



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Resolution Authorizing Permanent Financing for the Development of 148 Affordable Rental Units known as Cornerstone at Salem (Southeast Ward)
City Council Committee	General Government Committee
Meeting Date	April 13, 2026
Staff Lead (Presenter)	Michael Blair, Housing Development Director
Department Head	Michael Blair, Housing Development Director
City Manager/ACM	Dr. Angel Wright-Lanier, ACM

Agenda Item Summary

Recommended Council Action	Resolution Approval
Suggested Action/ Motion Options	The Department Recommends Approval for Authorizing Permanent Financing for Development of 148 Units of Affordable Rental Housing Known as Cornerstone at Salem
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 of Winston-Salem, pursuant to G.S. 157-3(12), and pursuant to additional community development related statutes, has the authority to make zero to low interest loans for a housing initiative that provides or increases the supply of housing for low-and-moderate income persons.

Cornerstone at Salem is a 148-unit affordable housing community that will deliver meaningful housing options to families and individuals. The development will be structured 60% AMI if approved by Council. This balanced income level ensures deep affordability while also promoting long-term financial stability at the property. The unit configuration will include 54 one-bedroom apartments, 70 two-bedroom apartments, and 24 three-bedroom apartments, designed to meet the needs of working individuals and small families. Residents will benefit from quality amenities including a freestanding clubhouse with a community room, an indoor fitness facility, a computer room, and in-unit washers and dryers, features that support convenience, wellness, and connection.

The site plan has been intentionally designed to preserve as much existing greenspace as possible while still achieving the density necessary to support the proposed unit mix. Although all three parcels are required to accommodate the full development program,



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

the buildings are strategically concentrated toward the front parcel, allowing significant open space to remain intact. This approach respects the existing character of the area and responds to the preferences of current neighbors and residents who value the natural environment. TWG Development, LLC, has been working with the major property owner to create easements that will allow development on the city lots and over 30 acres of surrounding property. By balancing density with preservation, Cornerstone at Salem will complement the surrounding community while delivering much-needed affordable housing.

TWG Development, LLC, is prepared to offer \$200,000 for all three parcels of land.

- 0 Leight Street – PIN: 6844-66-7274
- 0 Burgoyne Court – PIN: 6844-76-2084
- 0 Cline Street – PIN: 6844-76-2496

The proposed 148-unit development is estimated to cost approximately \$33,000,000 to construct and will be financed through layered financing designed to maximize efficiency and affordability. Primary funding sources will include tax-exempt bonds, a 221(d)(4) loan, and 4% Low-Income Housing Tax Credits (LIHTC) available by right, which together provide a stable and cost-effective financing framework. In addition, the project will leverage a \$1,000,000 City investment (requested \$2,000,000) to help close remaining gaps and ensure long-term affordability.

Analysis of Fiscal Impact

TWG has offered \$200,000 for all three parcels of land.

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Attachments

- Presentation
- Resolution/Ordinance
- Exhibit A – Project Elevation

Committee Action	GGC 4/13/2026
For:	Against:
Remarks: Approved Unanimously	

- Exhibit B – Project Map

