



City of Winston-Salem City Council Council Agenda Item Summary

Title	Authorize the Sale of Eight (8) City-Owned Lots for the Development of Single-Family Homes (East 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 8-single family homes available for affordable homeownership. The development plan includes conveyance of eight (8) lots on City-owned land in the East Ward. The eight (8) parcels with tax PINs are as follows:

Ward	Address	Pin	Tax Value
East	0 Powell St	6835-40-6718.000	\$18,600.00
East	1249 Alder St	6835-40-6866.000	\$18,600.00
East	1243 Alder St	6835-40-6991.000	\$18,500.00
East	1241 Alder St	6835-40-7915.000	\$18,600.00

East	1239 Alder St	6835-40-7949.000	\$12,300.00
East	0 Willow St	6835-51-0405.000	\$17,500.00
East	1215 Mint St.	6835-51-1182.000	\$24,800.00
East	0 Willow St.	6835-51-2077.000	\$10,900.00

To support affordability for homeownership, the lots will be conveyed to the developer for \$1 each. The houses will be set aside for families earning up to 80% area median income. The sales price for the homes 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	\$139,800	8	\$17,475	\$1,165

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:	