

AHFC Statewide Project Improvements**FY2009 Request: \$2,500,000****Reference No: 40068****AP/AL:** Appropriation**Project Type:** Renewal and Replacement**Category:** Development**Location:** Statewide**Contact:** Les Campbell**House District:** Statewide (HD 1-40)**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2008 - 06/30/2013**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. The primary function of this fund 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: | FY2009 | FY2010 | FY2011 | FY2012 | FY2013 | FY2014 | Total |
|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| AHFC Div | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$15,000,000 |
| Total: | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$2,500,000 | \$15,000,000 |

| | | | | |
|---|---|---------------------------------------|---|-----------------------------------|
| <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:

FY2008 funded \$2,000,000 Corporate Receipts; 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 amenities not programmed (security systems in elderly housing);
- 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.

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major or extraordinary work items identified annually through the Physical Needs Assessments (PNA) by the public housing maintenance staff and Asset Supervisors.

Program Description:

Statewide Improvements is an on-going yearly request to address items identified annually by Physical Needs Assessments (PNAs) that make AHFC properties safer and more convenient for AHFC residents. In the past, this fund has also 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, 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, covered parking at senior facilities, increased parking lot lighting, and installation of additional security systems at other public housing facilities where needed.

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.

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