



Housing Authority of the City of Columbia, Missouri

Board Resolution Staff Memo

To: Board of Commissioners

From: Phil Steinhaus, CEO

Date: June 16, 2009

RE: **Resolution 2409:** To Authorize the Revision of Years 2, 3, and 4 of the 2008 Capital Fund "Five-Year Action Plan" as Required by HUD for the Processing of the 2009 Capital Fund Recovery Formula Grant Made Available Through the American Recovery and Reinvestment Act.

As a result of a HUD Field Office review of our Capital Fund Recovery (CFR) "Formula Grant" budget against our FYB 2008 PHA Plan, HUD is requiring that we revise our 2008 Capital fund "Five-Year Action Plan" and resubmit our FYB 2008 PHA Plan. The revisions shall reflect that the CFR Formula Grant's "work items" are both included in our latest approved PHA Plan, and that the dollar amounts associated with those work items are relatively close to the CFR Formula Grant budget.

In anticipation of a similar requirement for the application for the CFR "Competition Grants", we have also increased the dollar amounts of the boiler systems at both Oak and Paquin Towers.

To accomplish this influx of over \$2,000,000.00, we removed the majority of the existing work items in years 2009, 2010, and 2011, and replaced the work items with:

CFR Formula Grant Work Items

- Administration \$ 50,000
- A&E Fees (Furnaces) \$ 10,000
- Fencing \$ 15,000
- Landscaping \$ 82,351
- Concrete Work \$ 40,000
- Toilets - Downtown, Bear Creek, Paquin Tower \$ 185,600
- Hallway Doors - Oak Towers \$ 44,100
- Siding - Downtown, Bear Creek \$ 152,000
- Roofing - Downtown, Bear Creek \$ 210,000
- Water Heaters - Downtown \$113,000
- Furnaces - Downtown, Bear Creek \$ 456,000

CFR Competition Grant Work Items

- Boilers - Oak Tower \$ 350,000
- Boilers - Paquin Tower \$ 377,557

Attachment: "CAPITAL FUND PROGRAM – Five Year Action Plan"

Staff Recommendation: Adopt Resolution 2409 authorizing the revision of years 2, 3, and 4 of the 2008 Capital Fund "Five-Year Action Plan" as required by HUD for the processing of the 2009 Capital Fund Recovery Formula Grant made available through the American Recovery and Reinvestment Act.



Board Resolution

RESOLUTION #2409

A Resolution to Authorize the Revision of Years 2, 3, and 4 of the 2008 Capital Fund “Five-Year Action Plan” as Required by HUD for the Processing of the 2009 Capital Fund Recovery Formula Grant Made Available Through the American Recovery and Reinvestment Act

WHEREAS, the result of a HUD Field Office review of our Capital Fund Recovery “Formula Grant” budget against our FYB 2008 PHA Plan, requires that the Columbia Housing Authority (CHA) revise the CHA 2008 Capital fund “Five-Year Action Plan” and resubmit the CHA FYB 2008 PHA Plan; and

WHEREAS, the revisions shall reflect that the Capital Fund Recovery Formula Grant’s “work items” are included in our latest approved PHA Plan; and

WHEREAS, that the dollar amounts associated with the work items are relatively close to the Capital Fund Recovery Formula Grant budget; and

WHEREAS, in anticipation of a similar requirement for the application for the Capital Fund Recovery “Competition Grants”, the Columbia Housing Authority has also increased the dollar amounts of the boiler systems at both Oak and Paquin Towers; and

WHEREAS, in accordance with HUD regulations for Capital Fund Recovery Grant funding made available through the American Recovery and Reinvestment Act, the required 10 day notice has been posted to solicit public comment and a public hearing has been held on June 16, 2009 to accept public comment; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, that after giving due consideration to housing authority resident and public comments does hereby adopt Resolution 2409 authorizing the revision of years 2, 3, and 4 of the 2008 Capital Fund “Five-Year Action Plan” as required by HUD for the processing of the 2009 Capital Fund Recovery Formula Grant made available through the American Recovery and Reinvestment Act, a copy of which is attached hereto and made a part hereof.

Marvin Kinney, Chairman

Phil Steinhaus, Secretary

Adopted June 16, 2009

CAPITAL FUND PROGRAM - Five Year Action Plan

AS OF:	June 5, 2009	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	Funding Available as of:	OCT 2008	OCT 2009	OCT 2010	OCT 2011	OCT 2012
	Budget Year / Number:	2009 (501-08)	2010 (501-09)	2011 (501-10)	2012 (501-11)	2013 (501-12)
ACCT #	Obligation Date:	12-Jun-10	30-Sep-11	30-Sep-12	30-Sep-13	30-Sep-14
1406.000	Operatons	\$214,575.60				\$193,970.00
Totals:	1406 OPERATIONS	\$214,575.60	\$0.00	\$0.00	\$0.00	\$193,970.00
	<i>Not to exceed 20%:</i>	<i>20.00%</i>	<i>0.00%</i>	<i>0.00%</i>	<i>0.00%</i>	<i>20.00%</i>
1408.020	Staff Training	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
1408.060	Protective Services - Salaries	\$133,250.54	\$137,248.06	\$141,365.50	\$141,365.50	\$141,365.50
		Safety Officers (5)	Safety Officers (5)	Safety Officers (5)	Safety Officers (5)	Safety Officers (5)
1408.065	Protective Services - Benefits	\$31,095.93	\$32,028.80	\$32,989.67	\$32,989.67	\$32,989.67
		Safety Officers (5)	Safety Officers (5)	Safety Officers (5)	Safety Officers (5)	Safety Officers (5)
1408.080	Resident Services - Salaries					\$100.00
1408.085	Resident Services - Benefits					\$100.00
1408.200	Computer Software	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
1408.600	Consultant Fees (M/I)		\$1,000.00		\$1,000.00	
			energy audit		energy audit	
Totals:	1408 MGT.IMPROVEMENTS	\$185,346.47	\$191,276.86	\$195,355.17	\$196,355.17	\$195,555.17
	<i>Not to exceed 20%:</i>	<i>17.28%</i>	<i>19.72%</i>	<i>20.14%</i>	<i>20.25%</i>	<i>20.16%</i>
1410.000	Management Fees	\$107,287.80	\$96,985.00	\$96,985.00	\$96,985.00	\$96,985.00
Totals:	1410 ADMINISTRATION	\$107,287.80	\$96,985.00	\$96,985.00	\$96,985.00	\$96,985.00
	<i>Not to exceed 10%:</i>	<i>10.00%</i>	<i>10.00%</i>	<i>10.00%</i>	<i>10.00%</i>	<i>10.00%</i>
1430.010	A&E Fees			\$10,000.00		\$100.00
				A1 7,500; A2 2,500		
Totals:	1430 FEES & COSTS	\$0.00	\$0.00	\$10,000.00	\$0.00	\$100.00
1440.000	Site Acquisitions					\$100.00
	1440 SITE ACQUISITIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
1450.120	Lighting, Exterior					\$100.00
1450.160	Fencing	\$5,000.00			\$15,000.00	\$5,000.00
		A3			A1 7,500; A3 7,500	A1
1450.200	Dumpster Enclosures					\$100.00
1450.240	Handrails, Exterior					\$100.00
1450.280	Clothes Lines	\$2,500.00				\$2,500.00
		A1				A1
1450.320	Tree Work					\$100.00
1450.360	Landscaping, Beautification	\$5,000.00	\$82,351.00			\$10,000.00
		A1	A1 42,351; A2 20K; A3/4 10K			A3
1450.400	Landscaping, Erosion Control					\$5,000.00
						A1
1450.440	Water Supply, Outside					\$100.00
1450.520	Retaining Walls					\$100.00
1450.560	Concrete Work	\$5,000.00		\$30,000.00	\$10,000.00	\$10,000.00
		A1		A1	A1	A2
1450.600	Parking Lots	\$51,119.60				\$19,438.87
		A1 (COCC)				A1 Resurface Parking Lots
1450.700	Fuel Storage Tanks					\$100.00
1450.900	Force Account Salaries					\$1,000.00
1450.950	Force Account Benefits					\$300.00

CAPITAL FUND PROGRAM - Five Year Action Plan

AS OF:	June 5, 2009	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Funding Available as of:	OCT 2008	OCT 2009	OCT 2010	OCT 2011	OCT 2012	OCT 2012
Budget Year / Number:	2009 (501-08)	2010 (501-09)	2011 (501-10)	2012 (501-11)	2013 (501-12)	2013 (501-12)
ACCT #	Obligation Date:	12-Jun-10	30-Sep-11	30-Sep-12	30-Sep-13	30-Sep-14
Totals:	1450 SITE IMPROVEMENTS	\$68,619.60	\$82,351.00	\$30,000.00	\$25,000.00	\$53,938.87
1460.110	Security Systems, Apartments					\$100.00
1460.120	Asbestos Abatement					\$100.00
1460.130	Pressurized Stairwells, Towers					\$100.00
1460.140	504 Enhancements, Dwellings	\$5,000.00				\$5,000.00
		A1				A1
1460.170	Painting, Interior					\$39,670.00
						A3,4
1460.180	Painting, Exterior					\$100.00
1460.190	Ceiling Tile					\$100.00
1460.220	Kitchen Cabinets / Fixtures					\$35,000.00
						A1,A2
1460.230	Bath Cabinets / Fixtures		\$185,600.00			\$100.00
			A1 82,200; A2 23,400; A4 80K			
1460.240	Handrails, Interior					\$100.00
1460.250	Floor Tile	\$5,000.00				\$10,000.00
		A1				A1
1460.260	Sub Floors	\$5,000.00				\$5,000.00
		A1				A1
1460.270	Floor Slabs / Foundations	\$5,000.00				\$10,000.00
		A1, 2				A1,2
1460.300	Window Screens					\$100.00
1460.310	Windows					\$100.00
1460.330	Door Hardware					\$100.00
1460.340	Interior Doors					\$100.00
1460.350	Hallway Doors, Towers			\$44,100.00		\$100.00
				A3		
1460.360	Screen Doors					\$100.00
1460.370	Entry Doors					\$100.00
1460.390	Room Dividers					\$100.00
						A4 (Bathrooms)
1460.400	Mailboxes	\$5,000.00				\$100.00
		A1 (MO7-1)				
1460.430	Gutters / Downspouts					\$100.00
1460.440	Siding, Exterior	\$5,000.00			\$152,000.00	\$5,000.00
		A1			A1 113K; A2 39K	A2
1460.450	Roofing	\$39,043.53	\$63,637.14	\$146,362.86		\$72,000.00
		A1 (MO7-1)(34 x \$1,500)	A1	A1		A1 (MO7-2B)(48 x \$1,500)
1460.460	Porches / Balconies					\$100.00
1460.490	Electrical Upgrades	\$15,000.00				\$10,000.00
		A3, 4 (Boiler Emerg Power)				A3
1460.500	Smoke & CO Detectors					\$100.00
1460.510	Interior Lighting					\$20,000.00
						A3

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1460.530	Hallway Lighting					\$100.00
						A3,4
1460.540	Emergency Lighting					\$100.00
1460.550	Exhaust Fans	\$5,000.00				\$5,000.00
		A1				A2
1460.560	Range Exhaust Hoods					\$100.00
1460.580	Plumbing Enhancements	\$15,000.00				\$15,000.00
		A-4, Shower Valves				A1 Sillcocks
1460.590	Water Heaters	\$11,250.00		\$69,490.18	\$43,509.83	
		A-1 (MO7-2D) (30 x \$375)		A1	A1	
1460.600	Fire Sprinkler System, Dwelling					\$100.00
1460.610	Cold Water Pumps, Towers					\$100.00
						A3,4
1460.620	Domestic Water, Towers					\$100.00
						A3,4
1460.630	Sump Pumps, Towers					\$100.00
						A3,4
1460.640	Boiler Enhancements	\$10,000.00	\$350,000.00	\$377,556.79		\$59,100.96
		A3,4	A3	A4		A3,4
1460.670	Elevator Enhancements	\$5,000.00				\$5,000.00
		A3, 4				A3,4
1460.680	Gas Lines					\$100.00
1460.690	Furnaces				\$456,000.00	\$100.00
					A139K: A2 117K	
1460.700	A/C, Central, Family Sites					\$100.00
1460.710	A/C, Windows, Towers					\$100.00
						A3,4
1460.720	A/C Systems					\$100.00
						A3,4
1460.740	Laundry Facilities - Towers					\$5,000.00
						A4 Expand Paq Twr Laundry
1460.770	Trash Chutes, Towers					\$100.00
						A3,4
1460.800	Pest Control					\$100.00
1460.830	Unit Restoration	\$25,000.00				\$25,000.00
		A1,2,3,4				A1,2,3,4
1450.900	Force Account Salaries					\$1,000.00
1450.950	Force Account Benefits					\$300.00
Totals:	1460 Dwelling Structures	\$155,293.53	\$599,237.14	\$637,509.83	\$651,509.83	\$330,370.96
1465.012	Refrigerators	\$130,125.00				\$100.00
		A3 (\$55,000) A4 (\$74,625)				
1465.014	Ranges	\$100,630.00				\$100.00
		A3 (\$42,920) A4 (\$57,710)				
1465.016	Laundry Equipment , Towers					\$100.00
1465.900	Force Account Salaries					\$100.00
1465.950	Force Account Benefits					\$30.00
Totals:	1465 Dwelling Equipment	\$230,755.00	\$0.00	\$0.00	\$0.00	\$430.00
1470.020	504 Enhancements, Non-Dwell					\$100.00

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ACCT #	Obligation Date:	12-Jun-10	30-Sep-11	30-Sep-12	30-Sep-13	30-Sep-14
1470.060	Painting, Interior, Non-Dwelling					\$100.00
1470.080	Painting, Exterior, Non-Dwelling					\$100.00
1470.120	Public Bathrooms					\$100.00
1470.160	Window Screens, Non-Dwelling					\$100.00
1470.180	Windows, Non-Dwelling					\$100.00
1470.200	Door Hardware, Non-Dwelling					\$100.00
1470.200	Doors, Interior, Non-Dwelling					\$100.00
1470.240	Doors, Exterior, Non-Dwelling					\$100.00
1470.260	Community Space Dividers					\$100.00
1470.280	Roofing, Non-Dwelling					\$100.00
1470.320	Park Shelter					\$100.00
1470.400	Administration Building					\$100.00
1470.460	Laundry Facilities, Family Sites					\$100.00
1470.520	Blind Boone Community Center	\$30,000.00				\$100.00
		A-1 (CDBG Renovation Match)				
1470.580	Bear Creek Community Center					\$100.00
1470.640	403 Park Community Center					\$100.00
1470.700	Maintenance Shops					\$100.00
1470.760	Warehousing					\$100.00
1470.830	Restoration, Non-Dwelling					\$100.00
1470.900	Force Account Salaries					\$1,000.00
1470.950	Force Account Benefits					\$300.00
Totals:	1470 NONDWELL. STRUCT.	\$30,000.00	\$0.00	\$0.00	\$0.00	\$3,300.00
1475.011	Office Furniture	\$5,000.00				\$5,000.00
		A1,2,3,4				A1,2,3,4
1475.014	Office Equipment	\$20,000.00				\$20,000.00
		15 Computers				15 Computers
1475.017	Communication Equipment					\$100.00
						A1,2,3,4
1475.021	Maintenance Tools & Equip	\$10,000.00				\$25,000.00
		A1,2,3,4				A4 Floor Scrubber
1475.024	Grounds Tools & Equipment					\$1,000.00
						A1
1475.035	Community Space Furniture	\$9,000.00				\$100.00
		A3, 4 Kitchens & Lobbies				
1475.040	Community Space Equipment					\$100.00
1475.045	Laundry Equipment, Family Sites					\$100.00
						A1, 2

CAPITAL FUND PROGRAM - Five Year Action Plan

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ACCT #	Obligation Date:	12-Jun-10	30-Sep-11	30-Sep-12	30-Sep-13	30-Sep-14
1475.050	Security Systems, Non-Dwelling	\$10,000.00				\$10,000.00
	A1 (403 Park Street)					A1
1475.055	Park / Playground Equipment	\$5,000.00				\$5,000.00
	A2					A1
1475.075	Vehicles, Maintenance	\$20,000.00				
	A1 - Maintenance Vehicle					
1475.080	Vehicle Accessories, Maint	\$2,000.00				
	A1					
1475.085	Vehicles, Management					\$20,000.00
						A1 - Primary Car
1475.090	Vehicle Accessories, Mgmt					\$1,000.00
Totals:	1475 NONDWELL. EQUIP.	\$81,000.00	\$0.00	\$0.00	\$0.00	\$87,400.00
1485.000	Demolition Cost					\$100.00
Totals:	1485 DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
1495.000	Relocation Expense					\$100.00
Totals:	1495 RELOCATION	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
1502.000	Contingency					\$7,500.00
Totals:	1502 CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00
	BUDGET TOTALS:	\$1,072,878.00	\$969,850.00	\$969,850.00	\$969,850.00	\$969,850.00
	HUD ALLOCATION:	\$1,072,878.00	\$969,850.00	\$969,850.00	\$969,850.00	\$969,850.00
	DIFFERENCE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00