



City of Winston-Salem City Council Council Agenda Item Summary

Title	Authorize the Sale of Twelve (12) City-Owned Lots and \$525,000 in Gap Financing for the Development of Single-Family Homes (North, Northwest, Southwest and 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.

Moravian Church in America, Southern Province, whose authorized member Russ May, and location is 459 S. Church St, Winston-Salem, NC 27101, 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.

Moravian Church in America, Southern Province seeks to build 15 single-family homes available for affordable homeownership. The development plan includes conveyance of twelve (12) lots on City-owned land in the North, Northwest, Southwest and East Wards. The twelve (12) parcels with tax PINs are as follows:

Ward	Address	Pin	Tax Value
Northwest	0 Old Town Rd.	6817-73-0811.000	\$40,500.00
Southwest	1542 Sunbridge Ct	6824-78-5789.000	\$32,400.00
Northwest	0 Old Town Rd.	6817-73-0859.000	\$31,400.00
Northwest	0 Old Town Rd.	6817-73-0975.000	\$16,800.00
North	505 W. 17th St	6826-93-2671.000	\$7,200.00
North	520 W. 17th St.	6826-93-0554.000	\$12,200.00
North	516 W. 17th St.	6826-93-1514.000	\$6,600.00
North	1654 N. Cherry St.	6826-93-2477.000	\$6,900.00
North	822 Pittsburg Ave	6826-93-8019.000	\$19,600.00
East	2341 Dunbar St.	6846-13-2292.000	\$5,900.00
East	415 Eldora St. (increasing density - 2 homes)	6846-03-7594.000	\$6,400.00
East	410 Eldora St (increasing density - 3 homes)	6846-03-9410.000	\$10,300.00

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 \$194,000. 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)
\$525,000	\$196,200	15	\$48,080	\$3,205

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:	