

City Council – Action Request Form

Date: September 8, 2025

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

From: Ben Rowe, Assistant City Manager

Council Action Requested:

Resolution Removing a City-Owned Parcel (PIN 6835-61-0966) from the List of City-Owned Sites for Affordable Housing Development and Authorizing the Sale of That Land to Triad Cultural Arts, Inc. to Support the Shotgun House Legacy Site

Strategic Focus Area: Community Advocacy & Engagement

Strategic Plan Objective: CAE1: Strengthening relationships with community partners

Summary of Information:

In April 2023, the City Council authorized the sale of two shotgun houses located within Happy Hill to Triad Cultural Arts, Inc. for \$1 to establish the Shotgun House Legacy Site. In May 2024, the City Council authorized a contribution of \$70,000 from occupancy tax fund reserves to rehabilitate one of the houses as part of the project. Triad Cultural Arts, Inc. (TCA) held a grand reopening of the restored house at 716 Humphrey Street on February 27, 2025, with over 100 members of the community attending the ribbon-cutting ceremony.

Staff from TCA have approached City staff about acquiring a City-owned parcel (PIN 6835-61-0966) across the street from the site to develop into parking and a gathering place to accommodate current programming and tours of the site and to support the next phase of the Shotgun House Legacy Project—the development of a multi-use center that would be home to Black Winston-Salem history and home to the future of Black culture in Forsyth County.

Currently, the desired parcel, which measures 0.78 acre, is on the list of City-owned sites that are recommended for affordable housing development (Lot #249 on the attached Map 25). The City Council approved this list in June 2022 as part of the adoption of affordable housing

Committee Action:

Committee	GG	9/8/25	Action	Approval
For	Unanimous		Against	
Remarks:				

ordinances. In December 2024, the City issued a request for proposals for small-scale affordable housing development. The City did not receive any proposals for the development of this parcel. The attached resolution removes this parcel from the list of recommended City-owned sites designated for affordable housing development to make it available for sale to TCA.

The attached resolution also authorizes the City to offer TCA an option to purchase and acquire the City-owned parcel (PIN 6835-61-0966) for \$1. According to an estimate that TCA received from an architect, the cost to construct the parcel for a parking lot and a gathering place could total up to \$87,000. Based on that estimate, the option to purchase would run for two years to provide TCA sufficient time to raise the funds to construct these parking lot and gathering place on the parcel. Within two years, if TCA raises \$87,000 for construction of the parcel as a parking and gathering place, the option fee would be credited as the purchase price, and the City would deed the land to TCA. If TCA is unable to raise the funds within the two-year term of the option, the parcel shall remain in City ownership and be placed back onto the list of recommended City-owned sites designated for affordable housing development.

Pursuant to N.C.G.S. 160A-279, the City can sell the parcel to TCA as a non-profit carrying out a public purpose, provided the multi-use center is open to the public as required by N.C.G.S. 160A-488 (museums and arts programs). The deed would include the following restrictive covenants to ensure TCA uses the parcel to support the Shotgun House Legacy Project.

- The parcel is properly zoned to support the use of the Shotgun House Legacy Site.
- The parcel is used to provide parking sufficient to meet the UDO requirements for a multi-use center.
- TCA will construct part of the parcel as a gathering place to host community events or programming at the Shotgun House Legacy Site.
- No City funds will be requested to develop and maintain the parcel.
- If TCA does not construct a parking lot and gathering place on the parcel for the Shotgun House Legacy Project within one year of the deeding of the land by the City to TCA, ownership will revert to the City, and the parcel will be added back to the list of City-owned sites designated for affordable housing development.
- TCA cannot sell the parcel for a profit nor can TCA sublease the parcel to another organization.

Abrea Armstrong, Executive Director of Triad Cultural Arts, Inc., will provide a presentation on the next phase of the Shotgun House Legacy Project at the General Government Committee's meeting on September 8th.