



**WINSTON-SALEM, NORTH CAROLINA
FY 2002 HOPE VI REVITALIZATION GRANT AWARDS**

HOPE VI Grant Summary

The Housing Authority of the City of Winston-Salem (HAWS) will receive a HOPE VI Revitalization grant in the amount of \$18,264,369, which will enable the Housing Authority to revitalize the Happy Hill Gardens public housing development. The 488 existing public housing units will be demolished, and replaced with a 425 unit mixed-income on-site housing development and 20 off-site housing units. The revitalized on-site mixed-income development will include 164 public housing units, 177 tax credit units and 84 market rate units. 99 of the onsite units and the 20 off-site residential units will be reserved for homeownership. The design for the new mixed-income development will incorporate the traditional architectural and landscape features of adjacent residential neighborhoods. The revitalized development will contain community facilities that will provide a variety of programs for the residents. The development will take place in partnership with The Communities Group. The architects for the development are Torte Gallis & Partners CHK, Inc.

Unit Information		Projected Relocation and Reoccupancy	
Severely distressed units	488	Current resident families	459
Units to be demolished/Units demolished	488	Families to be relocated to Section 8	388
Units to be rehabilitated	0	Families to be relocated to other Public Housing	61
Units to be converted to non-dwelling use	0	Families to be relocated through other means; Undecided	10
Rental		Families to reoccupy HOPE VI sites	207
Public Housing	149	New families in HOPE VI sites	238
Leveraged Affordable	177		
Leveraged Market Rate	0		
Homeownership			
Public Housing Lease/Purchase	0		
Affordable with Public Housing Funds	20		
Leveraged Non-HUD Subsidized	32		
Leveraged Market Rate	67		
Total planned units after revitalization	445		
Total planned affordable housing units	378		
Collateral Investment and Leverage Ratio		Projected Sources of Funds	
FY 02--HOPE VI collateral investment	\$ 85,465,000	HOPE VI Revitalization Grants	\$ 18,264,369
FY 02--HOPE VI anticipatory investment	\$ 3,400,000	Other Public Housing Grants	\$ -
FY 93--National HOPE VI dollar leverage	\$ 0.31	Other HUD Funding	\$ -
FY 02-- HOPE VI dollar leverage	\$ 2.65	Non-HUD Public/Private Funds	\$ 48,465,006
		Total All Sources	\$ 66,729,375
Collateral Investment and Leverage Ratio		Contact Information	
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