

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

**BRIEFING  
DRAFT**

MEETING DATE: NOVEMBER 30, 2017

AGENDA ITEM NUMBER: 3 A-C

- SUBJECT: A. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON FORSYTH COUNTY'S PROPOSED AMENDMENT TO THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) GRANT FROM THE NORTH CAROLINA DEPARTMENT OF COMMERCE, DIVISION OF COMMUNITY ASSISTANCE**
- B. RESOLUTION RATIFYING AND AUTHORIZING EXECUTION OF NECESSARY DOCUMENTS TO RECEIVE ADDITIONAL NEIGHBORHOOD STABILIZATION PROGRAM GRANT FUNDS FROM THE NORTH CAROLINA DEPARTMENT OF COMMERCE, DIVISION OF COMMUNITY ASSISTANCE, AS PART OF THE FEDERAL HOUSING AND ECONOMIC RECOVERY ACT OF 2008**
- C. AMENDMENT TO THE 2018 HOUSING GRANT PROJECT ORDINANCE TO APPROPRIATE ADDITIONAL NEIGHBORHOOD STABILIZATION PROGRAM GRANT FUNDS FROM THE NORTH CAROLINA DEPARTMENT OF COMMERCE, DIVISION OF COMMUNITY ASSISTANCE, AS PART OF THE FEDERAL HOUSING AND ECONOMIC RECOVERY ACT OF 2008**
- (COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION: -**

Forsyth County as the lead entity, and in collaboration with the City of Winston-Salem, has been awarded a \$2,625,000 Neighborhood Stabilization Program (NSP) grant to be used to reduce blight, rehabilitate abandoned and foreclosed properties, provide affordable housing for buyers and renters, and stimulate the local real estate market in designated areas of Forsyth County. This current grant includes an additional \$2,000,000 of CDBG-NSP funds from the NC Department of Commerce. These grant funds will be used to help fund a second phase of the Enclave Apartment Complex. This agenda item also includes a request to amend the 2018 Housing Grant Project Ordinance by appropriating an additional \$1,200,000 in NSP funds to be used for the Winston-Salem/Forsyth County Neighborhood Stabilization Program Consortium Project.

ATTACHMENTS:  YES  NO

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY MANAGER

**RESOLUTION RATIFYING AND AUTHORIZING EXECUTION OF  
NECESSARY DOCUMENTS TO RECEIVE ADDITIONAL  
NEIGHBORHOOD STABILIZATION PROGRAM GRANT FUNDS  
FROM THE NORTH CAROLINA DEPARTMENT OF COMMERCE,  
DIVISION OF COMMUNITY ASSISTANCE, AS PART OF THE  
FEDERAL HOUSING AND ECONOMIC RECOVERY ACT OF 2008  
(COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT)**

**WHEREAS**, Forsyth County, as the lead entity, and the City of Winston-Salem, jointly applied for and were awarded federal Neighborhood Stabilization Program (NSP) Grant Funds from the North Carolina Department of Commerce, Division of Community Assistance, in the amount of \$2,625,000; and

**WHEREAS**, the NSP was created to provide funding for state and local governments to reduce blight, rehabilitate abandoned and foreclosed properties, provide affordable housing for buyers and renters, and stimulate the local real estate market; and

**WHEREAS**, in November, 2009, Forsyth County and the City of Winston-Salem were awarded NSP funds by the North Carolina Department of Commerce, Division of Community Assistance, to help finance the purchase of the land and acquisition of existing dwelling to develop Phase I of the Enclave Apartment Community; and

**WHEREAS**, Forsyth County and the City of Winston-Salem have now been notified by the North Carolina Department of Commerce, that up to an additional \$2,000,000 in NSP funds will be made available to help finance the construction of a second phase of the Enclave Apartment Community;

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby authorizes and ratifies execution by the Chairman, County Manager and Clerk to the Board of necessary documents, on behalf of Forsyth County, as the lead entity, to receive additional Neighborhood Stabilization Program Grant Funds from the North Carolina Department of Commerce, Division of Community Assistance, in cooperation with the City of Winston-Salem, as an interlocal agreement pursuant to the provisions of N.C.G.S. 160A-461, subject to a pre-audit certificate thereon by the County Chief Financial Officer, where applicable, and approval as to form and legality by the County Attorney.

**BE IT FURTHER RESOLVED** that this Resolution ratifying interlocal cooperation between Forsyth County and the City of Winston-Salem is hereby spread upon the minutes of the Forsyth County Board of Commissioners.

Adopted this 30<sup>th</sup> day of November 2017.

**FORSYTH COUNTY, NORTH CAROLINA  
AMENDMENT TO  
2018 HOUSING GRANT PROJECT ORDINANCE**

---

**FROM: BUDGET & MANAGEMENT**

**MEETING DATE:** November 30, 2017

**EXPLANATION:** Forsyth County as the lead entity, and in collaboration with the City of Winston-Salem, has been awarded a \$2,625,000 Neighborhood Stabilization Program (NSP) grant to be used to reduce blight, rehabilitate abandoned and foreclosed properties, provide affordable housing for buyers and renters, and stimulate the local real estate market in designated areas of Forsyth County. This current grant includes an additional \$2,000,000 of CDBG-NSP funds from the NC Department of Commerce. These grant funds will be used to help fund a second phase of the Enclave Apartment Complex. This agenda item also includes a request to amend the 2018 Housing Grant Project Ordinance by appropriating an additional \$1,200,000 in NSP funds to be used for the Winston-Salem/Forsyth County Neighborhood Stabilization Program Consortium Project.

---

BE IT ORDAINED BY THE FORSYTH COUNTY BOARD OF COMMISSIONERS THAT THE  
2018 HOUSING GRANT PROJECT ORDINANCE IS HEREBY AMENDED AS FOLLOWS:

INCREASE: SECTION 1. REVENUES.  
CDBG NSP \$ 1,200,000  
\$ 1,200,000

INCREASE: SECTION 2. AUTHORIZATION FOR PROJECTS  
AND APPROPRIATIONS OF FUNDS.  
Other Contractual Services \$ 1,200,000  
\$ 1,200,000

---

NATURE OF TRANSACTION:  
 Additional Revenue Available  
 Transfer within Accounts of  
Same fund  
 Other: Transfer residual equity

APPROVED BY BOARD OF COUNTY  
COMMISSIONERS AND ENTERED ON  
MINUTES DATED \_\_\_\_\_  
AGENDA ITEM NUMBER \_\_\_\_\_

---

## **NOTICE OF PUBLIC HEARING**

Forsyth County will conduct a public hearing on Thursday November 30, 2017, at 2:00 p.m. in the Commissioners' Meeting Room on the fifth floor of the Forsyth County Government Center located at 201 N. Chestnut Street in Winston-Salem, N.C. The public hearing is being held to receive public comment on the additional award of up to \$2,000,000 in Neighborhood Stabilization Program (NSP) Grant Funds from the North Carolina Department of Commerce, Division of Community Assistance, to help finance a second phase of the Enclave Apartments located at the corner of Bethania Station and Shattalon Roads in Winston-Salem, N.C. The second phase will involve the construction of an additional 96 tax credit apartment units. The NSP funds, which originate from the United States Department of Housing and Urban Development (HUD), are considered Community Development Block Grant (CDBG) funds and Forsyth County and the City of Winston-Salem are co-applicants. All interested persons are invited to attend and present their views. Written comments on the proposed project can be mailed to the: Office of the Clerk to the Board at 201 North Chestnut Street, Winston-Salem, N.C. 27101.

Forsyth County Board of Commissioners  
Carla Holt, Clerk to the Board