

AHFC Statewide Project Improvements**FY2008 Request: \$2,000,000****Reference No: 40068****AP/AL:** Appropriation**Category:** Housing/Social Services**Location:** Statewide**House District:** Statewide**Estimated Project Dates:** 07/01/2007 - 06/30/2012**Project Type:** Renewal and Replacement**Contact:** Les Campbell**Contact Phone:** (907)330-8356**Brief Summary and Statement of Need:**

This project utilizes Corporate (AHFC) funds to provide repairs, deferred maintenance, and improvements to AHFC owned properties throughout the state. This project will allow AHFC to keep pace with the deterioration of existing components of the rental properties such as roofs, sidewalks, and common areas. It will enhance operations, allow quick response to ordinance and code changes, and address compliance issues raised recently in HUD's accessibility audit.

Funding:	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	Total
AHFC Div	\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000			\$5,000,000
Total:	\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$0	\$0	\$5,000,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input checked="" 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	
Totals:	0	0

Additional Information / Prior Funding History:

FY2007 funded \$2,000,000 Corporate Receipts; FY2006 funded \$150,000 Corporate Receipts.

Project Description/Justification:

The purpose of this project is to provide funding to address known and unknown conditions in AHFC's housing stock.

The projected outcomes are advancements in:

- Providing structures and amenities not programmed;
- Enhancing operations;
- Providing funding for emergency repairs, i.e., roof replacements, fire alarm systems, etc.;
- Allowing quick response to ordinance and code changes;
- Allowing quick response to unforeseen conditions, i.e., rot, Amtrol tanks, etc.

Statewide Project Improvements utilizes Corporate (AHFC) funds to provide repairs, deferred maintenance, and improvements to AHFC-owned properties throughout the state. This project will allow AHFC to keep pace with the deterioration of existing components of the rental properties such as roofs, sidewalks, and common areas. It will enhance operations, and will allow quick response to ordinance and code changes, and provide for quick response to unforeseen conditions.

Funding History:

FY2006 \$150,000 Corporate Receipts

Program Description:

Statewide Improvements is an ongoing request for AHFC to provide necessary upgrades to AHFC-owned rental units. AHFC had mandated through a 10-year plan, that all of its deferred maintenance be addressed either through major renovation or demolition and replacement. While not all units needed renovation or replacement, there are areas where funding is needed

State of Alaska Capital Project Summary

FY2008 Governor

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Department of Revenue

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to address improvements to a project. There is a need to replace siding and roofs before they fail. Amenities such as carports, decks, patios and fences rot and need replacement to avoid safety hazards. Storage sheds deteriorate and needed replacement. Generators, lawn sprinkler systems, and heated sidewalks are needed improvements. All of these items enhance the aesthetics of the development, make the area safer, or provide additional resident comfort.

In addition, the routine maintenance funding received from the federal government is not keeping pace with the deterioration of existing items. It is important that AHFC have the funding to maintain the units in a viable condition and avoid future deferred maintenance.

AHFC has a variety of projects each year that could use an injection of funding to enhance their current conditions. Such items are renovations of the Family Investment Centers in Bethel and Nome where the estimated cost of construction alone is estimated over \$800,000. Approximately \$4 million is needed to replace siding and windows at a 120-unit elderly facility.

The expected outcome of this funding is to continue to enhance projects by updating generators, install heated sidewalks at our senior facilities where ice and snow is a problem, provide storage sheds for families to store recreational gear outside instead of in their living rooms, replace old siding for leaks and energy efficiency, or provide lawn sprinkler systems to reduce the costs of maintenance for larger common areas instead of addressing routine maintenance items within the structures.

Without a constant source of funding to address failing systems or aging materials, the buildings will lapse into a deferred maintenance state again.