

City Council – Action Request Form

Date: June 7, 2021

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

From: Ben Rowe, Assistant City Manager
Marla Y. Newman, Community Development Director

Council Action Requested:

Actions related to commitment of up to \$1,000,000 to the Housing Authority of Winston-Salem (Housing Authority) for replacement of stairs and landings at Plaza Apartments (North Ward)

- 1) Resolution Authorizing Funding for Replacement of Stairs and Landings at Plaza Apartments
- 2) Amendment to the FY 20-21 Project Budget Ordinance

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: No

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

Plaza Apartments, 78 units of affordable rental housing located on Manly Street between Haywood Street and Northwest Blvd., is owned by the City of Winston-Salem and leased to the Housing Authority. The property was built in 1965 and has been managed by the Housing Authority since 1995. Under the terms of the lease, the Housing Authority is responsible for leasing and managing the property. Historically, Plaza has been unable to break even, and its operations have been subsidized by the Housing Authority. The Housing Authority has funded any needed capital repairs and improvements out of operating proceeds or PILOT funds. In the past five years, the metal stairs and landings, which serve as the single point of access for all but ground-floor apartments, have begun to deteriorate. The Housing Authority undertook preservation measures (welding, painting, and patching), but those preservation measures are failing. The landings have numerous visible signs of deterioration (rust, sagging, structural degradation, etc.), and a complete replacement of all stairs and landings is now urgently required.

Committee Action:

Committee

Action

For

Against

Remarks:

Staff is requesting approval of funding of up to \$1,000,000 to the Housing Authority for replacement of all stairs and landings at Plaza Apartments. The cost has been affected by supply chain challenges and material shortages. The proposed fund source is the remaining \$1.16M balance of former rental rehabilitation funds.

The attached amendment to the FY 20-21 Project Budget Ordinance appropriates the rental rehabilitation funds for this project.