



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Resolution Authorizing the Conditional Sale of One (1) City-Owned Lot for the Development of Forty-Six (46) Townhomes – Prosperity Alliance, Inc. (Southeast Ward)
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

Under 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- income and moderate-income persons.

Prosperity Alliance, Inc., whose Executive Director is Marcus Kornegay, and location is 330 S. Greene St, Suite-B11, Greensboro, NC 27401, submitted a proposal in response to the Affordable Housing Development Small-Scale Development Request for Proposals (RFP) advertised on June 23, 2025, and closed on August 1, 2025.

Prosperity Alliance, Inc. seeks to construct 46 units of homeowner townhomes for families at 0 Peters Creek Pkwy. The developer is requesting ownership of the City-owned parcel.

The one (1) parcel with tax PIN is as follows:

Ward	Address	Pin	Acreage	Tax Value
Southeast	0 Peters Creek Parkway	6823-74-8313.000	5.33	\$257,600.00

The proposed development will be seven two-story buildings. It will consist of two-bedroom and three-bedroom, two and a half bath, units serving families with incomes below 80% of area median income.

<80%	Total Units
46	46

Prosperity Alliance, Inc has not requested any financing from the City at this time.

Analysis of Fiscal Impact

Attachments

- Resolution
- Exhibit A – Tax Parcel PINS
- Exhibit B – Project Elevation
- Exhibit C – Project Map