



City of Winston-Salem City Council
Council Agenda Item Summary

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| Title | Approval of the use of \$1,031,800 in HOME ARP funds for the rehabilitation of 8 Apartment units for Permanent Supportive Housing located at 1600 E. 24th Street. |
| City Council Committee | Committee of the Whole |
| Meeting Date | May 11, 2026 |
| Staff Lead (Presenter) | Shereka Floyd, Housing Programs Manager |
| Department Head | Shantell McClam, Neighborhood Services Director |
| City Manager/ACM | Dr. Angel Wright-Lanier, ACM |

Agenda Item Summary

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| Recommended Council Action | Resolution Approval |
| Suggested Action/ Motion Options | Approving the use of \$1,031,800 in HOME ARP funds for the rehabilitation of 8 Apartment units for Permanent Supportive Housing Master Leasing project. |
| Strategic Focus Area | Livable Community |
| Strategic Plan Objective | EP1: Addressing Housing Affordability and Homelessness |
| Anticipated Fiscal Impact | Fiscal Impact Anticipated: See Analysis in Summary |

Summary of Information

Neighborhood Services is requesting approval to allocate HOME-ARP funds in the amount not to exceed \$1,031,800 to rehabilitate an existing apartment building. This project will provide safe, stable, and code-compliant housing serving low- to moderate-income households and prioritizing chronically homeless families. The rehabilitation will address critical repairs and upgrades necessary to ensure the property meets HUD standards and can be utilized as long-term, sustainable housing. This investment directly supports the City’s efforts to expand housing opportunities and reduce homelessness through strategic use of federal resources.

The subject property is owned by Cessil Curry and is located at 1600 E. 24th Street (Curry Apartments). The property requires significant repairs and upgrades due to aging infrastructure, a previous fire, and deferred maintenance. Without intervention, the condition of the property will continue to decline, potentially resulting in loss of habitable units. The City has prioritized the preservation of existing housing as a key strategy within its housing and homelessness response efforts. This project supports that strategy by maintaining and improving units that will serve low- to moderate-income households prioritizing chronically homeless families with children.

Analysis of Fiscal Impact



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

The proposed rehabilitation will address critical capital needs, including but not limited to interior unit upgrades, building systems improvements, and site enhancements necessary to bring the property into compliance with applicable housing standards.

The proposed rehabilitation will include: interior unit improvements (flooring, cabinetry, appliances, fixtures), major system upgrades (HVAC, plumbing, electrical) health and safety corrections to meet HUD standards, and exterior repairs and site improvements.

This project is expected to:

- Preserve existing housing units
- Improve quality of life for current and future residents
- Prevent further deterioration and higher future costs
- Support neighborhood stabilization

The total cost of the rehabilitation will be not more than \$1,031,800. Funding will be supported through HOME ARP funds. All activities will comply with HOME-ARP regulations, including income eligibility, rent limits, property standards, and affordability requirements.

A deed restriction will be placed on the property for the Affordability Period of 30 years in alignment with the City’s Housing Justice Act. The City will fund rehabilitation of the property in exchange for long-term affordability requirements and the right to refer and prioritize eligible households for occupancy. The property owner will remain responsible for property management and leasing, while the City of Winston Salem and Continuum of Care ensures units are dedicated to serving qualifying populations.

Attachments

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| Committee Action | COTW 5/11/2026 |
| For: 7 | Against: 1 |
| Remarks: Approved | |