



City of Winston-Salem City Council Council Agenda Item Summary

Title	Authorize the Conveyance of the City-owned property located at 1033 Claremont Ave and \$35,000 in Gap Financing for the Rehabilitation of Single-Family Home (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

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 make zero to low interest loans for a housing initiative that provides or increases the supply of housing for low-and-moderate persons.

Further, 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.

Whole Man Ministries of NC, whose Managing Member is Barry Washington, and location is 3916 Old Lexington Rd, Winston-Salem, NC 27107, 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.

Whole Man Ministries of NC seeks to rehabilitate 1-single family home available for affordable homeownership. The development plan includes conveyance of one (1) City-owned parcel with an existing structure in the East Ward.

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



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

Ward	Address	Pin	Tax Value
East	1033 Claremont Ave	6836-60-9110.000	\$97,600.00

To support affordability for homeownership, the parcel with the existing structure will be conveyed to the developer for \$1. Additionally, the City will provide gap financing to the developer in the amount not to exceed \$35,00, that will be drawn down during construction. The structure will be rehabilitated and sold to an eligible buyer earning up to 80% area median income. The sales price for the home will not exceed \$275,000. The home will be subject to a 15-year affordability period and restrictions pursuant to the Housing Justice Act, and the Affordable Housing Ordinance. The rehabilitation project 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)
\$35,000	\$97,600	1	\$132,600	\$8,840

Attachments

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

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