



## Memorandum

**To:** Board of Commissioners, Housing Authority of the City of Pagedale

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

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

**Date:** August 15, 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 City of Pagedale Capital Fund Action Plan for 2028 and 2027.

**II. 2028 Work Items**

- Renovate kitchens in 15 units
- Renovate bathrooms in six units
- Remove and trim trees
- Operations

**III. 2027 Work Items**

- Renovate kitchens in 13 units
- Replace bathroom exhaust fans
- Remove and trim trees
- Repair basement foundations in two units
- Operations
- Administration
- Administration

**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, City of Pagedale*

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Capital Fund Program Annual Funding



Housing Authority of the City of Pagedale  
Capital Fund Program  
\$222,508 Annual Funding

**New 2028 Work Items and Administrative Funds**

Renovate kitchens in 15 units	147,000
Renovate bathrooms in six units	48,000
Remove and trim trees	5,000
Operations	258
Administration	22,250
<b>2028 Total</b>	<b>222,508</b>

**New 2027 Work Items and Administrative Funds**

Renovate kitchens in 13 units	120,000
Replace 81 bathroom exhaust fans	20,000
Remove and trim trees	30,000
Repair basement foundations in two units	30,000
Operations	258
Administration	22,250
<b>2027 Total</b>	<b>222,508</b>

**Existing 2026 - 2024 Work Items and Administrative Funds**

<b>2026</b>	
Replace windows in 10 units	67,665
Replace storage sheds at 35 units	78,000
Renovate bathrooms in three units	24,341
Repair/replace fencing at five units	20,252
Provide energy assessments for 81 units	10,000
Administration	22,250
<b>2026 Total</b>	<b>222,508</b>

<b>2025</b>	
Replace nine storage sheds	21,000
Renovate bathrooms in nine units	65,258
Remove trees	70,000
Replace three roofs and tuck-point one unit	38,000
Replace two porch railings	6,000
Administration	22,250
<b>2025 Total</b>	<b>222,508</b>

<b>2024</b>	
Lead-based paint inspection mitigation	40,000
Install sump pump systems in three units	24,665
Replace floor tile in five units	50,071
Replace interior doors in 10 units	35,000
Renovate bathrooms in seven units	50,000
Operations	522
Administration	22,250
<b>2024 Total</b>	<b>222,508</b>