



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Resolution Authorizing Financing for Development of 5 Units of Affordable Homeownership with Williams Development (Southeast Ward)
City Council Committee	General Government Committee
Meeting Date	April 13, 2026
Staff Lead (Presenter)	Michael Blair, Housing Development Director
Department Head	Michael Blair, Housing Development Director
City Manager/ACM	Dr. Angel Wright-Lanier, ACM

Agenda Item Summary

Recommended Council Action	Resolution Approval
Suggested Action/ Motion Options	The Department Recommends Approval for Financing for Development of 5 Units of Affordable Homeownership by Williams Development
Strategic Focus Area	Livable Community
Strategic Plan Objective	EP1: Addressing Housing Affordability and Homelessness
Anticipated Fiscal Impact	No Material Fiscal Impact

Summary of Information

The City of Winston-Salem, 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 income persons.

Williams Development, represented by Dixon B. Pitt, CCIM, and location is 331 High Street, Winston Salem, NC 27101, are requesting 5 single family lots to be built by True Homes in response to the Affordable Housing Development Request for Proposals (RFP) due March 5, 2026.

Williams Land Development and True Homes have successfully built and sold 31 new homes since 2023. These homes have been purchased by new homeowners who are at or below 80% AMI. They have made a positive impact on the Ridgewood community by filling in the vacant, overgrown lots with new homes and new families. Williams Land Development and True Homes are excited to complete this project and begin building on the remaining five lots. They are requesting these lots be sold to us for \$1 each. They are not requesting any additional funds.

The five (5) parcels with tax PINs are as follows:



Ward	Address	Pin	Tax Value
Southeast	3116 Ridgeback Dr	6854-26-7800.000	\$39,900.00
Southeast	3108 Ridgeback Dr	6854-26-6719.000	\$37,900.00
Southeast	3200 Ridgewood Place Dr	6854-25-5986.000	\$47,400.00
Southeast	3213 Ridgewood Place Dr	6854-26-7294.000	\$39,900.00
Southeast	3219 Ridgewood Place Dr	6854-26-8255.000	\$39,900.00

This five-lot phase is designed to anchor broader reinvestment by delivering high-quality homes that grow neighborhood character and expand pathways to stability and generational wealth for moderate-income families.

This development 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)
0	\$205,000.00	5	\$41,000.00	\$2,733.33

Attachments

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

Committee Action	
For:	Against:
Remarks:	

