

AHFC Statewide Project Improvements**FY2014 Request: \$1,000,000****Reference No: 40068****AP/AL:** Appropriation**Project Type:** Renewal and Replacement**Category:** Development**Location:** Statewide**House District:** Statewide (HD 1-40)**Impact House District:** Statewide (HD 1-40)**Contact:** Les Campbell**Estimated Project Dates:** 07/01/2013 - 06/30/2018 **Contact Phone:** (907)330-8356**Brief Summary and Statement of Need:**

This project will address needed repairs, deferred maintenance, and make improvements to Alaska Housing Finance Corporation (AHFC) owned properties throughout the state. This project will allow Alaska Housing Finance Corporation to keep pace with the deterioration of existing components of the rental properties such as roofs, sidewalks, and common areas. It will enhance the unit operations and maintenance, allow quick response to ordinance, and code changes. The primary function of this program is to address those major or extraordinary work items identified annually through the Physical Needs Assessments (PNAs) by the public housing maintenance staff and Asset Supervisors.

Funding:	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>Total</u>
Gen Fund	\$1,000,000						\$1,000,000
Total:	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000

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

Prior Funding History / Additional Information:**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 funding for emergency repairs, i.e., roof replacements, fire alarm systems, etc.;
- Allowing quick response to code changes and life safety issues;
- Providing amenities not programmed;
- Allowing quick response to unforeseen conditions; and
- Enhancing "Operations" for individual Asset Management Projects (AMPs).

Statewide project improvements is an on-going yearly request to address items identified annually by physical needs assessments (PNAs) that make AHFC properties safer and more comfortable for our

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residents. The PNAs are updated annually and prioritized for each asset management project (AMP) and statewide to determine the most efficient and cost effective use of the funds. A portion of the fund is also set aside as a contingency for 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. Additionally, this 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 Real Estate Assessment Center's (REAC) inspections of the public housing units and sites.

In addition, routine maintenance funds received from HUD are not keeping pace with the normal deteriorating building components from aging and use. It is important for AHFC to have funding available to maintain the units in a safe and rentable condition.

Funding this request will result in enhancement of AHFC's properties throughout the state by increasing their rent-ability and lowering maintenance costs.