

AHFC Paxton Manor Replacement (Sitka)**FY2002 Request: \$2,401,000****Reference No: 34017****AP/AL:** Appropriation**Project Type:** Construction**Category:** Housing/Social Services**Location:** Sitka**Contact:** Les Campbell**House District:** Sitka, Wrangell, Petersburg (HD**Contact Phone:** (907)330-8356

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Estimated Project Dates: 07/01/2001 - 06/30/2006**Brief Summary and Statement of Need:**

Corporate (AHFC) funds to complete the replacement of 24 units, which were built in 1965, and construction of a new multi-purpose building which will provide space for an office, maintenance shop, and a community room at Paxton Manor in Sitka. These funds will improve the living environment for residents, provide energy efficient units, cure site drainage problems and add ADA compliant units. Federal funds from the HUD Capital Fund Program will also be used to complete this project.

Funding:	<u>FY2002</u>	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>FY2007</u>	<u>Total</u>
AHFC Div	\$2,401,000						\$2,401,000
Total:	\$2,401,000	\$0	\$0	\$0	\$0	\$0	\$2,401,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
Totals:	0	0

Additional Information / Prior Funding History:

FY 2002 - \$1,522,300 Federal (Capital Fund Program CFP); FY2001 - \$2,595,600 Federal (Capital Fund Program CFP)

Project Description/Justification:

The purpose of the program is to provide funds for the replacement of 24 units of family housing in Sitka.

The projected outcomes are:

- Improve living environment for residents
- Reduce long-term operating and maintenance costs
- Provide a multi-purpose building to include a community room, office and maintenance shop
- Landscaping, picnic tables and park benches to provide recreational opportunities for residents
- Provide improved energy efficiencies
- Add ADA compliant units

There are a total of 24 units in 12 duplexes, one maintenance shop, and a separate maintenance storage area within the Paxton Manor development. The units are in close proximity on two sites: three duplexes are located on DeArmond Street, one duplex is located on New Archangel Street, and eight duplexes are located on Andrews Street. One of the Andrews duplexes houses the office/maintenance shop and another one houses the maintenance storage area.

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The Paxton Manor housing development was built in 1965 and has had limited modernization since that time. Aluminum siding, aluminum casement windows, and insulated steel doors were installed approximately 15 years ago. All components are showing signs of corrosion. The roofs are 10-15 years old and were installed without draft stops in the attic.

The buildings were constructed on driven wooden pilings and wood beams. Splices and shims have altered some of the wood pilings. Some of the beams were either cut or installed inappropriately and there is evidence of rot in the beams and piles. In addition to the exterior corrosion, the building interiors are generally in poor condition. The electrical, mechanical, and plumbing systems are all in fair to poor condition and at the end of their useful lives. The kitchen range exhaust hoods are in poor condition. There are many abandoned bathroom exhaust fans with non-insulated ducts. The units do not meet current building and fire codes. None of the units are ADA compliant. The parking areas are gravel with undefined spacing and there are no curbs or gutters to control surface drainage.

A professional site assessment was completed in 1999 to address physical condition, 30-year life expectancy, code compliance, Americans with Disabilities Act (ADA) compliance, and energy efficiency. The site assessment looked at all aspects of the facility and recommended replacement over renovation because the cost is approximately the same. The construction project includes complete demolition of 12 duplexes, construction of six new four-plexes, and a new multi-purpose building, which includes an office, maintenance space, and community room for the residents. Two of the new units will be fully ADA compliant.

The rationale for the decision to demolish existing units and build new replacement units is based upon a variety of factors, including:

- Modernization costs exceed 90% of the HUD Total Development Cost (TDC) threshold applicable to the Sitka area. This is the criteria HUD applies in sanctioning an agency's decision to replace instead of renovate.
- Long-term viability (30-year life expectancy) is not fully attainable with modernization.
- Recurring site drainage problems cannot be cured with renovation.
- New construction will provide more energy-efficient units.
- New construction will provide units configured to more closely match the needs of the families on the current waiting list.
- New construction will provide two ADA compliant units.

The Corporate funds in this request will be combined with Federal funds received in FY01 CFP 501 (\$2,595,568) and Federal funds being requested in FY02 under CFP 502 (\$1,522,290). The total projected cost of replacing this project is \$6,518,858.