

Public Housing Capital Fund Grant Program for 2025-26

Proposed Sources of Funds

Capital Fund Program	\$1,085,302
Total	\$1,085,302

Proposed Use of Funds

Professional Services	\$50,000
Vacant Unit Modernization (Turnaround)	\$425,334
Administrative Cost (Salaries)	\$109,368
Management Improvement	\$45,000
Appliance Upgrades / Replacement Schedule	\$70,000
Fleet Replacement	\$325,600
Technology Replacement	\$10,000
Relocation Costs	\$50,000
Total	\$1,085,302

1. Professional Services: \$50,000

Funds will be used to secure professional contracts for comprehensive environmental testing. These assessments will identify asbestos, mold, lead, and other hazardous substances across our neighborhoods, ensuring safety standards are met before any remedial work commences.

2. Unit Modernization: \$425,334

Perform essential modernization and structural repairs to ensure units are sound, safe, and energy-efficient. Scope of work includes flooring, tiling, plumbing, and electrical upgrades, as well as necessary hazardous material abatement.

3. Administrative Costs: \$109,368

Administrative costs represent the indirect expenses necessary to manage sponsored activities. These funds will support the coordination, tracking, and implementation of all Capital Fund initiatives.

4. SAS Software Implementation: \$45,000

Implementation of a comprehensive enterprise resource planning (ERP) system to modernize PHA operations. This includes the deployment of modules for Tenant and Applicant Management (waiting list and occupancy), Compliance Automation to ensure alignment with HUD 50058 reporting requirements, and integrated Financials and Accounting systems. Additionally, the software will centralize Maintenance and Inspections tracking to ensure property standards meet current NSPIRE guidelines.

5. Appliance Upgrade / Replacement: \$70,000

This initiative focuses on replacing refrigerators, ranges, furnaces, and water heaters with Energy Star-certified models. Ongoing efforts include transitioning from gas to electric ranges to improve efficiency and safety. Priority for this funding cycle will be given to completing upgrades in the Pritchard Park neighborhood and provide on-site inventory of ranges and refrigerators for quick replacement as needed.

6. Fleet Replacement: \$325,600

Replacement of obsolete maintenance fleet: (2) Service Trucks, (1) Small Dump Truck, (1) Mechanic Van, and (1) Staff Sedan. Upgrading aged inventory (11–20 years) to support specialized housing operations and service delivery.

7. Technology Replacement: \$10,000

Replacement of six (6) obsolete staff laptops. Upgrading hardware that has exceeded its recommended lifecycle per Technical Services Unit standards to maintain operational efficiency and data security.

8. Relocation Costs: \$50,000

Allocated funds will cover temporary relocation expenses, such as local hotel accommodations, for families displaced during essential repair or abatement work.