

**RESOLUTION AUTHORIZING THE SALE OF TWELVE CITY-OWNED LOTS AND
\$525,000 IN GAP FINANCING FOR THE DEVELOPMENT OF SINGLE-
FAMILY HOMES**

WHEREAS, the City owns twelve (12) lots identified as tax PINs 6817-73-0811.000, 6824-78-5789.000, 6817-73-0859.000, 6817-73-0975.000, 6826-93-2671.000, 6826-93-0554.000, 6826-93-1514.000, 6826-93-2477.000, 6826-93-8019.000, 6846-13-2292.000, 6846-03-7594.000, 6846-03-9410.000 as shown on Exhibit A; and

WHEREAS, Moravian Church in America, Southern Province, 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; and

WHEREAS, Moravian Church in America, Southern Province plans to develop fifteen (15) single family homes for affordable homeownership (the “Project”); and

WHEREAS, Moravian Church in America, Southern Province agrees to purchase said twelve (12) lots for \$1 each, for a sum of twelve dollars (\$12); and

WHEREAS, the City of Winston-Salem will provide a forgivable loan to the Moravian Church in America, Southern Province in the amount not to exceed \$525,000 (\$35,000 per home constructed), 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 Moravian Church in America, Southern Province 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 twelve (12) City-owned lots identified in Exhibit A, attached hereto, to Moravian Church in America, Southern Province, or its assigns or successors for \$1 each (\$12 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 \$525,000 from Affordable Housing Development Funds to Moravian Church in America, Southern Province 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 Moravian Church in America, Southern Province 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.