



200 Gibson Street / Tonawanda, New York 14150 / 716-692-3555

The Eighth Meeting After the Seventy Ninth Annual Meeting of the Tonawanda Housing Authority

October 26, 2021 @ 6:00 pm

Virtual Meeting Agenda

Roll Call: Chairperson Dale Zuchlewski, Vice Chairperson Jean Harmon, Jerry Frizzell, Betty Schaertel, Ralph Abramo, Tenant Rep Lisa Salgot, Tenant Rep Lynn Krzeminski, THA Manager Dale Kokanovich, Senior Account Clerk Karen Kisloski, Account Clerk Amanda Voisinet, THA Legal Counsel Anthony Serianni.

Minutes of previous meeting:

Correspondence:

- NYSLRS – Employer News letter

New Business

- Affordable Housing Academy
-

Old Business:

- IPNA update letter from Susan Dee Associates
- Seaman Norris service contract
- Boiler repair contract.
- ERAP (LRAP) Update – THA has received just under \$4,000 from the ERAP program as of 10/18/2021.

Vacancy Report:

- 13 vacant units, 5% vacancy rate.
- 38 applicants on the Wait List.
- September HM32, HM32a

Managers' Report:

- AR – 49 tenants and \$102,800.
- Manager attended the NYSPHDA conference 10/13-14. See the “what I learned” page.
- All furnace filters in all apartments have been replaced prior to heating season 2021 / 2022.
- Met with Lisa Salgot – Tenant Rep Monthly Meeting
- A question was posed by Tenant Rep Lisa Salgot during the last meetings Remarks section regarding duct cleaning coupled with a question regarding “Tenant rights”

“ECDOH states that apartments must be maintained in a safe and healthy manner. Nothing more specific than that. NYSDHCR does not provide any guidance on duct cleaning / frequency of cleaning except to reiterate what DOH has for a “guideline. THA experience in the last 5 years has been 4 complaints related to “indoor air concerns” which included alleged mold concerns. THA responded to those complaints in the same manner each time: Stohl Environmental was called in to air sample inside and outside those apartments where a complaint was filed. The final report in each case was given to the tenant directly from Stohl Environmental. In all cases, nothing was found in ANY air sample taken in ANY case reported to the THA office for ALL apartments sampled. No mold detected. No air-borne issues of any kind. In ALL cases sampled, the air inside the apartments tested CLEANER than the outside air.

- *THA does do duct cleaning on apartment turnover.*
- *THA has quotes for cleaning by an outside contractor of approximately \$300 / apartment. If we cleaned all apartments, 212 units x \$300 = \$63,600. Split cost with tenant that requests contractor cleaning?*
- *Air Sample requests. In the 4 cases referred to above, THA spent approximately \$2,000 for testing fees. Tenants asked to be tested because they “suspected” issues, should we charge the tenant for testing? Does this discourage a real issue from being reported?*

Chairman's Report and / Or Committee Reports:

Bills:

Executive Session: (If needed)

Remarks: *Next meeting is November 23, 2021 @ 6:00pm.*

Adjourn:

Dale Kokanovich



Tonawanda Housing Authority Executive Secretary

What I learned at the NYSPHADA Conference

- Almost all PHA's are struggling with extended rent collection (AR)
- HUD is considering (along with Biden Administration) a fully funded expansion of the Section 8 program.
- There is a major focus on "repositioning" of PHA's away from Federal and NYS funding.
- PHA's are all trying to figure out the direction forward "post pandemic" in regards to daily operations, balancing the needs of tenants and protection of employees.
- NYS is making a move away from natural gas toward electricity. Future "retrofits" or heating source replacement projects will be "highly encouraged" to move to electricity for heat / hot water.
- PHADA position paper on Infrastructure bill.



200 Gibson Street / Tonawanda, New York 14150 / 716-692-3555

The Seventh Meeting After the Seventy Ninth Annual Meeting of the Tonawanda Housing Authority

September 28, 2021 @ 6:00 pm

Virtual Meeting Minutes

Roll Call: Chairperson Dale Zuchlewski, Vice Chairperson Jean Harmon, Jerry Frizzell, Betty Schaertel, Ralph Abramo, Tenant Rep Lisa Salgot, Tenant Rep Lynn Krzeminski, THA Manager Dale Kokanovich, Senior Account Clerk Karen Kisloski, Account Clerk Amanda Voisinet, THA Legal Counsel Anthony Serianni.

Minutes of previous meeting: Motion to accept Minutes as presented was made by Betty Schaertel, 2nd by Jean Harmon. Motion to accept was passed with a vote of 7-0 in favor.

Correspondence:

- NYS Retirement letter
- HOME (Housing Opportunities Made Easy) Annual Report

New Business

- NYS Eviction Moratorium extended until January 2022. There is a “carve out” by the new Governor to allow for evictions for other “non-payment” related reasons.
- Review of NYS Grant contract by Legal Counsel. Contract was reviewed and Counsel made the recommendation to the Board to empower the Executive Secretary to accept and sign the Grant. A Motion was made by Ralph Abramo to allow Mr. Kokanovich to sign the Grant, a second was made by Jean Harmon. A vote was taken, and the Motion was approved 7-0.
- Anthony Serianni from Seaman Norris, THA Legal Counsel, introduced a new service contract for services provided by Seaman Norris. The proposed contract contains a stipulation / charge for % of contract work / Grant total. After a brief discussion, the matter was tabled until a later date and to allow another Seaman Norris participant to discuss and explain the change in service agreement.
- Review of boiler line repair / replacement. Awaiting a 3rd bid for this repair.

Old Business:

- IPNA (Integrated Physical Needs Analysis) update.
- Hardship request to NYS for water / sewer reimbursement. If NYS is “positive” on this call for help, money wouldn’t be seen by THA until early 2022.
- ERAP update. No money yet but we continue to enroll Tenants in the program. Arrears are now: 62 Tenants for \$112,494.

Vacancy Report:

- 14 vacant apartments, 6% vacancy rate.
- 33 applicants on Wait Lists.
- HM32, HM32A

Managers’ Report:

- Tenant Rep meeting and THA activities discussed. Tenant Reps Ms. Salgot and Ms. Krzeminski shared some of their ideas on “community building” to include Halloween decorating contest and greeting cards at Christmas time.
- Fall Newsletter was distributed to all Tenants.
- Overnight Parking letter. Overnight parking ends October 1st.
- Met with Wendel Associates for potential A&E role at THA. Executive Secretary has also met with Didonnato Associates and incumbent Young and Wright.

Chairman’s Report and / Or Committee Reports: No report

Bills: A Motion to pay the bills was made by Jean Harmon, 2nd by Lynn Krzeminski. By a vote of 7-0, Motion for paying the bills was passed.

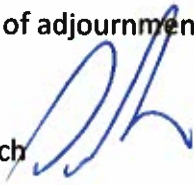
Executive Session: Not needed

Remarks: A question of “tenant rights” was asked by tenant rep Lisa Salgot, asking if Seaman Norris could represent a THA tenant in a question regarding “tenant rights”. Mr. Serianni replied that he is paid by and represents THA and the Board, and therefore could not represent a tenant of THA. When asked what the query was about, Ms. Salgot said it was in regards to “duct cleaning” requirements of the Landlord. NO further questions were asked or any further discussion.

Next meeting is October 26, 2021 @ 6:00pm.

Adjourn: There being no further business before this Board, Chairperson Zucklewski asked for a Motion to Adjourn. Betty Schaertel made a Motion to Adjourn, 2nd by Jean Harmon. By a vote of 7-0 in favor of adjournment, Chairperson Zuchlewski declared the meeting closed at 7:26pm

Dale Kokanovich



Tonawanda Housing Authority Executive Secretary

Dale Kokanovich

From: NYSLRS Employer E-News <NYSRetNews@osc.ny.gov>
Sent: Monday, October 04, 2021 3:14 PM
To: Dale Kokanovich
Subject: Here's Important Info About Your NYSLRS Invoice



Office of the New York State Comptroller
State Comptroller Thomas P. DiNapoli



September 2021

Estimated Invoice and Projected Invoice Now Available

Your 2022 estimated invoice and 2023 projected invoice are now available in *Retirement Online*.

Your **estimated invoice** will show you the approximate amount that will be due to NYSLRS on February 1, 2022, as well as the discounted amount due if you pay your contributions by December 15, 2021. This estimate is for informational purposes only. Please do not send payment until your actual invoice is issued in November.

Your **projected invoice** provides the approximate amount that will be due to NYSLRS on February 1, 2023, as well as the discounted amount due if you pay by December 15, 2022. Projected invoices, which are provided for budgeting purposes, are calculated using **2023 final contribution rates** and are broken down by tier, plan and option(s).

To view your estimated and projected invoices, employer contacts with the Billing security role can **sign in to *Retirement Online*** and click "Access Billing Dashboard" from your Account Homepage. If you have difficulty signing in, accessing the Billing Dashboard or viewing your estimated invoice, please use our **help desk form** and select "Retirement Online Troubleshooting" from the dropdown.

Reporting Days Worked

The number of days worked that you report for your employees has a direct impact on their service credit and the calculation of their retirement benefits. It's important to make sure you don't report more days than the employee worked (be sure to report days worked, not hours worked). To calculate the number of days worked, determine the number of *hours* worked and then *divide those hours* by the number of hours in the standard workday that has been established by your organization for each position.

Here are the maximum days reportable:

2021

THE AFFORDABLE HOUSING ACADEMY

**Expanding Capacity
Building Pipeline
Revitalizing Communities**

*A unique opportunity for
selected owners of New York
State Public Housing Authorities
to position their redevelopment
projects for success.*

A PROGRAM OF THE
NATIONAL DEVELOPMENT COUNCIL AND THE
COMMUNITY PRESERVATION CORPORATION



WHAT IS THE AFFORDABLE HOUSING ACADEMY

The Affordable Housing Academy (“AHA”) is a highly participatory project-development initiative that offers guidance to owners of multifamily residential projects, chiefly those owned by New York State Public Housing Authorities. Training and technical assistance are provided in both classroom settings and one-on-one to develop projects that meet both the guidelines for revitalization and respond to their community’s unique set of challenges, assets, and opportunities. The Affordable Housing Academy also focuses on the development teams and partnerships needed to create and manage high-quality housing. Detailed project assistance is provided by the Community Preservation Corporation and the National Development Council.

WHAT ARE THE OBJECTIVES OF THE ACADEMY?

To create a pipeline of revitalization projects that meet the state’s goals for preserving and redeveloping the State-Supported Housing Portfolio (SSHP), providing high-quality housing options for low- and moderate-income residents in the state of New York.

WHAT DOES THE ACADEMY OFFER?

- Training seminars facilitated by expert consultants working in the field of finance, housing, and community development, including financial structuring and sustainability, partnership development and community engagement. Sessions will be highly interactive and specific to participants’ projects. Training will be customized for both those new to redevelopment and owners who are experienced developers.
- Specialized training on meeting the state’s financing requirements for various capital programs.
- Individualized technical assistance and project troubleshooting on-site.
- Assistance in identifying predevelopment capital to “jump-start” projects where needed.
- Project review and feedback from the New York State Department of Housing and Community Renewal, tax credit investors and lenders on the project concepts and financial structures.

WHAT ARE THE BENEFITS OF THE ACADEMY?

- A housing redevelopment plan and proposal that is feasible, ready and able to be funded.
- Project-specific technical assistance and troubleshooting from a team of content experts.
- Project preview and feedback from DHCR
- Tools to ensure a strong, effective development team.
- Resident participation that will lead toward.
- Increased skills and capacity to take on future projects.

WHAT ARE THE BENEFITS OF THE ACADEMY?

- Owners of public housing projects are given priority for spaces in the Affordable Housing Academy.
- The AHA will be designed to work for projects of various sizes and types.
- Training will be designed to accommodate both experienced and new development teams.
- Selected project teams will be expected to attend all training sessions and participate fully in all of the offerings of the AHA, including seminars, project technical assistance sessions, and project work between sessions.
- Project teams may include, but will not be limited to, staff and board members, development consultants, property managers, service providers, residents and/or community representatives.



Dale Kokanovich

From: Susan Dee Associates <sdassociates@nycap.rr.com>
Sent: Thursday, September 30, 2021 4:14 PM
To: Dale Kokanovich
Subject: IPNA for Tonawanda PHA (THA)

Dale,

Susan Dee Associates (SDA) in conjunction with Greenologists was awarded the contract for the IPNAs for the PHA's properties in September 2020. We conducted the field work and data collection in October 2020. At that time we began the process of creating the required Photo Albums and assessing the possible energy improvements. In December 2020 we submitted our invoice for field work along with the HCR HM-11 form.

SDA had a tight workload and due to delayed payment by the THA we had to put that work aside for other projects that could meet our cash flow needs. When we received payment in August 2021, we re-examined the current workload and re-scheduled the THA project for November the soonest SDA had an open date. Some work has been completed, for example, the energy work submitted by Greenologists to NYSEERDA. Other work is partially complete.

My best estimate for submittal of Draft Reports is end of November. At that time, the THA will have an opportunity to review our submittal and make comment. Depending on the level and complexity of comments, we can turn Draft Reports into Final Reports within 2 weeks of receipt.

Please advise if you have any questions. I can be reached on my mobile phone.

Susan Dee

Susan Dee Associates

518-768-2940

518-527-4466 (m)

PH Unit List

Unit #	Unit Address	City	Building	Status	Current Tenant
E	GIBSON Street 204	Tonawanda	Gibson	Vacant	
C	GIBSON Street 226	Tonawanda	Gibson	Vacant	
F	GIBSON Street 226	Tonawanda	Gibson	Vacant	
B	GIBSON Street 230	Tonawanda	Gibson	Vacant	
E	GIBSON Street 240	Tonawanda	Gibson	Vacant	
C	GIBSON Street 246	Tonawanda	Gibson	Vacant	
C	GIBSON Street 260	Tonawanda	Gibson	Vacant	
	Gibson Street 522	Tonawanda	Jacob J. Guzzetta	Vacant	
	HINDS Street 289	Tonawanda	Hinds	Vacant	
F	GIBSON Street 248	Tonawanda	Gibson	Vacant	
A	GIBSON Street 226	Tonawanda	Gibson	Vacant	
C	GIBSON Street 202	Tonawanda	Gibson	Vacant	
	HINDS Street 297	Tonawanda	Hinds	Vacant	

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Manage Applications

Waiting List Name	Active	Hold	Pending	Last Renumber	Last Transfer	Last Purge	Sorting Method	
1 Bedroom Waiting List	8	0	0	09/27/2021	09/02/2020	01/18/2017	Preference, Date, Time	
2 Bedroom Waiting List	5	0	0	10/13/2021	09/30/2021	01/18/2017	Preference, Date, Time	
3 Bedroom Waiting List	10	0	0	10/14/2021	09/30/2021	01/18/2017	Preference, Date, Time	
4 Bedroom Waiting List	6	0	0	07/26/2021	08/11/2017	01/18/2017	Preference, Date, Time	
5 Bedroom Waiting List	3	0	0	06/24/2021		01/18/2017	Preference, Date, Time	

SS SS SS
 Last Refresh: 10/18/2021 4:16:13 AM

0 Pending Requests

Date Kolosovch

No Filter Applied

0 Applications To Review

No Filter Applied



New York State Division of Housing and Community Renewal
Housing Management Bureau
25 Beaver Street New York, NY 10004

Marketing Activity Report for Month Ending SEPTEMBER 2021

Development Name: Colin Kelly Heights Number: NYS-010

Apartment Size by Number of Bedrooms	0	1	2	3	4	5 or more	Total
1. Number of apartments	0	12	106	32	0	0	150
2. Number of apartments under lease at start of month	0	12	95	28	0	0	135
3. Number of apartments vacated during month	0	0	0	0	0	0	0
4. Number of apartments leased during month	0	0	3	1	0	0	4
5. Number of apartments under lease at end of month ((line 2 - line 3) + line 4)	0	12	98	29	0	0	139
6. Number of apartments not under lease at end of month* (line 1 - line 5)	0	0	8	3	0	0	11
7. Number of prospective tenants on waiting list	0	8	4	8	0	0	20

* List all apartments vacant for more than 60 days below or on attached sheet:

<u>Bldg. #</u>	<u>Apt. #</u>	<u>Vacate Date</u>	<u>Reason for Extended Vacancy</u>
	240E	05/10/21	staffing/expense
	204E	05/19/21	staffing/expense
	260D	04/30/12	staffing/expense
	260C	05/15/21	staffing/expense
	246C	04/01/21	staffing/expense
	250D	04/01/21	staffing/expense

Remarks: none

Prepared by: Karen Kisloski Date: 10/05/21 Telephone: (716) 692-3555



New York State Division of Housing and Community Renewal
Housing Management Bureau, 25 Beaver Street, New York, N.Y. 10004

Report on Tenant Arrears for Month Ending SEPTEMBER 2021

Development Name: Colin Kelly Heights Number: NYS- 010

Date Submitted: 10/05/21 Prepared by: Karen Kisloski

Total Residential Units 150 Total Commercial Units 0

I. Analysis of Tenant Arrears

In arrears for -	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Due	Number of Tenants	Amount Due
a. Less than one month	16	3,244.27	0	0.00
b. One month but less than two	6	1,165.60	0	0.00
c. Two months but less than three	7	2,183.37	0	0.00
d. Three months or more	33	61,643.84	0	0.00
Totals	62	68,237.08	0	0.00

II. Analysis of Vacated Tenant Arrears

Period since departure -	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Owning	Number of Tenants	Amount Owning
a. Less than two months	0	0.00	0	0.00
b. Two months but less than four	0	0.00	0	0.00
c. Four months but less than six	1	1,570.89	0	0.00
d. Six months but less than a year	1	1,759.75	0	0.00
e. One year but less than two	0	0.00	0	0.00
f. Two years or more	1	723.35	0	0.00
Totals	3	4,053.99	0	0.00



New York State Division of Housing and Community Renewal
 Housing Management Bureau
 25 Beaver Street New York, NY 10004

Marketing Activity Report for Month Ending SEPTEMBER 2021

Development Name: Arthur Albright Courts Number: NYS-091

Apartment Size by Number of Bedrooms	0	1	2	3	4	5 or more	Total
1. Number of apartments	0	12	2	28	16	4	62
2. Number of apartments under lease at start of month	0	12	2	26	16	4	60
3. Number of apartments vacated during month	0	0	0	0	0	0	0
4. Number of apartments leased during month	0	0	0	0	0	0	0
5. Number of apartments under lease at end of month ([line 2 - line 3] + line 4)	0	12	2	26	16	4	60
6. Number of apartments not under lease at end of month* (line 1 - line 5)	0	0	0	2	0	0	2
7. Number of prospective tenants on waiting list	0	8	4	8	6	3	29

* List all apartments vacant for more than 60 days below or on attached sheet:

<u>Bldg. #</u>	<u>Apt. #</u>	<u>Vacate Date</u>	<u>Reason for Extended Vacancy</u>
	297	06/30/21	staffing/expense

Remarks: none

Prepared by: Karen Kisloski Date: 10/05/21 Telephone: (716) 692-3555



New York State Division of Housing and Community Renewal
Housing Management Bureau, 25 Beaver Street, New York, N.Y. 10004

Report on Tenant Arrears for Month Ending SEPTEMBER 2021

Development Name: Arthur Albright Courts Number: NYS- 091

Date Submitted: 10/05/21 Prepared by: Karen Kisloski

Total Residential Units 62 Total Commercial Units 0

I. Analysis of Tenant Arrears

In arrears for -	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Due	Number of Tenants	Amount Due
a. Less than one month	5	240.71	0	0.00
b. One month but less than two	0	0.00	0	0.00
c. Two months but less than three	1	107.96	0	0.00
d. Three months or more	13	40,983.42	0	0.00
Totals	19	41,332.09	0	0.00

II. Analysis of Vacated Tenant Arrears

Period since departure -	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Owning	Number of Tenants	Amount Owning
a. Less than two months	0	0.00	0	0.00
b. Two months but less than four	0	0.00	0	0.00
c. Four months but less than six	0	0.00	0	0.00
d. Six months but less than a year	0	0.00	0	0.00
e. One year but less than two	0	0.00	0	0.00
f. Two years or more	0	0.00	0	0.00
Totals	0	0.00	0	0.00



New York State Division of Housing and Community Renewal
 Housing Management Bureau
 25 Beaver Street New York, NY 10004

Marketing Activity Report for Month Ending SEPTEMBER 2021

Development Name: Jacob J. Guzzetta- Senior Citizens Number: NYS-151

Apartment Size by Number of Bedrooms	0	1	2	3	4	5 or more	Total
1. Number of apartments	9	24	8	0	0	0	41
2. Number of apartments under lease at start of month	7	23	8	0	0	0	38
3. Number of apartments vacated during month	0	0	0	0	0	0	0
4. Number of apartments leased during month	0	0	0	0	0	0	0
5. Number of apartments under lease at end of month ([line 2 - line 3] + line 4)	7	23	8	0	0	0	38
6. Number of apartments not under lease at end of month* (line 1 - line 5)	2	1	0	0	0	0	3
7. Number of prospective tenants on waiting list	5	5	5	0	0	0	15

* List all apartments vacant for more than 60 days below or on attached sheet:

Bldg. #	Apt. #	Vacate Date	Reason for Extended Vacancy
	504	08/30/01	staffing/expense
	519	08/01/16	floor
	522	06/30/21	staffing/expense

Remarks: none

Prepared by: Karen Kisloski Date: 10/05/21 Telephone: (716) 692-3555



New York State Division of Housing and Community Renewal
Housing Management Bureau, 25 Beaver Street, New York, N.Y. 10004

Report on Tenant Arrears for Month Ending SEPTEMBER 2021

Development Name: Jacob J. Guzzetta-Senior Citizens Number: NYS- 151

Date Submitted: 10/05/21 Prepared by: Karen Kisloski

Total Residential Units 41 Total Commercial Units 0

I. Analysis of Tenant Arrears

In arrears for -	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Due	Number of Tenants	Amount Due
a. Less than one month	1	20.00	0	0.00
b. One month but less than two	0	0.00	0	0.00
c. Two months but less than three	0	0.00	0	0.00
d. Three months or more	0	0.00	0	0.00
Totals	1	20.00	0	0.00

II. Analysis of Vacated Tenant Arrears

Period since departure -	Residential Tenants		Commercial Tenants	
	Number of Tenants	Amount Owning	Number of Tenants	Amount Owning
a. Less than two months	0	0.00	0	0.00
b. Two months but less than four	0	0.00	0	0.00
c. Four months but less than six	0	0.00	0	0.00
d. Six months but less than a year	0	0.00	0	0.00
e. One year but less than two	0	0.00	0	0.00
f. Two years or more	0	0.00	0	0.00
Totals	0	0.00	0	0.00

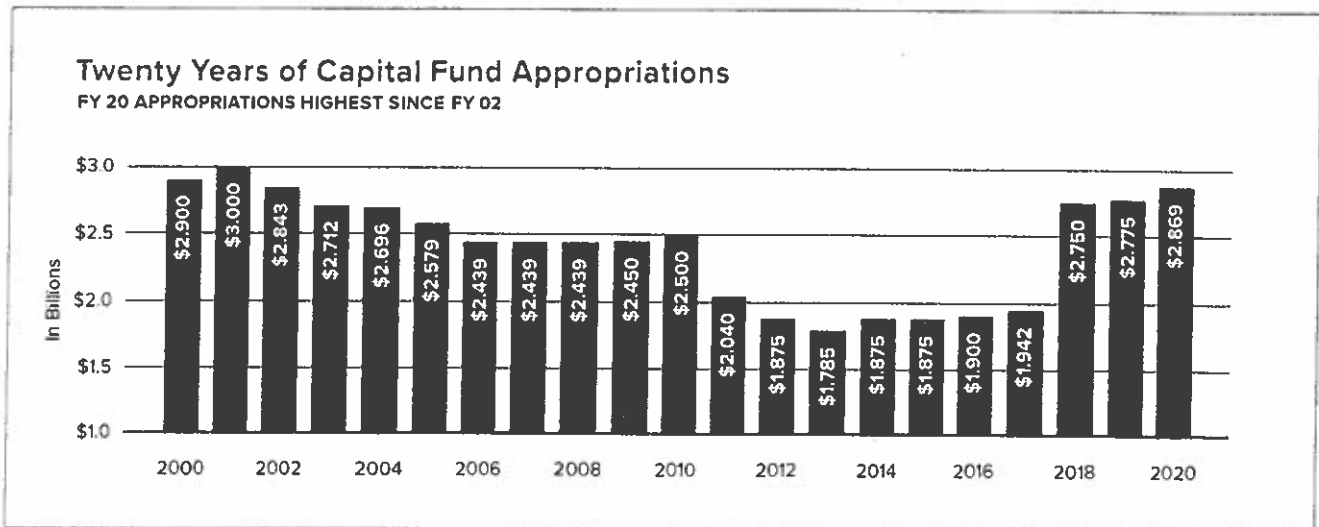
Funding for Public Housing Through an Infrastructure Bill

Why It Makes Sense and How It Addresses Key Priorities of the Biden Administration

PUBLIC HOUSING, LIKE ROADS AND BRIDGES, is a long-term public asset and a critical part of the nation's infrastructure. Addressing public housing infrastructure would also address key areas of focus laid out by the Biden Transition Team, including COVID-19, economic recovery, racial inequity, and climate change. PHADA urges the Biden Administration to invest a substantial amount of emergency capital funding immediately to address serious and long-standing disinvestment in the Public Housing Capital Fund and to bring a significant number of public housing units back into service.

Background

Public housing is a unique and crucial affordable housing resource for nearly two million people in just over one million homes. In many cities and towns across the nation, seniors, veterans, persons with disabilities and families with children rely on public housing. In some instances, no other source of housing could take its place more readily or affordably. Yet the rate of deterioration outpaces the rate of investment, and the amount needed to address annual accrual needs has far exceeded yearly federal appropriations. The total Capital Fund backlog today is estimated to be about \$70 billion, yet Congressional funding fails to meet annual accrual needs, estimated to be over \$3.4 billion. While we have seen some relatively modest increases in the last several years, the Capital Fund is about where it was eighteen years ago, even before adjusting for inflation, as the chart below indicates.



Addressing Biden Administration Priorities Through a Public Housing Infrastructure Package

Economic Recovery

Investing in public housing infrastructure helps to provide a decent quality of life for families, creates jobs, and acts as

a regional economic generator. Each dollar spent on capital and maintenance funding generates \$2.12 in total regional spending.¹ During the Obama/Biden Administration, the American Reinvestment and Recovery Act of 2009 (ARRA)

¹ Public Housing Stimulus Funding: A Report on the Economic Impact of Recovery Act Capital Improvements, Commissioned by PHADA, CLPHA and NAHRO with funding from the Housing Authority Insurance (HAI) Group, 2011.

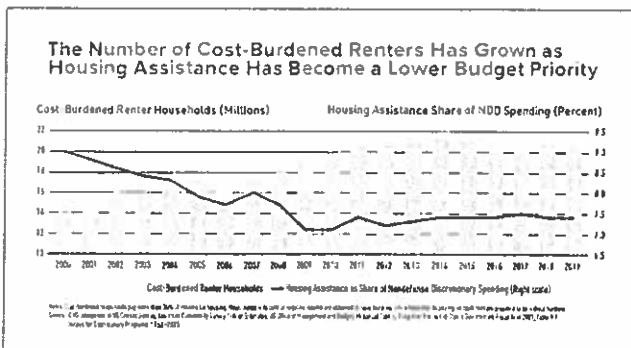
POSITION PAPER

was introduced, and housing authorities were efficient, effective and innovative in using allotted capital funds on projects that bolstered economic growth, created jobs, improved opportunities and quality of life for residents, and increased energy efficiency.

The Government Accountability Office found that 99.9% of all public housing ARRA capital funds were obligated and expended under accelerated time frames. With \$4 billion in capital funds, researchers found that agencies invested in over 245,000 affordable units, created 26 jobs for every \$1 million spent on capital projects, and generated nearly \$12.5 billion in national economic activity.²

COVID-19 Pandemic

Only one in four households eligible for federal housing assistance receives it. This situation is sure to grow worse as the COVID-19 crisis continues, under which over 30 million Americans have filed for unemployment. Preserving public housing units and returning to occupancy those units that have deteriorated and are currently uninhabitable could allow housing authorities to quickly address the health and safety needs of many lower income families. These resources will be critical through a protracted economic recovery period even after the pandemic ends.



America's Rental Housing 2020. Joint Center for Housing Studies of Harvard University.

Racial Inequity

The Capital Fund has been starved for over two decades, which has caused serious deterioration of hundreds of thousands of public housing units. HUD estimates that approximately 10,000–12,000 public housing units are lost annually due to chronic underfunding and the consequent accelerating deterioration. Half of all households residing in public housing are minorities, and this population has suffered disproportionately from the substandard condition of much public housing.³ Making capital funding a priority

will help address the disparate impact of deteriorated public housing on communities of color while providing additional decent, safe homes to lower income households.

Addressing public housing capital needs also helps to address the health disparities in many communities of color and will result in reducing health risks, including lead-based paint, mold, and allergy triggers such as rodent and insect infestation. A 2016 Brookings report found that substandard housing conditions disproportionately affect black families "...and lead to health problems such as asthma, lead poisoning, heart disease, and neurological disorders."⁴

Climate Change

Investing in public housing infrastructure would address key areas related to climate change through reduced consumption of fossil fuels achieved by a variety of measures: more efficient HVAC, domestic hot water and lighting systems; enhanced thermal barriers in building envelopes, including insulation and high efficiency windows and doors; increased utilization of non-carbon energy sources including solar, geo-thermal and wind; and energy efficient appliances. Related enhancements include: water conservation measures; sustainability design features that mitigate damage caused by extreme weather (including hurricanes and floods), which is occurring far more frequently due to climate change; and design modifications to facilitate recycling.

The Cost of Inaction

In a 2012 report, "The Cost of Cuts: The Impact of Reductions in Capital Investments to Public Housing Authorities," researchers identified and quantified the negative impacts of disinvestment in public housing. They found that for every dollar in capital grant cuts to housing authorities would result in about 46 cents of negative impacts beyond the public housing properties. These impacts affect the extended community with property value loss for business and residential property owners and increased blight in surrounding areas.

Infrastructure Legislation

PHADA provided analysis to the House Financial Services Committee for the Housing Infrastructure Act of 2019, which calls for \$70 billion for the Public Housing Capital Fund. This legislation together with the tax credit provisions proposed in the Affordable Housing Credit Improvement Act were rolled into a \$1.5 trillion infrastructure package, the Moving Forward Act. PHADA supports this legislation and strongly urges Congress and the Biden Administration to work together to address this long overdue investment.

² Ibid.

³ According to HUD's Resident Characteristics Report, 50 percent of households residing in public housing are minorities while, according to the Census Bureau, only 40 percent of U.S. households are minorities.

⁴ Time for justice: Tackling race inequalities in health and housing, Dana Bowen Matthew, Edward Rodrigue, and Richard V. Reeves, October, 2016