

AHFC Statewide Project Improvements

FY2011 Request: \$2,000,000

Reference No: 40068

AP/AL: Appropriation
Category: Development

Project Type: Renewal and Replacement

Location: Statewide

Contact: Les Campbell

House District: Statewide (HD 1-40)

Contact Phone: (907)330-8356

Estimated Project Dates: 07/01/2010 - 06/30/2015

Brief Summary and Statement of Need:

Corporate (AHFC) funds to address repairs, deferred maintenance, and make 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. The primary function of this project is to address those major or extraordinary work items identified annually through the Physical Needs Assessments (PNA) by the public housing maintenance staff and Asset Supervisors.

Funding:	<u>FY2011</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>Total</u>
AHFC Div	\$2,000,000						\$2,000,000
Total:	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$2,000,000

<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	0
Totals:	0	0

Additional Information / Prior Funding History:

FY2010 \$2,000,000 AHFC Div; FY2009 \$2,500,000 AHFC Div; FY2008 \$2,000,000 AHFC Div; FY2007 \$2,000,000 AHFC Div; FY2006 \$150,000 AHFC Div.

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 amenities not programmed;
- Enhancing operations;
- Providing funding for emergency repairs, i.e., roof replacements, fire alarm systems, etc.;
- Allowing quick response to code changes and life safety issues; and,
- Allowing quick response to unforeseen conditions.

Statewide Project Improvements utilizes Corporate (AHFC) funds to address repairs, deferred maintenance, and make 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

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such as roofs, sidewalks, and common areas. It will enhance operations, allow quick response to ordinance, and code changes. The primary function of this project is to address those major or extraordinary work items identified annually through the PNA by the public housing maintenance staff and Asset Supervisors.

Statewide Project Improvements is an on-going yearly request to address items identified annually by PNAs that make AHFC properties safer and more convenient for AHFC residents. The PNAs are updated annually and prioritized for each Asset Management Project and statewide to determine the most efficient and cost effective use of the funds. A prorated portion of the funding is also allocated to each AMP to address site specific needs to be addressed by the Asset Supervisor and Maintenance Lead as contract work or in-house repairs and upgrades.

In the past, funding has been used for emergency roof replacement in Fairbanks, installation of security systems in our senior/disabled housing in Anchorage, replacement of an emergency generator for senior/disabled housing in Ketchikan, emergency replacement of boilers in a senior/disabled facility in Juneau and slope stabilization at a family housing complex in Juneau. Additionally, funding has been used to respond quickly to fire or flood damage where the cost of repairs is under the Corporation's insurance deductible. Projected future uses also include sidewalk replacement, installation of storage sheds, increased parking lot lighting, and repairs identified by routine HUD-sponsored REAC inspections of the public housing units and sites.

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 safe and rentable condition, thus avoiding future deferred maintenance.

Funding this request will result in the enhancement of AHFC rental units throughout the state; increasing their rentability and lowering their maintenance costs.