



## Memorandum

**To:** Board of Commissioners, Housing Authority of the Village of Hillsdale

**Through:** Shannon Koenig, Executive Director and CEO

**From:** William Barry, Director of Maintenance and Facilities

**Date:** September 19, 2023

**Subject:** *Capital Fund Action Plan*

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The U.S. Department of Housing and Urban Development (HUD) Capital Fund Program (CFP) provides funds annually to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and management improvements. By providing financial support for capital improvements, the program helps PHAs address the backlog of repairs, create healthier living environments, and promote the overall well-being of residents in public housing communities.

**I. Recommendation**

Staff recommends the Board approve the Housing Authority of the Village of Hillsdale Capital Fund Action Plan for 2028 and 2027.

**II. 2028 Work Items**

- Replace windows in five units
- Remove/trim trees and remove vegetation from the fence line at five units
- Replace/repair/install fencing at six units
- Replace entry doors in four units
- Replace floor tile in two units
- Operations

**III. 2027 Work Items**

- Replace windows in five units
- Replace floor tile in five units
- Replace bathroom exhaust fans in 22 units
- Renovate bathrooms in two units
- Operations

**IV. Attachment**

Capital Fund Program Annual Funding



## Memorandum

**To:** Resident Advisory Board, Housing Authority of St. Louis County

**Through:** Shannon Koenig, Executive Director and CEO

**From:** William Barry, Director of Maintenance and Facilities

**Date:** July 19, 2023

**Subject:** *Capital Fund Action Plan, Village of Hillsdale*

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Capital Fund Program Annual Funding



Housing Authority of the Village of Hillsdale  
Capital Fund Program  
\$57,574 Annual Funding

**New 2028 Work Items and Administrative Funds**

Replace windows in five units	17,000
Remove/trim trees and remove vegetation from the fence line at five units	10,000
Replace/repair/install fencing at six units	16,000
Replace entry doors in four units	5,000
Replace floor tile in two units	9,000
Operations	574
<b>2028 Total</b>	<b>57,574</b>

**New 2027 Work Items and Administrative Funds**

Replace windows at five units	17,000
Replace floor tile in five units	22,500
Replace bathroom exhaust fans in 22 units	5,500
Renovate bathrooms in two units	11,574
Operations	1,000
<b>2027 Total</b>	<b>57,574</b>

Existing 2026 - 2024 Work Items and Administrative Funds

2026	
Replace windows in five units	15,000
Renovate kitchens in three units	21,000
Renovate bathrooms in three units	8,474
Energy assessments for 21 units	4,000
Trim trees and vegetation sitewide	9,000
Operations	100
<b>2026 Total</b>	<b>57,574</b>

2025	
Replace windows in five units	29,114
Replace entry and storm doors in five units	28,460
<b>2025 Total</b>	<b>57,574</b>

2024	
Lead-based paint inspection mitigation	9,000
Floor tile replace for five units	18,401
Kitchen renovation for five units	28,614
Operations	1,559
<b>2024 Total</b>	<b>57,574</b>