

## Public Housing Capital Fund Grant Program for 2022 -23

### Purpose

Federal regulations allow the Town to use the annual Public Housing Capital Fund grant for comprehensive renovation and improvements to public housing neighborhoods.

Federal rules give priority to work needed to meet statutory requirements such as:

- Testing for and removing or otherwise controlling lead-based paint;
- Testing for and removing or otherwise controlling asbestos; and
- Renovations to meet the needs of disabled residents.

### Estimated Grant for 2022 - 23

The 2021 - 2022 grant amount was \$935,260. HUD has not yet notified the Town of the 2022 -23 Grant award. The proposed uses are based on the amount received last year. If the amount awarded is different from the anticipated amount, we will adjust the Public Housing renovations program by completing fewer renovations than proposed using the new allocations.

### PRELIMINARY 2022 - 23 CAPITAL FUND PROGRAM

#### Proposed Sources of Funds

Capital Fund Program	\$ 935,260
<b>TOTAL</b>	<b>\$935,260</b>

#### Proposed Uses of Funds

Appliance Replacement Schedule	\$350,000
Professional Services	\$250,000
Asphalt Assessment & Repair (5-year plan)	\$125,000
Administrative Costs	\$ 89,000
Interior Renovations	\$ 85,000
Training & Development (New staff)	\$ 36,260
<b>TOTAL</b>	<b>\$935,260</b>

Many of the proposed repairs and renovations for the 2021-2022 Capital Grant Fund were stalled by the impact of COVID on supplies, distribution, increasing cost and staffing deficiencies. We have revisited many of the proposals received and updated where costs increased. We have also increased the allocations for training for development of new staff members.

We plan to fulfill more Public Housing Master Plan items and resume the replacement of appliances annually.

**1. Appliance Upgrade / Replacement (\$350,000)**

Consistent with the Public Housing Master Plan, we have assessed the age and condition of all major appliances in the 296 units we maintain. Our goal is to replace as many refrigerators, ranges, and water heaters that we can with each grant disbursement until all units have Energy Star efficient appliances. We are developing new vendor relationships since many of our previous vendors are experiencing staffing and supply chain challenges.

**2. Professional Services (\$250,000)**

Continued professional contracts to assist our efforts to review and select architects and engineers to address the flooding issues of South Estes, the bridge at the administrative offices, training and professional development, and redevelopment of the space in the administrative office at 317 Caldwell as well as the bay space in the Town Operations Center to accommodate more staff and increase common work areas.

**3. Asphalt Assessment & Repair (\$125,000)**

In an effort to realize economies of scale, Public Housing partnered with the Public Works Department to order a Pavement Condition Survey for the Asphalt Assets in our Town. Our portion was much less expensive than if we had commissioned the work as a single unit. This is our second payment on a proposed five-year plan.

**4. Administrative Costs (\$89,000)**

Administrative costs are those indirect costs associated with the performance of a sponsored activity (such as a grant or a contract or other similar agreement with an external funding source) and are 10% of the total grant amount. This activity includes the administrative cost for coordinating, tracking, and implementing the Capital Fund activities.

**5. Interior Renovations (\$85,000)**

As we attempt to resume refurbishing of the interior of our units after a hiatus of over 2 years due to COVID restrictions, we plan to paint interior walls, repair flooring, and replace obsolete cabinetry. We have started with the Church/Caldwell community as it is a community that houses our seniors and differently abled.

**6. Training and Development (\$36,260)**

Since December 2021, Public Housing has added three new staff members, and will experience the retirement of an employee with an excess of 28 years of experience.

Training provided by our Human Resource Department, professional organizations and Housing and Urban development are essential to our continued growth and success as a department.