

## City Council – Action Request Form

**Date:** November 8, 2022

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**To:** Mayor, Mayor Pro Tempore and Members of the City Council

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**From:** Patrice Toney, Assistant City Manager  
 Aaron King, Assistant City Manager  
 Angela Carmon, City Attorney  
 Marla Newman, Community Development Director

**Council Action Requested:**  
 Authorize the sale of thirty-one (31) city-owned vacant lots in the Ridgewood Place subdivision to True Homes, its successors, assigns or affiliates, for the purpose of increasing the supply of affordable housing for low -and moderate-income persons as permitted by S.L 2021-44, S.B.145.

**Strategic Focus Area:** Livable Neighborhoods  
**Strategic Objective:** Expand Housing Assistance Programs  
**Strategic Plan Action Item:** No  
**Key Work Item:** Yes



**Summary of Information:**

Based on recent state legislation (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.

True Homes, a local developer, has offered to purchase at tax value and develop 31 city-owned parcels, which are surplus to the city’s needs, into single-family affordable housing upon the conveyance of the aforementioned lots in the Ridgewood Place subdivision, located near Hines Drive and I-40. See Exhibit A.

True Homes will be required to adhere to the City’s Affordable Housing Ordinance (“AHO”), Housing Justice Act, and the Declaration of Deed Restrictions with respect to development of the property, adherence to the affordability period (15 years), identify prospective buyers in accordance with the AHO, and for the use as stipulated in the purchase contract.

The funds received from the sale of the subject lots will be allocated to the Housing Finance Assistance Fund for future housing needs.

**Committee Action:**

<b>Committee</b>	Finance 11/7/2022 CDHGG 11/8/2022	<b>Action</b>	Approval
<b>For</b>	Mayor Pro Tempore Adams, Council Members: Clark and MacIntosh CDHGG - Unanimous	<b>Against</b>	Opposed: None; Abstain: Council Member Taylor
<b>Remarks:</b>			