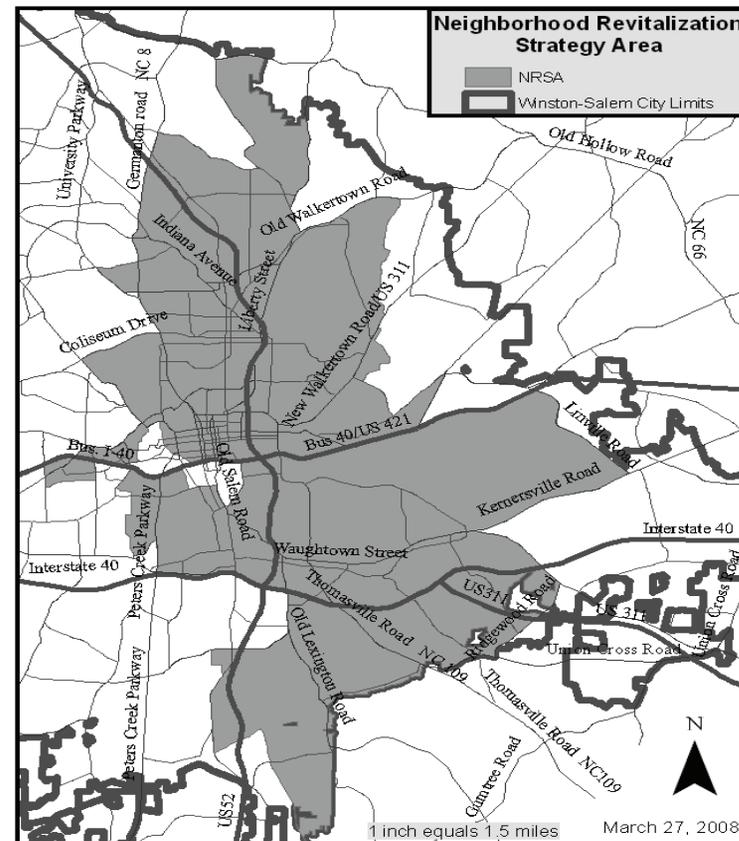
- ▶ Goal 1: Save Housing & Revitalize Neighborhoods
- ▶ Goal 2: Develop Neighborhoods & Produce Housing
- ▶ Goal 3: Expand Access & Opportunities
- ▶ Goal 4: Expand Economic Opportunities
- ▶ Goal 5: Expand Coordination & Accountability



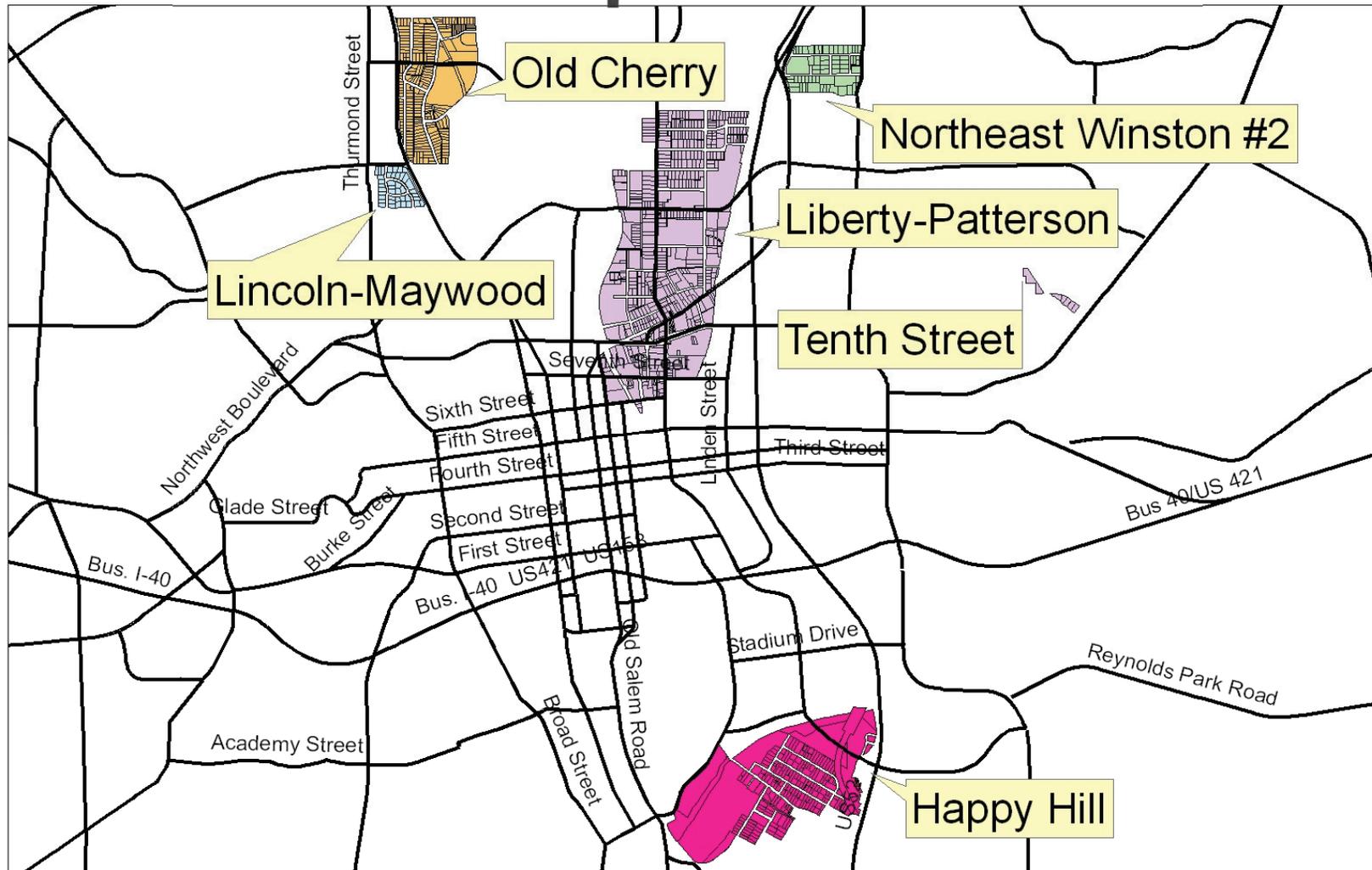
Neighborhood Revitalization Strategy Area (NRSA)

- ▶ Housing rehabilitation and economic development
- ▶ Over 20 square miles, central/eastern W-S
- ▶ Over 72,000 people
- ▶ 65.7% live in poverty
- ▶ 55% African-American
- ▶ 22% Hispanic

City-wide and county-wide rehab also is available.



Redevelopment Areas



Neighborhood Redevelopment



Liberty-Patterson
Redevelopment Area



Rental Rehab: Summit Square Apartments



Single Family Housing Production



Glenn Oaks



Old Cherry
Redevelopment Area



Rental Housing Production



Enclave Apartments
68 homes for families



Orchard Creek
64 homes for families



Public Services

Examples:

- ▶ Financial Pathways–Center for Homeownership
- ▶ Liberty East Redevelopment–After School/Digital Connector Program
- ▶ Piedmont Triad Regional Council–Project Re–Entry
- ▶ Veterans Helping Veterans Heal



Public Facilities



Experiment in Self-Reliance



Public Facilities



Samaritan Ministries



The Enterprise Center



**A Simon Green Atkins CDC
Development**

The Enterprise Center Directory:

- 360 Ministries Inc. of Winston-Salem
- BETAA & Associates, LLC
- B. Jones Enterprises
- Forever, The Greatest opportunity in the World
- Global Communications
- GroMeds To Go, Transportation, Inc.
- Indatainment LLC
- J.L. Redford, Inc.
- Mary Kay Cosmetics
- Mindsight Clinical and Consulting Services
- National Capital Investment Fund
- Open Door Home Healthcare & Community Services
- Phases of 3
- Salient Group, LLC and 5 Linx
- S.G. Atkins Community Development Corp.
- Southside Community Church
- Ujima Community Development Corp.
- Wilkinson & Associates ERA Powered
- Zoe Behavioral Health Services



Continuum of Care for the Homeless



Shelter Example: Bethesda Center for the Homeless
Homeless persons in WSFC: 500 per night; 1,600 per year



Ten Year Plan to End Chronic Homelessness

- ▶ 96% of 600–unit goal has been completed since 2006



Fifth Street II Apartments



The SECU Commons



Rental Assistance Programs

- ▶ HOME Tenant-based rental assistance
- ▶ Continuum of Care Shelter Plus Care Program
- ▶ Continuum of Care Rapid Re-Housing Program



Partners Make it Work

- ▶ Citizens and Consumers
- ▶ Federal, State, & Local Government
- ▶ For-Profit & Non-Profit Developers
- ▶ Lenders, Builders, Realtors, R/E
- ▶ Neighborhood Groups
- ▶ Nonprofits e.g. Community Development Corps
- ▶ Housing Authority
- ▶ Collaborative Groups, e.g. Homeless Council



It is critical to involve all key stakeholders in planning and decision-making.

