

**City Council – Action Request Form**

**Date:** August 14, 2023

**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

**From:** Patrice Toney, Assistant City Manager  
Shantell McClam, Neighborhood Services Director

**Council Action Requested:**

Authorization to convey one (1) City-owned vacant lot located on Manly Street to the Bethesda Center for the Homeless for the purpose of Permanent Supportive Housing in support of the City’s Affordable Housing Objectives. (North Ward)

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** Expand Housing Assistance Programs

**Strategic Plan Action Item:** Yes

**Key Work Item:** Yes



**Summary of Information:**

Based on S.L. 2021-44; S.B. 145, the City of Winston-Salem has the authority to convey City-owned real property for the purpose of increasing the supply of affordable housing for low- and moderate-income persons.

Bethesda Center for the Homeless (“Bethesda”) has offered to purchase the 0.55-acre City-owned parcel located at 950 Manly Street for a total of \$1. The lot is surplus and currently vacant. Bethesda intends to bid out the purchase and installation of two (2) modular homes on the lot in question.

The homes will be used for Permanent Supportive Housing (PSH) for persons experiencing homelessness. Bethesda will also be responsible for providing supportive services including

**Committee Action:**

**Committee** CD/H/GG 8/14/2023

**Action**

**For**

**Against**

**Remarks:** Pulled by Staff

The estimated total development costs for the lot, including modular home installation is \$400,000. On July 1<sup>st</sup>, Neighborhood Services Department received Continuum of Care funds in the amount of \$375,000 that can be used for the acquisition of permanent supportive housing. These funds in addition to \$25,000 in HOME-ARP funds will be used to provide Bethesda with the grant to complete a full turnkey project of the modular homes as shown in Exhibit C.

Once the modular homes have been purchased and installed. The modular homes will be owned and operated by the Bethesda Center for the Homeless to provide permanent supportive housing for a period of 30 years and subject to the City's Affordable Housing Ordinance and Housing Justice Act with rents to be partially subsidized by Housing Choice vouchers allocated through permanent supportive housing funds through the Continuum of Care annual HUD allocation.