



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Resolution Authorizing Sale and Conveyance of 1 lot and Permanent Financing for the Development of 14 Affordable Homeownership Units by Habitat for Humanity of Forsyth County, Inc. (Southeast Ward)
City Council Committee	City Council
Meeting Date	May 4, 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 The Conveyance of One (1) City-owned Vacant Lot Located at 2315 Urban Street to Habitat for Humanity of Forsyth County, Inc and Permanent Financing of \$260,000 for The Purpose of Increasing the Supply (14 units) of Affordable Housing
Strategic Focus Area	Livable Community
Strategic Plan Objective	EP1: Addressing Housing Affordability and Homelessness
Anticipated Fiscal Impact	No Material Fiscal Impact

Summary of Information

Based on 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- and moderate-income persons.

2315 Urban Street represents a collaborative effort to expand affordable homeownership opportunities through a public-private partnership. True Homes, in collaboration with the City of Winston-Salem, Habitat for Humanity of Forsyth County, and Crosland Southeast, is developing 14 townhomes under True Homes' Doorway to Prosperity initiative. The homes will feature a two-story townhome with three bedrooms and 2.5 bathrooms, designed to deliver quality construction at attainable price points.

The project is designed to serve households earning 80% of Area Median Income (AMI) or below, expanding opportunities for working families who often face barriers to traditional homeownership.

True Homes will deliver the homes at below-market cost to Habitat for Humanity of Forsyth County, with an estimated sales price of approximately \$248,000 per unit.



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

Habitat will then place qualified buyers from its pipeline into these homes through its established affordable homeownership program.

Habitat has offered the City \$15,000 to purchase 2315 Urban Street.

The City will aid in the construction of the development by making a loan to Habitat not to exceed \$260,000 from the Capital Projects Fund, which will be conveyed to fourteen homebuyers for continued affordability for 15 years.

Together, these partnerships ensure the Urban Street project will provide high-quality, attainable housing while strengthening long-term community stability and wealth-building opportunities for local families.

Analysis of Fiscal Impact

Habitat has offered the City \$15,000 to purchase 2315 Urban Street.

Lot Address	Lot PIN	Number of Units	Request for Funding	Recommended Funding
2315 Urban St	6834-85-9682	14	\$560,000	\$260,000

Attachments

- Resolution/Ordinance
- Exhibit A – Project Elevation
- Exhibit B – Project Map

Committee Action	
For:	Against:
Remarks:	