



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Review and Approve the FY27 Consolidated Housing and Community Development Program and the Proposed 2026-2027 Annual Plan Submission of the Consolidated Housing and Community Development Plan (CHCD) to the U.S. Department of Housing and Urban Development (HUD)
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

Recommended Council Action	Resolution Approval
Suggested Action/ Motion Options	Approval of the submission of the 2026-2027 Annual Plan and the Consolidated Housing and Community Development Plan (CHCD) to the U.S. Department of Housing and Urban Development (HUD)
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

The Winston-Salem/Forsyth Housing Consortium is currently completing the third year of its 2024-2028 Consolidated Housing and Community Development Plan. This Council Action contains the proposed Annual Plan for the fourth year of the five-year plan (2026-2027). Normally the Annual Plan is due to HUD no later than May 17th. However, submission has been delayed this year because Congress was late passing the government's budget. The Annual Plan will be submitted to HUD no later than June 3, 2026.

This Annual Plan was prepared with public input, relative to needs, obtained through public hearings on January 14, 2026 and April 22, 2026 and an ongoing series of consultations with supportive service providers, advocacy groups and coordinating bodies. Notices for these meetings were published in The Chronicle and the Winston-Salem Journal and on the City's website and social media.

The 2026-2027 Consolidated Housing and Community Development Annual Plan complies with all federal submission requirements as well as the CDBG, ESG, and HOPWA statutory requirements for local entitlement communities and the HOME



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

program for Consortia. Attached are an appropriate resolution, the proposed Annual Plan revenue and expenditure projections and program summary. The full draft Annual Plan will be posted on the City’s website for public review and comment beginning April 23, 2026 at <https://www.cityofws.org/2823/Planning-and-Reporting>.

Analysis of Fiscal Impact

Estimated level funding across CDBG, ESG, HOME, and HOPWA entitlement programs continues to support critical projects and initiatives. These resources ensure: (1) sustained funding for public services and homeless assistance programs; (2) continued provision of services to individuals living with HIV/AIDS; and (3) sufficient investment to meet commitments related to single-family housing production, homebuyer assistance, and multifamily housing development.

Since HUD has not published Federal Fiscal Year (FFY) 2026 allocations, the budget in this plan is based on current-year amounts for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds: CDBG funds of \$2,029,462; HOME funds of \$1,229,981.53, of which the City will receive \$1,008,981.53 and Forsyth County \$221,000; ESG funds of \$177,650; and HOPWA funds of \$850,721. The City expects to receive \$2,746,359 in Continuum of Care funds, on behalf of local agencies providing homeless program services beginning in April 2027.

The City also expects to receive \$207,166 in additional ESG funds from the State of North Carolina during FY27. Certain departmental and Consortium narrative sections are also being updated and will be revised, together with final allocation amounts, prior to public review and submission to HUD. These updates are not expected to materially change the activities or funding priorities reflected in this proposed plan.

Attachments

Committee Action	COTW 5/11/2026
For:	Against:
Remarks: Unanimous Approved	