

**RESOLUTION AUTHORIZING THE SALE OF SEVEN CITY-OWNED LOTS AND
\$195,000 IN GAP FINANCING FOR THE DEVELOPMENT OF SINGLE-
FAMILY HOMES**

WHEREAS, the City owns seven (7) lots identified as tax PINs 6817-48-9638.000, 6836-72-3013.000, 6836-64-3220.000, 6837-56-0380.000, 6837-74-6946.000, 6836-71-8599.000, 6836-71-9709.000 as shown on Exhibit A; and

WHEREAS, Switzer Homes, LLC, submitted a proposal in response to the Affordable Housing Development Small-Scale Development Request for Proposals (RFP) advertised on December 10, 2024, and closed on January 24, 2025; and

WHEREAS, Switzer Homes, LLC plans to develop seven (7) single family homes for affordable homeownership (the “Project”); and

WHEREAS, Switzer Homes, LLC agrees to purchase said seven (7) lots for \$10,000 each, for a sum of seventy thousand (\$70,000); and

WHEREAS, the City of Winston-Salem will provide a forgivable loan to the Switzer Homes, LLC in the amount not to exceed \$195,000 (\$20,000-\$35,000 per property), to be drawn down during construction to assist with developer costs; and

WHEREAS, the City of Winston-Salem, upon sale of the homes in the Project, will forgive the loan for Switzer Homes, LLC and provide a 15-year forgivable loan to the homebuyer equal to the appraised value of the home less the subsidized purchase price; and

WHEREAS, the City of Winston-Salem, acting as a housing authority pursuant to G.S. 157-3(12), and pursuant to additional community development related statutes, has the authority to grant and loan funds for a housing initiative that provides or increases the supply of housing for low- and-moderate income persons; and

WHEREAS, 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; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Council of the City of Winston-Salem, hereby authorizes, for the purpose of increasing the supply of affordable housing for low- and moderate-income persons, the sale of seven (7) City-owned lots identified in Exhibit A, attached hereto, to Switzer Homes, LLC, or its assigns or successors for \$10,000 each (\$70,000 in total) pursuant to Session Law 2021-44 and based upon the provisions of the City's Affordable Housing Ordinance and the Housing Justice Act; and that the City Clerk shall cause the resolution, as adopted, to be posted on the City's website at least ten (10) calendar days prior to the execution date of the conveyance.

BE IT FURTHER RESOLVED that the Mayor and the City Council of the City of Winston-Salem hereby authorizes funding of a forgivable loan not to exceed \$195,000 from Affordable Housing Development Funds to the Switzer Homes, LLC to develop the Project for the purpose of increasing the supply of affordable housing for low- and moderate-income persons.

BE IT FURTHER RESOLVED that Switzer Homes, LLC is required to adhere to the City's Affordable Housing Ordinance (AHO) and Housing Justice Act and to complete construction of the Project and obtain certificate of occupancy within two (2) years of the fully executed award agreement/contract.

BE IT FURTHER RESOLVED that the Mayor and City Council authorize the City Manager to review and approve final terms and conditions, negotiate agreements, and execute all contracts and documents necessary to carry out the activities herein authorized, subject to approval as to form by the City Attorney.