

## **MEMORANDUM**

TO: Roger L. Stancil, Town Manager

FROM: Tina Vaughn, Housing Director  
Ken Pennoyer, Business Management Director

SUBJECT: Enactment of a Project Ordinance for the 2009-2010 Capital Fund Program under the American Recovery and Reinvestment Act (ARRA) of 2009 for Public Housing Renovations

DATE: May 18, 2009

### **PURPOSE**

The purpose of this report is to enact a project ordinance for the 2009-2010 Capital Fund Program in the amount of \$732,519. The project ordinance is based on a Capital Fund grant under the American Recovery and Reinvestment Act (ARRA) of 2009 from the U.S. Department of Housing and Urban Development (HUD).

### **BACKGROUND**

On March 23, 2009 the Council approved a plan for use of the Capital Fund Program grant under the American Recovery and Reinvestment Act (ARRA) of 2009. The Council also authorized submittal of a plan for the 2009-2010 Capital Fund Program to the U.S. Department of Housing and Urban Development.

The plan includes renovation work in 15 public housing apartments at the South Roberson neighborhood and appliance replacement at 2 of the 13 public housing neighborhoods.

### **DISCUSSION**

Proposed renovations and activities for the 2009-2010 Grant Funds as approved by the Council on March 23, 2009 include the following:

1. Renovation of apartments in the South Roberson public housing neighborhood

Proposed renovation work would include, but not be limited to, replacement of furnaces, installation of air conditioning, replacement of windows and screens, replacement of floor tiles, replacement of bathtub liners and surrounds, bathroom fixtures, plumbing and electrical upgrades, interior and exterior painting, replacement of interior and exterior doors, and landscaping. Energy Star products will be used with replacement of appliances, fixtures, equipment and systems.

The plumbing upgrades will include the installation of high-efficiency toilets as recommended in the study by the Mayor's Youth for a Sustainable Future. The installation of high-efficiency toilets has been included in all previous public housing renovations.

Allocation: \$529,368

## 2. Replacement of Appliances at Eastwood and Caldwell/Church

Replace 52 refrigerators and stoves with Energy Star products at Eastwood and Caldwell/Church neighborhoods. These appliances have passed their serviceable years and need to be replaced due to frequent maintenance work and major repairs.

Allocation: \$34,900

## 3. Professional Services

Hire an architect to design and write specifications for the renovation work. Also, hire a construction manager to monitor and inspect the renovation work daily, prepare work records and interview workers as required by HUD.

Allocation: \$95,000

## 4. Administrative Cost

This activity includes the administrative cost for coordinating and implementing the Capital Fund activities and training for maintenance staff.

Allocation: \$73,251

The total amount appropriated from the U. S. Department of Housing and Urban Development for the Capital Fund Program is \$732,519.

## **RECOMMENDATION**

That the Council enact the attached Ordinance for the Capital Fund Program under the American Recovery and Reinvestment Act (ARRA) of 2009, consistent with the Program previously approved by the Council.

## **ATTACHMENTS**

1. April 1, 2009 Letter from HUD.
2. Capital Fund Program Amendment to the Consolidated Annual Contributions Contract.
3. 2009-2010 Annual Statement for the Capital Fund Program.