City of Winston-Salem City Council
Council Agenda Item Summary

Title	Authorize the Sale of One (1) City-Owned Lot for the Development of Single-Family Townhomes (Southeast Ward)
City Council Committee	General Government Committee
Staff Lead (Presenter)	Shantell McClam- Neighborhood Services Director
Department Head	Click or tap here to enter text.
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	Fiscal Impact Anticipated: See Analysis in Summary

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, whose Managing Members are Marcus Kornegay and Shawn Kennedy, and location is 3020 Prosperity Church Rd, Charlotte, NC 28269, 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 seeks to build 33 single-family townhomes available for affordable homeownership. The development plan includes conveyance of one (1) lot on City-owned land in the Southeast Ward.

The one (1) parcel with tax PINs are as follows:

Ward	Address	Pin	Tax Value
Southeast	82 E. Rhyne Ave	6833-49-1092.000	$76,500.00

To support affordability for homeownership, the lot will be conveyed to the developer for $1. The townhomes will be set aside for families earning up to 80% area median income. The sales price for the townhomes will not exceed $240,000. The homes will be subject to a 15-year affordability period and restrictions pursuant to the Housing Justice Act, and the Affordable Housing Ordinance. The development project(s) is required to be completed with a certificate of occupancy within 2 years of the fully executed award agreement/contract.

Analysis of Fiscal Impact

The City's per unit investment is as follows:

Loan Subsidy Per Unit	Total Land Value Per Unit	#of Units	Total Investment Per Unit w/Land	Investment Per Year/Per Unit (15 yr term)
$0	$76,500	33	$2,318	$155

Attachments

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

Committee Action	Approval 10/13/2025
For: Unanimous	Against:
Remarks:	