



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Resolution Authorizing the Modification of the Affordable Housing Development Program and Guidelines
City Council Committee	General Government Committee
Staff Lead (Presenter)	Michael Blair – Housing Development Director
Department Head	Michael Blair – Housing Development Director
City Manager/ACM	Angel Wright-Lanier, ACM

Agenda Item Summary

Recommended Council Action Resolution Approval
Suggested Motion Options [Click or tap here to enter text.](#)

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 created the Affordable Housing Development Program November 18, 2024 to increase affordable housing options for Winston-Salem residents. At the time staff was asked to prepare a process for allocating funds for affordable housing. Staff met with peer cities and counties to obtain vital information regarding best practices, procedures and funding sources, which assisted with creating a fair, transparent and conventional process.

Since late 2024 the program has offered flexibility to accommodate a range of development types of rental and homeownership, including senior housing, multifamily, acquisition and rehabilitation, new construction and adaptive reuse of non-residential properties for lease.

City staff has reviewed the program and identified modifications to improve its overall effectiveness, including refining how project proposals are evaluated. Changes made:

- Increased per unit investment from \$35,000 to \$40,000; for new development negotiated not to exceed \$100,000 for city associated units.
- Incorporated Ordinance 2-10 (Housing Justice Act) to the document.
- Added smaller mixed-income rental developments as an eligible activity.

- Added required Community/Neighborhood Outreach. Multifamily rental and homeowner (townhomes, condominiums, subdivisions) projects require outreach to surrounding neighborhoods.

This item will authorize staff to modify the Affordable Housing Development Program and Guidelines.

Analysis of Fiscal Impact

Attachments

- Resolution/Ordinance
- Exhibit A – Affordable Housing Development Program and Guidelines

Committee Action	GG12/8/2025
For:	Against:
Remarks: Approved Unanimously	

