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

- Old Cherry
- Northeast Winston #2
- Liberty-Patterson
- Tenth Street
- Happy Hill
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 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.*