



City of Winston-Salem City Council Council Agenda Item Summary

Title	Authorize the Conditional Conveyance of One (1) City-Owned Lot for the Development of Single-Family Homes (Southeast 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 No Material Fiscal Impact

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.

Affordable Housing Management, Inc., whose Managing Member is Grant Duffield, and location is 330 S. Greene St, Suite-B11, Greensboro, NC 27401, 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.

Affordable Housing Management, Inc. seeks to apply for the North Carolina Housing Finance Agency (NCHFA) Low-Income Housing Tax Credits (LIHTC) to construct 84 units of rental housing for families at 0 Peters Creek Pkwy. The developer is requesting site control of the City-owned parcel to ensure the site evaluation threshold is met prior to the preliminary application deadline.

The tax credit preliminary application deadline has been tentatively set as January 23, 2026.

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

Ward	Address	Pin	Acreage	Tax Value
Southeast	0 Peters Creek Parkway	6823-74-8313.000	5.33	\$257,600.00

The proposed development will be three three-story garden style buildings. It will consist of (21) one-bedroom, (42) two-bedroom and (21) three-bedroom units serving families with incomes below 60% of area median income.

<30%	31-50%	51-60%	Total Units
17	26	41	84

Amenities include a community center, fitness center, computer center, community garden, picnic areas and walking trails.

The conveyance shall be expressly conditioned upon:

- a) Developer obtaining a 2026 LIHTC award.
- b) Developer securing all other funding required to complete the project.
- c) Developer purchasing the Property at the proposed purchase price of \$1, stated in its proposal.
- d) Developer ensuring that any rezoning of the Property for non-residential purposes shall be reversed to the prior zoning classification.
- e) Developer to close on all financing for the project on or before June 30, 2027.
- f) Developer reconveying the Property to the City at no cost if any of the above conditions are not satisfied. The City would refund the \$1 to the Developer if reconveyance occurs.

Affordable Housing Management has not requested any financing from the City at this time. The developer acknowledges that if City funding is pursued for this project, they will be required to submit an application and proposal during the next Affordable Housing Development Low-Income Housing Tax Credit (LIHTC) cycle.

Analysis of Fiscal Impact

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:	