



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Resolution Authorizing Permanent Financing for the Rehabilitation of 28 Affordable Rental Units for Elderly Residents at Vespers Apartments (Southeast Ward)
City Council Committee	City Council
Meeting Date	May 4, 2026
Staff Lead (Presenter)	Michael Blair, Housing Development Director
Department Head	Michael Blair, Housing Development Director
City Manager/ACM	Dr. Angel Wright-Lanier, ACM

Agenda Item Summary

Recommended Council Action	Resolution Approval
Suggested Action/ Motion Options	The Department Recommends Approval for Authorizing Financing for Rehabilitation of 28 Units of Affordable Rental Housing Known as Vespers Apartments
Strategic Focus Area	Livable Community
Strategic Plan Objective	EP1: Addressing Housing Affordability and Homelessness
Anticipated Fiscal Impact	No Material Fiscal Impact

Summary of Information

The City of Winston-Salem, pursuant to G.S. 157-3(12), and pursuant to additional community development related statutes, has the authority to make zero to low interest loans for a housing initiative that provides or increases the supply of housing for low-and-moderate income persons.

Vespers Apartments is a Senior community comprising two residential buildings and a community building, with 28 one-bedroom garden apartments built in 1977 and renovated in 2001. The property has now reached a point in its life cycle where renovations are desperately needed. ANCHOR works with local agencies to provide educational, social, and health preservation programs for families living at Vespers.

ANCHOR has applied for the 2026 LIHTC round with NCHFA. Sources of funding include LIHTC, permanent debt, grants, equity, and other sources. City of Winston-Salem funding of \$130,000 from the Capital Projects Fund to the Vespers will demonstrate community support and significantly increase the project's chances of winning rehabilitation tax credits and reducing development costs, which keeps the units affordable.

Sources of Funding	Amount	Per Unit (\$)	% of Stack
Federal LIHTC (Fed. Investor)	\$5,159,211	\$184,258	52.02%
TBD	\$1,392,000	\$49,714	14.04%
RPP	\$680,000	\$24,286	6.86%
Seller's note	\$2,237,000	\$79,893	22.56%
COWS	\$130,000	\$4,643	1.31%
TBD (Perm. 5th Position)	\$0	\$0	0.00%
Deferred Developer Fee	\$59,905	\$2,139	0.60%
Reserves	\$258,884	\$9,246	2.61%
Total Sources of Funding	\$9,917,000	\$354,179	100.00%

Attachments

- Presentation
- Resolution/Ordinance
- Exhibit A – Project Elevation
- Exhibit B – Project Map

Committee Action	
For:	Against:
Remarks:	



Vision: To be a premier city in the region providing world-class amenities while retaining a sense of charm and hospitality
Mission: To provide impactful services that enhance the quality of life for current and future generations
Values: Teamwork * Responsibility * Respect * Integrity * Customer Service