

American Recovery and Reinvestment Act (ARRA)

Capital Fund Stimulus Spending Plan

APRIL 9, 2009

PUBLIC HEARING PRESENTATION



Richmond **Redevelopment**
& **Housing** Authority

BUILDING VIBRANT COMMUNITIES

April 08 – rev. by hill

AGENDA

- **Welcome and Introduction**
- **The American Recovery & Reinvestment Act**
- **About RRHA's Award**
- **Section 3 Opportunities**
- **RRHA's Stimulus Spending Plan**
- **RRHA's Draft 2009-2013 Capital Plan**
- **Comment Period**

Welcome

- Public Hearing Arrangements
 - Your comments will be recorded and incorporated into our Stimulus plan document.
- Public Hearing Setup
 - Tables
 - Maintenance/Work Order table
 - Resident Services/Section 3 Information table
 - Suggestions table
 - Handout/Information table

INTRODUCTION

- US Department of Housing and Urban Development (“HUD”) is allocating nearly \$4 billion in Capital Funds to the 3,134 public housing agencies to develop, finance, and modernize public housing in their communities.
- ***Local PHAs will use this funding for energy-efficient modernization and to make large-scale improvements to public housing developments, including critical safety repairs. ****

* *Source: HUD website*

US Department of Housing and Urban Development HUD Secretary's Statement

“Recovery Act investments in HUD programs will be not just swift, but effective: they will generate tens of thousands of jobs, help the families and communities hit hardest by the economic crisis, and modernize homes to make them energy efficient”

Shawn Donovan, Secretary of HUD

Stimulus plan was Published February 25, 2009

Broad Parameters

- To be used solely for **capital improvements**
 - Not to be used for PH operating expense
 - Seek to give priority to certain projects that can be awarded within 120 days
 - **Projects that rehabilitate vacant rental units**
 - **Projects that modernize public housing**
 - **Projects in the Agency 5-Year Plan**
- Funds may also be used for health and safety projects identified by the PHA

RRHA Award Under ARRA

- As calculated in accordance with the 2008 Capital Fund Formula (plus 25%), RRHA has been awarded **\$10,764,797** for the modernization of public housing and related improvements.
- RRHA has \$70 million CAP improvement needs
- Source = EMG Study 2005

RRHA Award Under ARRA

- **\$10,764,797** (ACC by March 9, 2009)
 - **\$9,688,318** (Capital Projects)
 - **\$1,076,479** (Management Fee)

NOTE:

- Stimulus funds do not reduce the “regular” annual Capital Funds. Stimulus funds are additional.
- RRHA day-to-day maintenance continues.

Obligation/Spending Requirements

- “Must obligate 100% of the grant within 1-year of the effective date” (March 2010)
- “Must expend 60% of the grant within 2-years of the effective date” (April 2011)
- “Must expend 100% of the grant within 3-years of the effective date” (April 2012)

Source: Annual Contributions Contract (ACC)

Obligation/Spending Requirements

- “Extensions to the obligation and expenditure dates shall not be permitted”
- “...must submit an annual statement and board resolution no more than 21 days from the effective date”
- “...will provide a physical needs assessment, as directed by HUD”

Source: Annual Contributions Contract (ACC)

Section 3 Opportunities- *Opportunities for Residents*

- **RRHA will seek to maximize employment and educational opportunities; full and part-time jobs** as contracts are awarded
- Resident Services will be responsible for recruitment, employment placement selection and monitoring
- Section 3 activity will be reported to Procurement Manager at least monthly.

Section 3 Opportunities- ***Opportunities for Residents***

- **Resident Services is recruiting *NOW!***
- **Call 780-4835 or visit 200 Hospital Street for more information.**
- **Sign-up Sheets available at the Resident Services table.**
- **Section 3 Information Sessions (at 200 Hospital Street), no appointment needed:**
 - **April 16th at 10am, 2pm, 6pm**
 - **April 23rd at 10am, 2pm, 6pm**
 - **April 30th at 10am, 2pm, 6pm**

PLANNED IMPROVEMENTS

to

Public Housing

The \$timulus Spending Plan!

RRHA Targeted Projects – By Development

| Development | Stimulus | Amount | Year |
|-----------------|------------------------------------|-------------|------|
| 1920 Stonewall | Paint Common areas | \$50,000 | 2010 |
| 3901 Old Brook | Upgrade Plumbing/Waste System | \$200,000 | 2012 |
| 700 S. Lombardy | Upgrade heating units in each apt | \$154,000 | 2009 |
| Afton | Replace siding | \$50,000 | 2009 |
| Creighton | Replace Windows (as needed) Energy | \$150,000 | 2009 |
| Creighton | Modernize Kitchen/Baths | \$2,600,000 | 2010 |
| Decatur | Install Elevator | \$300,000 | 2009 |
| Decatur | Modernize Kitchen/Baths | \$250,000 | 2010 |
| Fulton | Exterior siding | \$50,000 | 2009 |
| Fulton | Replace termite damaged wood | \$75,000 | 2009 |
| Fulton | Modernize Kitchen/Baths | \$360,000 | 2010 |
| Fulton | Foundation/Sewer upgrades | \$500,000 | 2011 |
| Gilpin | Replace Hot Water Boilers (Energy) | \$150,000 | 2009 |
| Hospital | Modernization | \$250,000 | 2011 |
| Mosby | Replace Windows (as needed) Energy | \$250,000 | 2009 |

RRHA Targeted Projects – By Development

| Development | Stimulus (cont.) | Amount | Year |
|--------------|--------------------------------------|---------------------|------|
| Randolph | Modernization | \$500,000 | 2011 |
| Randolph | Replace Hot Water Tanks (Energy) | \$45,000 | 2012 |
| Small Houses | Interior/exterior upgrades | \$350,000 | 2009 |
| Whitcomb | Replace Windows (as needed) Energy | \$150,000 | 2009 |
| Agency Wide | Vacancy Reduction | \$300,000 | 2009 |
| Agency Wide | Paint Exteriors Walls | \$500,000 | 2009 |
| Agency Wide | A/E | \$450,000 | 2009 |
| Agency Wide | Curb Appeal New Signage | \$181,000 | 2009 |
| Agency Wide | Relocation Costs | \$558,317 | 2010 |
| Agency Wide | Paint Fences/Rails | \$250,000 | 2010 |
| Agency Wide | Brick Pointing | \$415,000 | 2010 |
| Agency Wide | Upgrade AMP Mgmt. Ofc/Comm. Rm | \$300,000 | 2010 |
| Agency Wide | ADA Improvements | \$300,000 | 2010 |
| Agency-Wide | Administrative (10% of \$10,764,747) | \$1,076,480 | 2012 |
| | Grand Total Stimulus: | \$10,764,797 | |

RRHA Targeted Projects – By YEAR

| Year | Total Expenditure |
|--------------------|--------------------------|
| 2009 | \$3,110,000 |
| 2010 | \$5,083,317 |
| 2011 | \$1,250,000 |
| 2012 | \$1,321,480 |
| Grand Total | \$10,764,797 |

Planned Use of Management Fee

- **Hire Construction Management staff** for oversight of Modernization activities
- **Update Physical Needs Assessment** as required by HUD
- **Engage Consulting Services** as needed

Why is my Community not listed?

You may not see your development listed in the Stimulus spending plan, however, RRHA is addressing other improvements in the regular 5 Year Capital Fund plan. Here are a few examples from the 2009-2013 draft plan:

- **Fairfield Court**
 - Foundation Stabilization
 - Roof Replacement
- **Hillside Court**
 - Foundation Stabilization
 - Renovation of Kitchen & Bath
- **Fox Manor**
 - Paint all interior of the units

For more information on the Capital Fund plan, please see our 2009 Agency Plan draft, which is on public review.

DRAFT 2009-2013 Capital Plan

| Development | 2009 | Reg Capital | | If CFFP |
|---|------------------------------------|--------------------|---|--------------------|
| 1812 Brook Road | Roof Replacements | | * | \$90,000 |
| 1920 Stonewall | Carpet Replacement | | * | \$15,000 |
| 700 S. Lombardy | Roof Replacements | | * | \$100,000 |
| Afton Ave | Roof Replacements | | * | \$75,000 |
| Afton Ave | Paint Interior Units | | * | \$55,000 |
| Agency wide | I.T. Infrastructure | \$150,000 | * | \$305,000 |
| Agency wide | Nonroutine Vacancy prep. | \$750,000 | | |
| Agency wide | Relocation Costs | | * | \$100,000 |
| Creighton | Foundation Stabilization | | * | \$60,000 |
| Development | Development Activities | \$500,000 | | |
| Fairfield | Foundation Stabilization | | * | \$60,000 |
| Fairfield | Roof Replacement - Admin Bldg | | * | \$100,000 |
| Fox Manor | Paint Interior Units | | * | \$50,000 |
| Hillside | Foundation Stabilization | | * | \$60,000 |
| Hillside | Kitchen Bath Renovations (Phase11) | | * | \$1,023,000 |
| Mosby | Foundation Stabilization | | * | \$60,000 |
| Randolph | Roof Replacements | | * | \$287,000 |
| Whitcomb | Foundation Stabilization | | * | \$60,000 |
| | Total | \$1,400,000 | | \$2,500,000 |
| * <i>If CFFP not approved for 2009 application, will cover as reg Cap project with \$'s not used for debt service</i> | | | | |

***DRAFT* 2009-2013 Capital Plan**

| Development | 2010 | Reg Capital | | If CFFP |
|--------------------|-----------------------------|--------------------|--|--------------------|
| Agency wide | Tree Pruning | | | \$750,000 |
| Agency wide | I.T. Infrastructure | \$50,000 | | \$150,000 |
| Agency wide | Nonroutine Vacancy prep. | \$750,000 | | |
| Agency wide | Relocation Costs | | | \$100,000 |
| Development | Development Activities | \$500,000 | | \$750,000 |
| Hillside | Replace Windows | | | \$650,000 |
| Randolph | Comprehensive Modernization | | | \$450,000 |
| Whitcomb | Exterior Door Replacements | | | \$400,000 |
| | Total | \$1,300,000 | | \$3,250,000 |

DRAFT 2009-2013 Capital Plan

| Development | 2011 | Reg Capital | | If CFFP |
|-------------|--|--------------------|--|---------------------|
| Agency wide | ADA Requirements (Convert Units to Accessible) | | | \$165,000 |
| Agency wide | I.T. Infrastructure | \$150,000 | | \$50,000 |
| Agency wide | Nonroutine Vacancy prep. | \$650,000 | | |
| Agency wide | Repair Fascias and Soffits | | | \$270,000 |
| Agency wide | Maintenance Vehicles | | | \$200,000 |
| Agency wide | Relocation Costs | | | \$225,000 |
| Creighton | Upgrade Playground Areas/Basketball Courts | | | \$15,000 |
| Creighton | Paint Porch Columns | | | \$50,000 |
| Creighton | Repair Concrete Stoops | | | \$50,000 |
| Creighton | Paint Exterior Units | | | \$100,000 |
| Development | Development Activities | \$500,000 | | \$2,250,000 |
| Fairfield | Replace Windows | | | \$720,000 |
| Fairfield | Upgrade Playground Areas/Basketball Courts | | | \$15,000 |
| Fairfield | Renovate Mgmt Office & Community Room | | | \$130,000 |
| Gilpin | Upgrade Playground Areas/Basketball Courts | | | \$15,000 |
| Hillside | Upgrade Playground Areas/Basketball Courts | | | \$15,000 |
| Mosby | Boiler & hot Water Tanks Replacement | | | \$275,000 |
| Mosby | Upgrade Playground Areas/Basketball Courts | | | \$15,000 |
| Mosby | Replace Boiler Room Doors | | | \$50,000 |
| Stonewall | Install New Shower Stalls | | | \$75,000 |
| Whitcomb | Upgrade Playground Areas/Basketball Courts | | | \$15,000 |
| Whitcomb | Repair Concrete Stoops | | | \$50,000 |
| | Total | \$1,300,000 | | \$ 4,750,000 |

DRAFT 2009-2013 Capital Plan

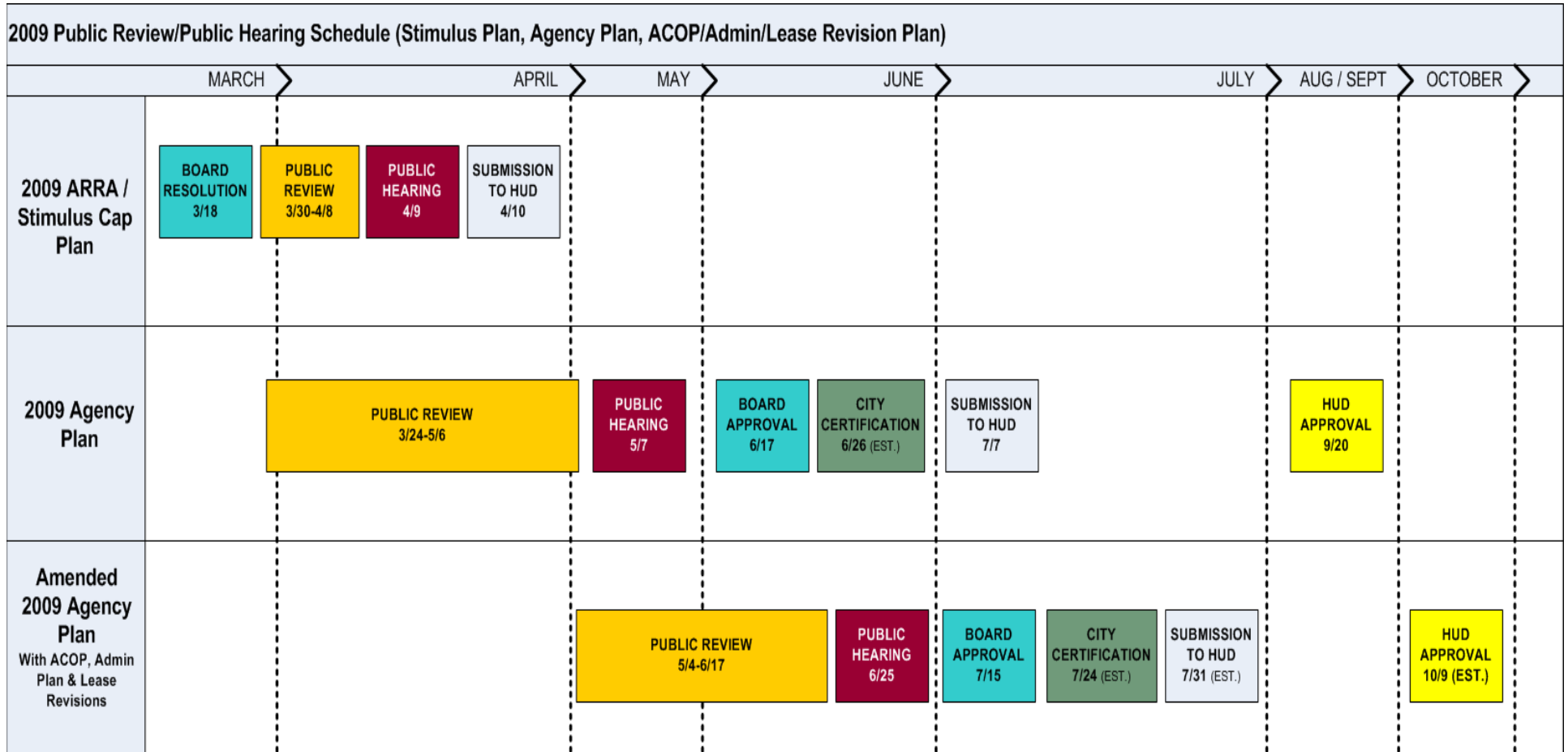
| Development | 2012 | Reg Capital | | If CFFP |
|--------------------|-----------------------------|--------------------|--|--------------------|
| 3900 Old Brook | Comprehensive Modernization | | | \$225,000 |
| Agency wide | Tree Pruning | | | \$350,000 |
| Agency wide | I.T. Infrastructure | \$100,000 | | \$100,000 |
| Agency wide | Nonroutine Vacancy prep. | \$750,000 | | |
| Agency wide | General Landscaping | | | \$100,000 |
| Agency wide | Relocation Costs | | | \$500,000 |
| Development | Development Activities | \$500,000 | | \$3,000,000 |
| Fairfield | Painting Exterior Units | | | \$75,000 |
| Hillside | Painting Exterior Units | | | \$75,000 |
| Whitcomb | Painting Exterior Units | | | \$75,000 |
| Whitcomb | Heating & Hot Water Systems | | | \$1,000,000 |
| | Total | \$1,350,000 | | \$5,500,000 |

DRAFT 2009-2013 Capital Plan

| Development | 2013 | Reg Capital | | If CFFP |
|--------------------|-----------------------------|--------------------|--|--------------------|
| Agency wide | I.T. Infrastructure | \$50,000 | | \$150,000 |
| Agency wide | Nonroutine Vacancy prep. | \$750,000 | | |
| Agency wide | Relocation Costs | | | \$500,000 |
| Development | Development Activities | \$500,000 | | |
| Fox Manor | Kitchen/Bath Renovations | | | \$300,000 |
| Hillside | Replace Tub Traps | | | \$200,000 |
| Mosby | Window Replacements | | | \$300,000 |
| Whitcomb | Heating & Hot Water Systems | | | \$1,050,000 |
| | | | | |
| | Total | \$1,300,000 | | \$2,500,000 |

| | | | |
|--|--------------------|--|---------------------|
| Grand Total DRAFT 2009-2013 Capital Plan: | \$6,650,000 | | \$18,500,000 |
|--|--------------------|--|---------------------|

2009 Agency Plan Activity



Thank you!

- Public Comment Period
- 2 Minutes per speaker
- Please state your name
- Your comment will be recorded

