

AHFC Sunset View Renovation**FY2003 Request: \$1,935,000****Reference No: 36614****AP/AL:** Allocation**Project Type:** Renovation and Remodeling**Category:** Housing/Social Services**Location:** Cordova**Contact:** Les Campbell**House District:** Delta, Prince William Sound (HD**Contact Phone:** (907)330-8356

35)

Estimated Project Dates: 07/01/2002 - 06/30/2007**Appropriation:** AHFC Public Housing Division Construction Program**Brief Summary and Statement of Need:**

Sunset View Renovation utilizes Corporate Bond Proceeds to support the design and renovation of 22 units at Sunset View in Cordova. The funds requested for this work will cover total renovation design, as well as all of the renovation work. The work will include replacement of lighting fixtures and boilers, life safety upgrades, ADA compliance, and increase energy efficiency.

Funding:	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>Total</u>
AHFC Bonds	\$1,935,000						\$1,935,000
Total:	\$1,935,000	\$0	\$0	\$0	\$0	\$0	\$1,935,000

<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:**Project Description/Justification:**

The purpose of this program is to renovate 30 senior units and extend the useful life for another 30 years.

The projected outcomes are:

- Replace interior lighting;
- Replace boilers;
- ADA compliance;
- Life/safety upgrades;
- Increase energy efficiency.

Sunset View is a 4-story, wood-framed senior housing facility constructed in 1980. The facility includes 19 one-bedroom units, 3 accessible one-bedroom units, a community room, and office and maintenance areas.

No major renovation work has taken place since this facility was built. In FY02, improvements were

made to the boiler and laundry rooms.

A professional site assessment was completed in 1996 to address physical condition, 30-year life expectancy, code compliance, the Americans with Disabilities Act (ADA) requirements, energy efficiency and life-safety issues. This site assessment recommended a specific list of improvements, which would extend the useful life of the building and increase the comfort of the senior residents.

This request funds renovation work recommended by the site assessment. The purpose of this project is to replace obsolete building components, increase energy efficiency, enhance ADA compliance, upgrade fire protection and address deferred maintenance items. This request funds upgrades to the building structure, replacement of lighting fixtures throughout the building, installation of new boilers and heating controls, removal of asbestos flooring and installation of new floor coverings, replacement of windows, upgraded fire protection, and brings all components of the building into code and HUD compliance.

The expected outcome of this project is to extend the life of Sunset View another 30 years, enhance security and fire protection, reinforce the building structure, and provide energy-efficient and more comfortable units for the senior residents.