

Program Overview

Completed by kelly.mitter@habitatforsyth.org on 4/13/2022 9:36 AM

Case Id: 15106

Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

Program Overview

Please provide the following information.



City of Winston-Salem
ARPA Transformational
Non-Profits Application

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
336-727-8000
ARPA@cityofws.org

This application portal is to request funding from the City of Winston-Salem as part of the Transformational Non-Profits Application Process. Applications received through this portal will only be reviewed by the City of Winston-Salem. Other jurisdictions may have separate application processes. Please contact other jurisdictions (e.g., Forsyth County) for instructions regarding requests to those jurisdictions.

Submitting an application does not guarantee funding. Please see the section below regarding the scoring process. The Mayor and City Council will have final decision-making authority regarding program funding requests.

Non-profit organizations may submit funding requests for capital or operating costs.

Minimum Criteria

- Must be registered non-profit organization (includes faith-based organizations providing a public purpose)
- Must have been incorporated as a non-profit for at least one year

Scoring Process and Matrix

All completed applications will undergo a review to ensure required documents are attached. Fully completed applications will be reviewed by selected City staff members and scored based on the scoring matrix approved by the Mayor and City Council. [Click here](#) to view the scoring matrix. Scored applications will be reviewed by the City's Management Team for potential recommendation to the Mayor and City Council who will have authority to appropriate funding for programs.

Staff reserves the right to contact any applicant to request clarification or additional details regarding application responses and materials.

Defining Performance Measures

Sections of the application will reference performance measures and outcomes as required by the U.S. Department of Treasury. Specifically, the application will request workload and effectiveness/outcome measures. Please see this video (<https://www.cityofws.org/2809/Performance-Measures-Video>) for general information on performance measures.

Upcoming Application Orientation Session

The City will host a virtual application orientation session on April 1, 2022 at 10:00 am. The meeting will take place virtually via the Zoom platform and will also have a live simulcast on the City's YouTube page. The link for that meeting will be posted the morning of the meeting to the website: www.cityofws.org/clrf

Contact Information

For any questions or concerns, please email ARPA@cityofws.org or call City Link at 336-727-8000.

A.Contact Information

Completed by kelly.mitter@habitatforsyth.org on 4/13/2022 9:54 AM

Case Id: 15106

Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

A.Contact Information

Please provide the following information.

ORGANIZATION/AGENCY INFORMATION

A.1. Organization/Agency Name

Habitat for Humanity of Forsyth County, Inc.

A.2. Mailing Address

1023 W. Fourteenth Street Winston Salem, NC 27105

A.3. Organization Website

www.habitatforsyth.org

A.4. Year 501 (c)(3) Status Obtained

1,987

A.5. Organization/Agency Fiscal Year

2,022

A.6. Federal Tax ID Number

A.7. Federal DUNS Number

A.8. Federal SAM Registered?

Yes

ORGANIZATION/AGENCY CONTACT INFORMATION

EXECUTIVE DIRECTOR

A9. First Name

George

A10. Last Name

Redd

A11. Title

Chief Executive Officer

A12. E-mail

george.redd@habitatforsyth.org

A13. Phone Number

(336) 306-8261

BOARD CHAIR

A14. First Name

Robert

A15. Last Name

Gfeller

A16. E-Mail

bobgfeller57@gmail.com

A17. Phone Number

(336) 413-0244

A18. Term Expiration Date

06/30/2022

B. General Project Information

Completed by kelly.mitter@habitatforsyth.org on 4/13/2022 9:58 AM

Case Id: 15106

Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

B. General Project Information

Please provide the following information.

PROJECT INFORMATION

B.1. Project/Program Title

Stone Terrace II Road Infrastructure

B.2. Project Location/Address

1045 Kapp Street (This is one address of 75 in Stone Terrace) Winston-Salem, NC 27105

PROJECT CONTACT/MANAGER

B3. First Name

Kelly

B4. Last Name

Mitter

B5. Title

Chief Operating Officer

B6. E-Mail

kelly.mitter@habitatforsyth.org

B7. Phone Number

(336) 306-8256

C. General Project Narrative

Completed by kelly.mitter@habitatforsyth.org on 4/19/2022 9:05 AM

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Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

C. General Project Narrative

Please provide the following information.

C.1. Provide description of project and how funds will be used

Habitat For Humanity of Forsyth County purchased the remaining 75 lots in the Stone Terrace development located off Don Road and Old Rural Hall Road North of Ogburn Station in December of 2019. This development having been approved and platted in 2007, went dormant following the great recession after several homes were built and sold along Don Avenue. The remaining lots on Kapp Street, Stone Hill Drive, Stone Hill Court and Stone Terrace Drive have the utilities, sewer, water and storm water systems installed. The roads had been base graded throughout the development but the only location where curb and gutter and base paving had been installed were 18 lots at the entrance to the neighborhood on Kapp Street and Stone Hill Drive. There were a number of sewer system issues that needed to be repaired and Habitat effected those repairs in the last 24 months at our expense. This project is "Build Ready" for all 75 lots once the road system is complete.

Habitat has begun construction of the first single family residences in this base paved portion and have closed on three of those homes to date with 6 others under construction. This community will be composed of approximately 85% Habitat families that fall into the 35%-80% Area Median Income (AMI) range which is the target of low to moderate income households that Habitat serves. The remaining 15% are targeted for families in the income range of 80% to 120% AMI to build a mixed income community. Research shows that low income families have higher economic mobility outcomes in communities with a mix of household incomes based on networking and behavior modeling.

Habitat is seeking ARPA funding to provide capital assistance with the cost of completing the road network within Stone Terrace to complete the build-out of this neighborhood and provide much needed affordable home ownership in Winston-Salem. Once fully built, the residents of this neighborhood will generate approximately \$107,000 per year in property taxes to the County and City based on an average sales price of \$145,000.

The funds will be used to complete the final grading of all of Stone Terrace Streets, adjust man hole cover and storm water drain heights, install curb and gutter, base rock and pave all street to allow for the complete build out of the neighborhood roadways as described in the original site plan that has been reviewed and approved by the city Department of Transportation.

Based on bids received from Ramey Incorporated and KCI Associates of NC, the cost to complete the engineering, site testing, permitting, construction management and construction of this road system is approximately \$675,000 as of the most recent bids from January of 2022.

KCI's project management and engineering services represent \$50,000 of that total and the actual cost of construction of the roads is currently \$625,000

Habitat is asking the City of Winston-Salem to fully fund this project in this application knowing the possibility that Forsyth County may be willing to split the cost with the City if it agrees to fund at least half of the total cost. Aaron King is working directly with Kyle Haney at the County to coordinate that request once the city makes a commitment. We are

currently requesting the full cost of this project through this city process with the hope that it could be shared between both entities.

With the needed funding in place, Habitat will immediately proceed with the work to complete the road system. Once started we anticipate no longer than 6 months to complete them. Certainly, this project ought to be fully complete by December 31, 2022. Habitat estimates that the full build out of this community will be complete in 5-7 years at our pace of construction. While Stone Terrace will be our primary build location in the coming years, it continues to also work in several target neighborhoods with in-fill construction in existing neighborhoods. Habitat's capacity for new home construction is approximately 15-20 homes per year currently based on the ability to fundraise for the cost of construction.

The need for financial assistance for the critical infrastructure is based on the need to keep our finished product affordable for low to moderate income families and the fact that philanthropic donors are not interested in funding the infrastructure for construction but rather sponsoring the cost of construction to serve families.

This development is located within Census Tract 15 which is a designated tract for the purposes of this funding.

The guidance for the ARPA funding requests specifically calls for an investment in affordable housing for those communities that have suffered from systemic economic inequities and communities of color. This neighborhood sits squarely within an historically African American neighborhood that has suffered from disinvestment and lack of access to capital for many generations of residents. Habitat's model of home ownership provides low income families the opportunity to enjoy safe and affordable housing that allows families to build wealth through homeownership and create assets that can be passed generationally through the family and help move those families up the economic mobility path towards a middle class status.

Stable housing is the foundation for families to enjoy better educational outcomes for their children, better health outcomes for all members of the family and provide upward economic mobility for everyone. Homeownership allows for families to contribute to the economic well-being of the community through incremental increases in property tax revenue. Their move to home ownership also frees up affordable rental housing for others in this affordable housing shortage we are facing in Forsyth County.

Habitat would argue that home ownership helps address health disparities as safe housing is one of the social determinates of health, promotes a healthier childhood through housing stability and helps address better educational outcomes based on the 36 year history of Habitat Families. These are all identified goal of serving the hardest-hit communities and families.

C.2. How will a participant access the proposed project/program, use the services, and derive a beneficial outcome from participation?

Habitat for Humanity of Forsyth County provides low to moderate income families the opportunity to become first time home buyers and enjoy safe and affordable housing leading to financial stability and upward economic mobility. Families apply to the Habitat program in order to qualify to be accepted. These families must be Forsyth County residents, fall between 35% and 80% of Area Median Income, have a demonstrated need for housing services and a willingness to partner with Habitat in a 12- 18 month process of education, personal development and volunteerism to prepare themselves to be successful homeowners. Our model depends on our ability to acquire land at a value that keeps the finished home affordable, our ability to fundraise the cost of construction through philanthropy, grants and governmental funding and recruit significant community volunteerism to construct them.

Habitat builds in two types of locations. One is our work in Neighborhood Revitalization where we focus on specific and targeted neighborhoods to bring new and remodel construction for home ownership on in-fill vacant lots as well as providing repair and rehab services to existing owner occupants in the neighborhood and assisting residents with other community projects to improve the quality of life for the entire neighborhood.

The other is in the development of new communities where we can build with efficiency and in more significant numbers of homes at a time which keeps our production levels closer to our maximum capacity. The most recent example of our community work was our completion of the Glenn Oaks neighborhood in Boston Thurmond. This community was the single family residence portion of the redevelopment of what was formerly Kimberly Park Terrace. This was a HUD Hope VI project led by the Housing Authority of Winston-Salem. Habitat ultimately constructed new houses on 72 build ready lots in this neighborhood helping HAWS complete this project. This project worked well for Habitat in that all of the infrastructure was in place, and we were delivered affordable, build ready lots for construction.

This request for Transformational Grant funding provides Habitat with the opportunity to complete another development of affordable homes for ownership with the infrastructure in place and ready for home construction. This is what is necessary for our model to be successful, and homeowners are able to afford our product.

C.3 Total estimated number of unique participants to be served annually

75

C.4. Will program beneficiaries be only residents of Winston-Salem?

Yes

TOTAL FUNDING REQUEST

C.5. Total Operating Funding Request

\$0.00

C.6. Total Capital Funding Request

\$675,000.00

SPENDING TIMEFRAME

C.7 Capital Spending Timeframe

Assuming grant is awarded before June 30th, this project should be concluded by December 31, 2022.

C.8 Operating Spending Timeframe

N/A

D. Project Budget Categories

Completed by kelly.mitter@habitatforsyth.org on 4/19/2022 9:28 AM

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D. Project Budget Categories

Please provide the following information.

Use templates below to input **the total** Project Budget (**only requested expenses and estimated revenues related to the program or project for which you are requesting funding**) by clicking **Add Column**. Please include all funding from the City and other sources.

Operating Costs	Total
No operating costs associated with this request	\$0.00
	\$0.00

Capital Costs	Total
KCI Engineering: General Engineering Services, Preliminary & Final Design Services, Permitting, Bidding, Construction Administration and Periodic Observations, Project Completion and Close-out Services,	\$40,000.00
Ramey, Inc., Grading, Curb and Gutter Installation, adjust structures, Base Rock, Backfill, Base Paving, Final Paving, Soil Testing, Street Final, Utility Final	\$613,500.00
Contingency for material cost increases from January until start	\$21,500.00
	\$675,000.00

PROJECT/PROGRAM REVENUE CATEGORIES

Please fill out the revenue estimate table. **Note: operating revenues and expenses must be balanced (be equal).**

Operating	Total
No Operating Revenue associated with this request	\$0.00
	\$0.00

Please list below all known/expected **individual** grants and contributions totaling 10% or more of the project's budget.

Note: capital revenues and expenditures must be balanced (be equal)

Capital	Total
City of Winston-Salem ARPA Funding requested for this	\$675,000.00

infrastructure project. It is possible that this cost may be split between the City and Forsyth County.	
	\$675,000.00

E. Demographic and Geographic Distribution

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Completed by kelly.mitter@habitatforsyth.org on 4/13/2022 10:35 AM

E. Demographic and Geographic Distribution

Please provide the following information.

Demographic distribution is an assessment of the level of the project funds spent on a program or service provided at a physical location in a Qualified Census Tract (QCT), OR where the primary intended beneficiaries live within a QCT, OR whether the program benefits residents that earn less than 60 percent of median income for the City, OR whether over 25 percent of program beneficiaries are below the federal poverty line.

E.1 Is this project/program located in a QCT or serve residents that live in a QCT?

Yes

If yes, what percentage of clients served are estimated to be residents of QCTs? ([Click here](#) to view the QCT mapping tool)

100.00 %

E.2 If the project or program is not a QCT or specifically serve residents in a QCT, will residents meet the follow criteria:

25% or more of participants below the federal poverty line or participants served make less than 60% of the Area Median Income

The project/program does not operate in a QCT, and beneficiaries neither reside in a QCT nor meet the income thresholds mentioned above.

F. Alignment to Strategic Plan

Completed by kelly.mitter@habitatforsyth.org on 4/19/2022 9:42 AM

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F. Alignment to Strategic Plan

Please provide the following information.

Strategic planning is a process in which organizational leaders determine their goals and objectives, and allocate needed/limited resources to successfully achieve those goals and objectives. [Click here](#) to view Winston Salem's Strategic Plan. The Strategic Plan includes three (3) tiers of priorities:

Tier 1:

- Focus on job creation/sustainability and workforce development
- Collaboration and funding for pre-K opportunities
- Funding for affordable housing
- Funding for economic development

Tier 2:

- Poverty reduction/cessation
- COVID reopening plan
- Community engagement (Power of connections)
- Funding for arts

Tier 3:

- Community Fundraising
- Environmental initiatives
- Address digital divide
- Address childcare needs
- Neighborhood maintenance
- Organization efficiency and public-private partnerships
- Law enforcement reform

F.1. Please select the primary priority from the list above addressed by your project/program.

Tier 1

F.2. Please select the secondary priority from the list above addressed by your project/program.

Tier 2

F.3. Please describe how the workload or outcomes from your project/program addresses the primary priority you selected.

This investment in the road infrastructure for Stone Terrace opens up 75 buildable lots for the construction of homes for low to moderate income families in Winston-Salem to become first time homeowners. This project increases the number of affordable housing units available in our community, frees up an equal number of affordable rental units that would otherwise be occupied and provides a platform for families to build wealth, reduce housing costs to less than 30% of household income, have safe and affordable housing in perpetuity and break the cycle of generational poverty. Creating and preserving affordable housing is the essence of Habitat for Humanity's physical work as well as preparing families for home ownership and building life skills to ensure their success. Habitat is currently the primary developer of truly affordable housing in Winston-Salem at this time.

G. Collaboration

Completed by kelly.mitter@habitatforsyth.org on 4/19/2022 9:46 AM

Case Id: 15106

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Address: *No Address Assigned

G. Collaboration

Please provide the following information.

Collaboration is when an organization is partnering or proactively working with one or more external stakeholders to achieve the same goal.

G.1. How many other external partners, organizations, stakeholders will you be collaborating with to provide the project/program?

2

G.2. Please provide the names of the organizations and the roles they will serve in the project/program?

As this project request is for a road infrastructure capital project other than the engineering firm and the road construction contractor there really are no other Collaborative partners other than the City and the County of Forsyth. Our work in preparing families for home ownership and in completing repairs in underserved communities involve lots of collaboration but funding for that is not part of this request. So with that in mind then our two external stakeholders are the City of Winston-Salem and Forsyth County.

H. Administration/Reporting

Completed by joni.yoder@habitatforsyth.org on 4/25/2022 9:33 AM

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H. Administration/Reporting

Please provide the following information.

Per U.S. Treasury rules and associated guidance, the City's framework for using these funds aligns with specific administrative reporting requirements. The administration/reporting criterion has three core elements: 1) the organization's/project's development of clear performance indicators and measurable outcomes, 2) the use of evidence-based interventions, 3) and the City's evaluation of organization and project risk.

H.1. Please clearly define the workload and outcome measures that are associated with your project/program

Workload	The workload for this project will be offered through a bid process to complete grading, the initial roads and curb and gutter infrastructure for phase two and three of the Stone Terrace development.
Effectiveness/Outcome	The outcome of the project is completion and installation of roadways so that Habitat can further develop the individual home lots in the development.

H.2. Does the project/program use evidence-based interventions?

No

H.3. For transparency purposes, the risk matrix is attached. This is NOT required, however, you can self-assess if you wish. Please fill out and upload the [Risk Matrix](#).

Risk Matrix

Risk Assessment ARPA 2022.xlsx

I. Capacity

Completed by kelly.mitter@habitatforsyth.org on 4/21/2022 2:32 PM

Case Id: 15106

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I. Capacity

Please provide the following information.

An organization's capacity can be defined as its ability to implement the proposed project, as characterized by the alignment of its mission and vision with the proposed project, existing internal infrastructure to support it, and its plan for implementation and assessment of project success.

I.1. Please provide your organization's vision and mission statements and explain the alignment between the proposed project/program and the organizational mission.

Vision Statement: A world where everyone has a decent place to live.

Mission Statement: Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

Since 1985, Habitat for Humanity of Forsyth County, Inc. has provided opportunities for low to moderate income families to become homeowners in safe, affordable and well constructed, new and remodeled homes. Habitat has served over 400 families with home ownership throughout Winston-Salem and Forsyth County. Beginning in 2009, Habitat Forsyth in partnership with the City of Winston-Salem began our Neighborhood Revitalization work in Boston Thurmond providing both home ownership and home repair on a targeted neighborhood basis with the City providing needed infrastructure while Habitat focused on house construction and family preparation. In Boston Thurmond, the City of Winston Salem acquired, cleared and redeveloped lots along Cherry Street for our first work at a neighborhood scale that continues to this day. Following the great recession of 2008, Habitat also partnered with the City and the County in the Neighborhood Stabilization Program (NSP II) in two bankrupt developments to complete those two communities providing affordable home ownership. Those two communities were Smith Farms and Trent Hill. In those two neighborhoods the City also provided infrastructure resources particularly in road completion and storm water control.

This request for infrastructure support much like Boston Thurmond, Smith Farms and Trent Hill provides Habitat with the needed infrastructure to turn another "Zombie" development into building much needed affordable housing, home ownership opportunities and build a new community creating hope for both the homeowners as well as the neighborhood.

This request continues our successful partnership with the City of Winston-Salem to create new affordable housing as well as providing economic mobility for the families we mutually serve while solving for the last incomplete development left in Forsyth County and the City. This aligns with both Habitat's mission and strategic plan as well as that of the City of Winston-Salem in their desire to create more affordable housing and to help in poverty alleviation. These 75 homes will help with achieving the Mayors commitment to adding 750 affordable housing units to the city housing stock as announced in the City Council Housing summit.

I.2. Describe the organization’s current infrastructure and capacity to deliver the program services or complete the project. Include any relevant current programming and experience providing similar services.

The project of the road infrastructure in Stone Terrace will be managed by Habitat's Director of Construction and Land Development and the Chief Operating Officer of the organization. KCI Engineering has been engaged to provide engineering services, preliminary & final design services, permitting, bidding, construction administration, project completion and close out services. As this is a finite capital project, Habitat's management, KCI Engineering and the final selected contractor (currently bid by Ramey, Inc.) represent the capacity to complete the project. As City Staff are familiar and comfortable working with all three entities and are aware of their capacity to complete the project, Habitat is confident in our overall capacity to complete this project. Habitat has overseen infrastructure projects similar to this in the past, most recently the completion of Smith Farms and Trent Hill. Habitat's 37year history of home construction and development represent our experience in managing projects of this nature. The road infrastructure to be completed is part of the already approved site plan for Stone Terrace and has been reviewed by city staff and validated with site visits.

I.3. Describe the program/project implementation plan. Include any known barriers to success and how those will be overcome

Once the funding for this work is approved and in place, Habitat would immediately engage KCI Engineering to begin the implementation of this project. Their services outlined in the attached proposal detail their activities from beginning to end of the project. The biggest barriers to completion are the effects of the supply chain issues the country is currently experiencing with materials and overall capacity of the construction industry in our current economic climate. This barrier would not prevent completion only potentially slow down the progress.

I.3a. Describe the program assessment plan including how the data will be collected for selected performance metrics and any other evaluation tools that will be used to determine program/project success.

The metrics for this request are pretty simple.

Did the construction of the roads in Stone terrace come in within budget and on time?

Did the work pass final inspection?

Is the road infrastructure complete and usable by the residents of Stone Terrace?

These processes and completions will be monitored and managed by Habitat, KCI Engineering, City staff in the Department of Transportation as this capital project progresses. We believe the assessment is as simple as that since this is not a program to be monitored but a infrastructure project that creates the opportunity for the construction of 75 affordable single family residences for home ownership.

J. Impact/Community Need

Completed by george.redd@habitatforsyth.org on 4/22/2022 6:18 PM

Case Id: 15106

Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

J. Impact/Community Need

Please provide the following information.

Impact/Community needs concern whether or not the proposed project will address an identified need within the community and what the short term (One year) and long term (3 years) impact of this project will be

J1. Describe the identified community need for this project/program. Cite specific data or studies/reports that have identified this as a community need.

In recent years, Forsyth County, North Carolina has made national news for its low rates of economic mobility and high rates of poverty concentration. A 2015 Harvard University study found that Forsyth County has the third worst economic mobility in the United States, and a 2014 Brookings study found that Winston-Salem, the county seat, has the second fastest rate in the growth of poverty concentration in the country. Stone Terrace would provide safe and affordable housing to 75 families. Forsyth County. According to our national housing loss index, Forsyth County, North Carolina experienced a housing loss rate (accounting for both evictions and foreclosures) of 2.6 percent between 2014 and 2018. Homes that are affordable allow families to put a stake in their community, improving the space for everyone living there. Strong neighborhoods exist where residents have quality housing; are invested and engaged in their communities; have access to transportation, employment and educational opportunities and have a sense of safety and inclusion.

J2. Describe the short-term impacts of the project/program and how they align with the community need identified above.

Having an ample supply of affordable places to live fosters a host of economic benefits for communities and serves to heighten civic participation, increase public safety and create a greater sense of community pride. Building 20 homes a year will have an immediate impact on our local economy, and community. Too many families make the decision everyday whether to put food on the table or pay their rent. Having an affordable mortgage, will take that pressure away from families. An improvement in health, grades, and outlook on life are things you will be able to see immediately. When a formerly cost-burdened family no longer has to cover oppressive monthly housing costs, they can afford more preventative care and spend less on expensive emergency care. What's more, leaving behind the stress of unaffordable rent or poor living conditions can lead to improved health for families.

J3. Describe the long-term impacts of the project/program and how they align with the community need identified above.

Housing affordability can promote multiple dimensions of mobility. Low housing costs can allow a household to accrue savings and wealth. Housing stability encourages civic engagement and promotes economic success, power, and belonging. Housing that builds wealth can offer homeowners a resource for investments in education, health, and other opportunities. Protecting home equity and homeownership has implications for power and autonomy, particularly for Black, Latinos, and Native populations.

J4. Referencing previous section on outcomes, describe how the impacts noted above will be measured.

Forsyth County's need for affordable housing is one of our county's greatest needs. Building safe and affordable housing will allow us to help more families get out of generational poverty. Regular meetings with elected officials, members of the Winston Salem Forsyth County school system, Winston Salem Police Department, nonprofits, stakeholders, and residents will be something that we will do to work on this problem. Improved grades, less crime, more community involvement, and ongoing talks with the community will be how we measure the outcomes of safe and affordable housing.

K. Funding Stability

Completed by kelly.mitter@habitatforsyth.org on 4/25/2022 9:42 AM

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Address: *No Address Assigned

K. Funding Stability

Please provide the following information.

Funding stability is an assessment of both the organization's annual funding and the planned funding mechanism for the project/program from grants, donations, sales, and other income generators. To the extent possible, the City wishes to ensure applying entities have sustainable funding sources outside the City's ARPA allocation. An entity will be deemed as having superior funding stability if it demonstrates at least three years of sustainable grant, contribution, and/or fee-based revenues to cover operating costs. The entity must also demonstrate commitments from other organizations to cover the full cost of project deficits or future-year operating costs (in combination with realistic fee-based revenue assumptions).

K.1. Have your organization's operating revenues covered operating expenses the last three years?

Yes

K.2. Approximately what percentage of your organization's total budget is covered by competitive grants that you must re-apply for?

2.00 %

K.3. What percentage of your project/program's budget is covered by City ARPA funds as part of this request?

100.00 %

K.4. Please provide narrative on funding for this program after City ARPA funding has been exhausted.

This request is for funding of a one-time capital project for the completion of a road infrastructure project to create accessible, buildable lots for the construction of 75 affordable home ownership opportunities. This is not an ongoing project that requires future funding.

Habitat for Humanity of Forsyth County's primary focus on building and preserving affordable housing is an ongoing enterprise requiring ongoing development and fundraising that is part of Habitat's operations. That funding comes from many sources, Federal HOME funds, State NCHFA funding, Charitable donations from individuals, corporations, faith communities and other local entities, grant funding from foundations both public and private, revenue generated from the ReStore retail operations, mortgage payments from our portfolio of mortgage loans, Habitat for Humanity International program grants and fundraising events. All of these sources of revenue create the funding necessary for our programs of affordable housing development and preservation as well as all of our educational programming to prepare families for home ownership and to develop life skills for success.

K.5. Please attach commitment letters from other organizations showing financial support for the project/program.



Commitment Letters

***No files uploaded*

L. Representation

Completed by kelly.mitter@habitatforsyth.org on 4/21/2022 8:52 AM

Case Id: 15106

Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

L. Representation

Please provide the following information.

Representation deals with how diverse an organizations leadership is compared with community demographics, which includes Winston-Salem's race/ethnic backgrounds as well as gender. Local non-profit organizations should reflect the communities they serve. Since organizations are requesting to receive ARPA funding through the City, we must ensure these entities hold themselves accountable to having diverse staff and leadership panels

L.1. Provide a list of board members including the race, ethnicity, and gender identification for each member.

Name	Race	Ethnicity	Gender Identification
Bob Gfeller	White	Not-Hispanic or Latino	Male
Yvette Lovett Martin	African American	Not-Hispanic or Latino	Female
Sophia Kennedy	African American	Not-Hispanic or Latino	Female
David St. Clair	White	Not-Hispanic or Latino	Male
Kenneth Holly	African American	Not-Hispanic or Latino	Male
Susan E. Campbell	White	Not-Hispanic or Latino	Female
Louis W. Doherty	White	Not-Hispanic or Latino	Male
Mary Ford	African American	Not-Hispanic or Latino	Female
Robert Gefaell, Jr.	White	Not-Hispanic or Latino	Male
William Penn, Jr.	African American	Not-Hispanic or Latino	Male
Heidi Schoonover	White	Not-Hispanic or Latino	Female
Kristen Tucker	White	Not-Hispanic or Latino	Female
Janet Williams	African American	Not-Hispanic or Latino	Female
Keyra Faulkner Williams	African American	Not-Hispanic or Latino	Female

M. Required Documents

Completed by joni.yoder@habitatforsyth.org on 4/23/2022 2:38 PM

Case Id: 15106

Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

M. Required Documents

Please provide the following information.

For North Carolina Secretary of State - Current and Active Status, [Click Here](#)

Documentation

Code of Conduct/Conflict of Interest Policy *Required

Conflict of Interest.doc

Copy of the agency's latest 990 Form as submitted to the Internal Revenue Service *Required

public copy Habitat for Humanity of Forsyth County 2020 Final 990 Public Disclosure Copy.pdf

Organization By-Laws *Required

Habitat Bylaws.2017.docx

Articles of Incorporation *Required

Articles of Incorporation 02-07-1985.pdf

Organization Policies (including personnel, formal non-discrimination, procurement, accounting, etc) *Required

policies-procedures-04222022130353.pdf

Habitat Forsyth Employee Handbook 090119.pdf

IRS 501(c)3 Designation Letter *Required

501c3_Letter_0072-1981_2016.pdf

Most recent audited financial statements or a third-party review *Required

AUDIT21.final.pdf

North Carolina Secretary of State - Current and Active Status *Required

2022 Sec of state cert-04222022124927.pdf

N. Submit

Completed by kelly.mitter@habitatforsyth.org on 4/25/2022 12:31 PM

Case Id: 15106

Name: Stone Terrace Infrastructure Support - 2022

Address: *No Address Assigned

N. Submit

Please provide the following information.

I certify that all information entered into this application is true.

L Kelly Mitter

Electronically signed by kelly.mitter@habitatforsyth.org on 4/25/2022 9:43 AM

04/25/2022