

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 09/15/2020

Approved By: EPIC SYSTEM

<b>Part I: Summary</b>						
<b>PHA Name :</b> North Platte Housing Authority		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> NE125		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:        )</b>		
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2020</b>	<b>Work Statement for Year 2 2021</b>	<b>Work Statement for Year 3 2022</b>	<b>Work Statement for Year 4 2023</b>	<b>Work Statement for Year 5 2024</b>
	AUTUMN PARK (NE125000001)	\$196,100.00	\$207,325.00	\$164,325.00	\$72,600.00	\$140,547.00
	SCATTERED SITES (NE125000002)	\$373,600.00	\$360,222.00	\$458,222.00	\$520,725.00	\$426,000.00
	AUTHORITY-WIDE	\$76,847.00	\$79,000.00	\$24,000.00	\$53,222.00	\$80,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTUMN PARK (NE125000001)			\$196,100.00
ID0035	AP- Dwelling unit - Insulation (Dwelling Unit-Interior (1480)-Other)	Add insulation to 12 buildings		\$18,000.00
ID0036	AP- NonDwelling interior - Insulation(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop)	Insulate the AP community building, laundry office area		\$5,000.00
ID0038	AP- Non-dwelling Site work- Fencing,Signage.tables(Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	Add fencing to east side of AP, Signage, 6 picnic tables and concrete to permanently install, repair or replace outside lighting and electrical distribution, repair or replace sprinklers and/or system		\$35,000.00
ID0042	AP-Non-Dwelling site- Asphalt and concrete(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Remove trip hazards, repair and/or replace concrete and asphalt, clean & seal asphalt parking lot area		\$7,000.00
ID0043	AP-Dwelling Interior -Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Stove (3) and Refrigerator(3)		\$3,600.00
ID0059	AP- Dwelling Site - Replace sewer line(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Dwelling replace sewer lines (2)		\$4,000.00

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ID0066	AP-Site Work Replace/Repair Waterline(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace or repair (1) water line		\$2,000.00
ID0071	AP-non-dwelling Gutters(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace gutters, down spouts, splash guards and leaf guards on the community, garage and Administrative building		\$10,000.00
ID0072	AP-Dwelling exterior - Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace/Repair Gutters. leaf guards and downspouts, splash blocks ( 12 buildings)		\$30,000.00
ID0118	AP- Dwelling unit Reconfiguration to Handicap accessible(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit - Conversion	Reconfigure 1 unit to be ADA compliant, Complete Bathroom and Kitchen rehab, widen interior and exterior doors, appliances, concrete for proper sloping & space and approach		\$15,000.00
ID0121	AP-Rehab bathroom(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace sinks ,tubs, faucets, toilets, vanity, medicine cabinet, repair/replace plumbinging & flooring,painting ,drywall, light fixtures and exhaust fans. ( 2 units)		\$5,000.00
ID0128	AP Dwelling unit- Kitchen Rehab(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace sink, faucet , counter top, cabinets and flooring ( 2 units)		\$5,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0129	AP-Dwelling structure unit modification(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Modify closet doors, replace interior doors, replace flooring. ( 2 units)		\$2,000.00
ID0181	AP-Dwelling Exterior-Siding (Dwelling Unit-Exterior (1480)-Siding)	Reinstall, replace or repair siding ( 1 building )		\$1,000.00
ID0183	AP-Dwelling Exterior - Door frames and thresholds(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Replace and repair exterior door thresholds and paint doors frames ( 50 units)		\$20,000.00
ID0185	AP- Non-dwelling Site work-Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Removal and replacement of dead trees and tree trimming		\$5,000.00
ID0187	AP- Dwelling exterior - Mail boxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace Mail boxes and posts (90 units)		\$4,500.00
ID0189	AP-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners ( 3 units) & Hot water heaters (8 units)		\$17,000.00
ID0190	AP-Dwelling Equipment- CO2 detectors(Dwelling Unit-Interior (1480)-Other)	Replace Co2 detectors (25)		\$3,000.00

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<b>Work Statement for Year</b> 1		2020		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0209	AP- Dwelling Site work- Replace electrical lines(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace electrical One building		\$2,000.00
ID0210	AP- Dwelling update electrical and light fixtures(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace light fixtures, and update or move electrical to improved location. 1 unit		\$2,000.00
	SCATTERED SITES (NE125000002)			\$373,600.00
ID0037	SSH Dwelling Interior -Add Insulation(Dwelling Unit-Interior (1480)-Other)	Add insulation to 10 units		\$20,000.00
ID0076	SSH-Dwelling exterior - Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace/Repair Gutters, leaf guards and downspouts, splash blocks ( 21 units)		\$42,000.00
ID0084	SSH SiteWork- Dwelling Concrete(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Repair or replace concrete driveways, carport pads,sidewalks and porches ( trip hazards) 2 units		\$11,000.00
ID0093	SSH- Dwelling exterior - Mail boxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace Mail boxes and posts (25 units)		\$1,500.00

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<b>Work Statement for Year</b> 1		2020		
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ID0097	SSH-Dwelling exterior Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs (Deductible)		\$20,000.00
ID0102	SSH-Dwelling Equipment- window coverings, CO2 detectors(Dwelling Unit-Interior (1480)-Other)	Replace window coverings and curtain rods ( 40 units) switching from shades to insulated curtains , replace Co2 detectors to combo smoke and CO2(40 units)		\$18,000.00
ID0103	SSH Dwelling Window replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace or re-install windows including drywall , paint and trim (10 units)		\$30,000.00
ID0107	SSH Dwelling Equipment Appliances (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances)	Replace stove (convert to electric) and refrigerators ( 10 units)		\$23,000.00
ID0114	SSH-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners ( 15 units) & Hot water heaters (15 units)		\$105,000.00
ID0137	SSH-Dwelling Site Work -Landscaping(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)	Grade and Dirt work, reseed/sod lawns, and landscaping(5 units), tree trimming or removal (10 units)		\$15,000.00
ID0144	SSH-Dwelling Exterior-Siding (Dwelling Unit-Exterior (1480)-Siding)	Reinstall, replace or repair siding (1 unit)		\$1,000.00

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<b>Work Statement for Year</b>		<b>1</b>	<b>2020</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
ID0153	SSH-Dwelling unit Rehab Bathrooms Plumbing (1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing)	Rehabilitate bathrooms (3 units) plumbing, faucets replace tubs & surrounds, vanity, toilets, medicine cabinets ( 20 units) , flooring, towel bars			\$12,000.00
ID0157	SSH- Dwelling Kitchen Rehab(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace Cabinets, counter top, sink, faucet (2 units), flooring, paint			\$10,000.00
ID0161	SSH Dwelling Rehab interior doors ( 1480) (Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace interior doors, reframe and drywall to replace closet doors to fit a normal size door, install new trim. ( 5 units)			\$16,000.00
ID0162	SSH- Dwelling update electrical and light fixtures(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace light fixtures, and update or move electrical to improved location. 5 units  Hardwire smoke detectors into each bedroom and replace smoke/Co2 detectors (20 units)			\$20,000.00
ID0167	SSH-Site Work Dwelling- Sewer and water line (Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace sewer and water lines (2 units)			\$4,600.00
ID0170	SSH Dwelling Unit-Interior - Flooring(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring to LVT, paint and base (2 unit)			\$10,000.00
ID0174	SSH Dwelling unit -Exterior doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace or reinstall exterior doors (5 units), replace trim, drywall and painting and insulate			\$10,000.00

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ID0178	SSH- Dwelling Site work- Replace electrical Masts(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace electrical masts ( 2 units) and electrical line		\$4,000.00
ID0179	SSH- Dwelling unit interior and exterior- Testing and Abatement(Dwelling Unit-Interior (1480)-Other)	Testing for Radon, Mold and Asbestos		\$500.00
	AUTHORITY-WIDE (NAWASD)			\$76,847.00
ID0044	Operations(Operations (1406))	General operations, tenant lawn fertilizer & mowing program, snow blower replacement,Pole saw		\$21,000.00
ID0052	Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace computers, office equipment, Office chairs (2), copier/fax/printer/scanner,		\$4,000.00
ID0057	Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architectural and engineering fee, blueprints, specifications , legal fees, construction management, Environmental Review		\$5,000.00
ID0133	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff training, Fair Housing training, Commissioner training, ED training, NAHRO, costs associated to promoting resident participation in CFP planning, software upgrades to improve efficiencies .		\$1,847.00



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<b>Work Statement for Year</b> 2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$79,000.00
ID0045	Operations(Operations (1406))	Operations Tenant self-care lawn program - fertilizer- replace vehicle		\$61,000.00
ID0053	Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace computers, office equipment, Office chairs, copier/fax/printer/scanner		\$5,000.00
ID0058	Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architectural and engineering fee, blueprints, specifications , legal fees, construction management, Enviro Review for new activities		\$10,000.00
ID0134	Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff training, Fair Housing training, Commissioner training, ED training, NAHRO, costs associated to promoting resident participation in CFP planning, software upgrades		\$3,000.00
	AUTUMN PARK (NE125000001)			\$207,325.00
ID0064	AP- Dwelling Site work- Replace sewer line(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Dwelling replace sewer lines (2)		\$4,000.00

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ID0068	AP-Site Work Replace/Repair Waterline(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace or repair (1) water line		\$2,000.00
ID0073	AP-Dwelling exterior - Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace/Repair Gutters, leaf guards and downspouts, splash blocks ( 12 buildings)		\$60,000.00
ID0081	AP-Non-Dwelling site- Asphalt and concrete(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Remove trip hazards, repair and/or replace concrete and asphalt, clean and seal asphalt		\$1,000.00
ID0111	AP-Dwelling Interior -Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Stove (3) and Refrigerator(3)		\$3,600.00
ID0119	AP- Dwelling unit Reconfiguration to Handicap accessible(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit - Conversion	Reconfigure 1 unit to be ADA compliant, Complete Bathroom and Kitchen rehab, widen interior and exterior doors, appliances, concrete for proper sloping & space and approach		\$25,000.00
ID0122	AP-Rehab bathroom(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace sinks ,tubs, faucets, toilets, vanity, medicine cabinet, repair/replace plumbing & flooring,painting ,drywall, light fixtures and exhaust fans. ( 2 units)		\$5,000.00

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ID0127	AP-Dwelling interior- AP Kitchen Rehab(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Replace sink, faucet , counter top, cabinets and flooring ( 2 units)		\$5,000.00
ID0131	AP-Dwelling structure unit modification(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Modify closet doors, replace interior doors, replace flooring. ( 6 units)		\$5,725.00
ID0180	AP-Dwelling Exterior Siding(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace or repair siding- 1 building		\$10,000.00
ID0188	AP- Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners ( 10 units) & Hot water heaters (8 buildings or 16 units)		\$60,000.00
ID0192	AP- Dwelling unit - Insulation (Dwelling Unit-Interior (1480)-Other)	Add insulation to 13 buildings		\$26,000.00
	SCATTERED SITES (NE125000002)			\$360,222.00
ID0080	SSH-Dwelling exterior - Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace/Repair Gutters. leaf guards and downspouts, splash blocks (33 units)		\$66,000.00

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ID0086	SSH SiteWork & Exterior- Dwelling Concrete and asphalt(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Repair or replace concrete driveways, carport pads, reduce curb height to driveway,sidewalks and porches ( trip hazards) (1 unit)		\$8,000.00
ID0094	SSH- Dwelling exterior - Mail boxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace Mail boxes and posts (5 units)		\$1,000.00
ID0098	SSH-Dwelling exterior Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs (1 unit)		\$10,000.00
ID0106	SSH Dwelling Window replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace or re-install windows including drywall , paint, insulate, and trim (10 units)		\$30,000.00
ID0108	SH Dwelling Equipment Appliances (Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances)	Replace stove (convert to electric) and refrigerators ( 5 units)		\$13,000.00
ID0115	SSH-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Replace Furnaces & Air conditioners ( 20 units) & Hot water heaters (20 units)		\$133,222.00
ID0138	SSH-Dwelling Site Work -Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Grade and Dirt work, reseed/sod lawns, and landscaping(1 unit), tree trimming or removal (1 unit)		\$4,000.00

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ID0143	SSH-Dwelling Equipment- window coverings, CO2 detectors(Dwelling Unit-Interior (1480)-Other)	Replace window coverings and Curtain rods ( 40 units) switching from shades to insulated curtains , replace Co2 detectors to combo smoke and CO2(40 units)		\$18,000.00
ID0145	SSH-Dwelling Exterior-Siding (Dwelling Unit-Exterior (1480)-Siding)	Reinstall, replace or repair siding (1 unit)		\$1,000.00
ID0152	SSH-Dwelling unit Rehab Bathrooms Plumbing (1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing)	Rehabilitate bathrooms (3 units) plumbing, faucets replace tubs & surrounds, vanity, toilets, medicine cabinets ( 20 units) , flooring, towel bars		\$12,000.00
ID0154	SSH- Dwelling Kitchen Rehab(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace Cabinets, counter top, sink, faucet (2 units), flooring, paint		\$10,000.00
ID0160	SSH Dwelling Rehab interior doors ( 1480) (Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace interior doors, reframe and drywall to replace closet doors to fit a normal size door, install new trim. ( 5 units)		\$16,000.00
ID0163	SSH- Dwelling update electrical and light fixtures(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace light fixtures, and update or move electrical to improved location. 1 unit		\$1,000.00
ID0169	SSH-Site Work Dwelling- Sewer and water line (Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace sewer and water lines (2 units)		\$6,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$24,000.00
ID0046	Operations(Operations (1406))	Operations snow blowers (2) Tenant self-care lawn program		\$8,000.00
ID0054	Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace computers, office equipment, Office chairs, copier/fax/printer/scanner,		\$3,000.00
ID0060	Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architectural and engineering fee, blueprints, specifications , legal fees, construction management, environmental review		\$11,000.00
ID0135	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Staff training, Fair Housing training, Commissioner training, ED training, NAHRO, costs associated to promoting resident participation in CFP planning, software upgrades		\$2,000.00
	AUTUMN PARK (NE125000001)			\$164,325.00
ID0063	AP- Dwelling-Site Replace sewer line(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Dwelling replace sewer lines (6)		\$6,725.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0069	AP-Site Work Replace/Repair Waterline(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace or repair (1) water line		\$2,000.00
ID0082	AP-Non-Dwelling site- Asphalt and concrete(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove trip hazards, repair and/or replace concrete and asphalt		\$5,000.00
ID0112	AP-Dwelling Interior -Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Stove (3) and Refrigerator(3)		\$3,600.00
ID0120	AP- Dwelling unit Reconfiguration to Handicap accessible(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit - Conversion	Reconfigure 1 unit to be ADA compliant, Complete Bathroom and Kitchen rehab, widen interior and exterior doors, appliances, concrete for proper sloping & space and approach		\$25,000.00
ID0123	AP-Rehab bathroom(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace sinks ,tubs, faucets, toilets, vanity, medicine cabinet, repair/replace plumbing & flooring,painting ,drywall, light fixtures and exhaust fans. ( 2 units)		\$5,000.00
ID0126	AP Dwelling interior- Kitchen Rehab(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace sink, faucet , counter top, cabinets and flooring ( 2 units)		\$5,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3		2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0130	AP-Dwelling structure unit modification(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Modify closet doors, replace interior doors, replace flooring. ( 2 units)		\$2,000.00
ID0196	AP-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners ( 20 units) & Hot water heaters (8 HW for 16 units units)		\$110,000.00
	SCATTERED SITES (NE125000002)			\$458,222.00
ID0078	SSH-Dwelling exterior - Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace/Repair Gutters. leaf guards and downspouts, splash blocks (21 units)		\$42,000.00
ID0087	SSH SiteWork & Exterior- Dwelling Concrete and asphalt(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Repair or replace concrete driveways, carport pads, reduce curb height to driveway,sidewalks and porches ( trip hazards) (1 unit)		\$7,000.00
ID0096	SSH- Dwelling exterior - Mail boxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace Mail boxes and posts (5 units)		\$1,000.00
ID0099	SSH-Dwelling exterior Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs (2 units)		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0109	SH Dwelling Equipment Appliances (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	Replace stove (convert to electric) and refrigerators ( 10 units)		\$26,000.00
ID0116	SSH-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners( 20 units) & Hot water heaters (20 units)		\$140,000.00
ID0139	SSH-Dwelling Site Work -Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Grade and Dirt work, reseed/sod lawns, and landscaping(2 units), tree trimming or removal (2 units)		\$2,000.00
ID0142	SSH-Dwelling Equipment- window coverings, CO2 detectors(Dwelling Unit-Interior (1480)-Other)	Replace window coverings and Curtain rods ( 40 units) switching from shades to insulated curtains , replace Co2 detectors to combo smoke and CO2(40 units)		\$18,000.00
ID0146	SSH-Dwelling Exterior-Siding (Dwelling Unit-Exterior (1480)-Siding)	Reinstall, replace or repair siding (1 unit)		\$5,000.00
ID0148	SSH Dwelling Window replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace or re-install windows including drywall , paint and trim (10 units)		\$30,000.00
ID0150	SSH-Dwelling unit Rehab Bathrooms Plumbing (1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing)	Rehabilitate bathrooms (3 units) plumbing, faucets replace tubs & surrounds, vanity, toilets, medicine cabinets ( 20 units) , flooring, towel bars		\$12,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0156	SSH- Dwelling Kitchen Rehab(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace Cabinets, counter top, sink, faucet (2 units), flooring, paint		\$10,000.00
ID0159	SSH Dwelling Rehab interior doors ( 1480) (Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors, reframe and drywall to replace closet doors to fit a normal size door, install new trim. ( 5 units)		\$16,000.00
ID0165	SSH- Dwelling update electrical and light fixtures(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Replace light fixtures, and update or move electrical to improved location. 10 units		\$10,000.00
ID0168	SSH-Site Work Dwelling- Sewer and water line (Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace sewer and water lines (2 units)		\$6,000.00
ID0171	SSH Dwelling Unit-Interior - Flooring(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring, paint and base ( 5 units)		\$35,222.00
ID0176	SSH Dwelling unit -Exterior doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace or reinstall exterior doors (10 units), replace trim, drywall and painting and insulate		\$15,000.00
ID0195	SSH Dwelling Interior -Add Insulation(Dwelling Unit-Interior (1480)-Other)	Add insulation to 38 units		\$63,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$53,222.00
ID0047	Operations(Operations (1406))	Operations Truck lift Lawn self-care program (SSH) Floor Machine		\$13,222.00
ID0055	Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace server, computers, office equipment, Office chairs (2), copier/fax/printer/scanner		\$15,000.00
ID0056	Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Environmental review, Energy Audit, PNA, Legal and architect fees		\$20,000.00
ID0136	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	Staff training, Fair Housing training, Commissioner training, ED training, NAHRO, costs associated to promoting resident participation in CFP planning, software upgrades		\$5,000.00
	AUTUMN PARK (NE125000001)			\$72,600.00
ID0062	AP Site- Dwelling Replace sewer line(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Dwelling replace sewer lines (2)		\$4,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0070	AP-Site Work Replace/Repair Waterline(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace or repair (1) water line		\$2,000.00
ID0083	AP-Non-Dwelling site- Asphalt and concrete(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Remove trip hazards, repair and/or replace concrete and asphalt		\$5,000.00
ID0113	AP-Dwelling Interior -Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Stove (3) and Refrigerator(3)		\$3,600.00
ID0124	AP-Rehab bathroom(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace sinks ,tubs, faucets, toilets, vanity, medicine cabinet, repair/replace plumbing & flooring,painting ,drywall, light fixtures and exhaust fans. ( 2 units)		\$5,000.00
ID0125	AP-Dwelling interior AP Kitchen Rehab(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace sink, faucet , counter top, cabinets and flooring ( 2 units)		\$5,000.00
ID0132	AP-Dwelling structure unit modification(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Modify closet doors, replace interior doors, replace flooring. ( 4 units)		\$4,000.00
ID0206	AP-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners ( 10 units) & Hot water heaters (4 HW or 8 units)		\$44,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	SCATTERED SITES (NE125000002)			\$520,725.00
ID0079	SSH-Dwelling exterior - Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace/Repair Gutters. leaf guards and downspouts, splash blocks ( 20 units)		\$80,000.00
ID0085	SSH SiteWork- Exterior- Dwelling Concrete, Asphalt(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Repair or replace concrete driveways, carport pads, reduce curb height to driveway fill rock at end of driveway for gravel streets,sidewalks and porches ( trip hazards) (1 unit)		\$6,000.00
ID0095	SSH- Dwelling exterior - Mail boxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Replace Mail boxes and posts (5 units)		\$1,000.00
ID0100	SSH-Dwelling exterior Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs (1 unit)		\$10,000.00
ID0110	SSH Dwelling Equipment Appliances (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	Replace stove (convert to electric) and refrigerators ( 10 units)		\$26,000.00
ID0117	SSH-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners ( 25 units) & Hot water heaters (25 units)		\$175,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0140	SSH-Dwelling Site Work -Landscaping(Dwelling Unit-Site Work (1480)-Landscape.Dwelling Unit-Site Work (1480)-Other)	Grade and Dirt work, reseed/sod lawns, and landscaping(5 units), tree trimming or removal (10 units)		\$15,000.00
ID0141	SSH-Dwelling Equipment- window coverings, CO2 detectors(Dwelling Unit-Interior (1480)-Other)	Replace window coverings and Curtain rods ( 40 units) switching from shades to insulated curtains , replace Co2 detectors to combo smoke and CO2(40 units)		\$18,000.00
ID0147	SSH-Dwelling Exterior-Siding (Dwelling Unit-Exterior (1480)-Siding)	Reinstall, replace or repair siding ( 1 unit)		\$5,000.00
ID0149	SSH Dwelling Window replacement(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows)	Replace or re-install windows including drywall , paint and trim (3 units)		\$9,000.00
ID0151	SSH-Dwelling unit Rehab Bathrooms Plumbing (1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing)	Rehabilitate bathrooms (3 units) plumbing, faucets replace tubs & surrounds, vanity, toilets, medicine cabinets ( 20 units) , flooring, towel bars		\$12,000.00
ID0155	SSH- Dwelling Kitchen Rehab(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace Cabinets, counter top, sink, faucet (2 units), flooring, paint		\$10,000.00
ID0158	SSH Dwelling Rehab interior doors ( 1480) (Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Replace interior doors, reframe and drywall to replace closet doors to fit a normal size door, install new trim. ( 5 units)		\$16,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0164	SSH- Dwelling update electrical and light fixtures(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Replace light fixtures, and update or move electrical to improved location. 6 units		\$7,725.00
ID0166	SSH-Site Work Dwelling- Sewer and water line (Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace sewer and water lines (5 units)		\$20,000.00
ID0172	SSH Dwelling Unit-Interior - Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Replace flooring, paint and base (5 unit)		\$15,000.00
ID0175	SSH Dwelling unit -Exterior doors(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace or reinstall exterior doors (10 units), replace trim, drywall and painting and insulate		\$15,000.00
ID0197	SSH Dwelling Interior -Add Insulation(Dwelling Unit-Interior (1480)-Other)	Add insulation to 40 units		\$80,000.00
	Subtotal of Estimated Cost			\$646,547.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTUMN PARK (NE125000001)			\$140,547.00
ID0065	AP-Dwelling Unit - interior/exterior Lock system(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Mechanical)	Change lock system (100 units)		\$50,000.00
ID0205	AP-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Furnaces & Air conditioners ( 20 units) & Hot water heaters (1 HW for 2 units)		\$86,947.00
ID0208	AP-Dwelling Interior -Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Stove (3) and Refrigerator(3)		\$3,600.00
	SCATTERED SITES (NE125000002)			\$426,000.00
ID0091	SSH-Dwelling exterior-Sheds(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Add sheds (5 units)		\$15,000.00
ID0200	SSH Dwelling Interior -Add Insulation(Dwelling Unit-Interior (1480)-Other)	Add insulation to 50 units		\$100,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0201	SSH Dwelling Unit-Interior - Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Replace flooring, paint and base (10 unit)		\$30,000.00
ID0202	SSH-Dwelling Heating, Cooling and Hot Water heaters(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Replace Furnaces & Air conditioners ( 25 units) & Hot water heaters (25 units)		\$175,000.00
ID0203	SSH-Dwelling exterior - Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace/Repair Gutters. leaf guards and downspouts, splash blocks ( 20 units)		\$40,000.00
ID0204	SSH-Dwelling unit Rehab Bathrooms Plumbing (1480)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing)	Rehabilitate bathrooms (10 units) plumbing, faucets replace tubs & surrounds, vanity, toilets, medicine cabinets , flooring, towel bars		\$40,000.00
ID0207	SSH Dwelling Equipment Appliances (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	Replace stove (convert to electric) and refrigerators ( 10 units)		\$26,000.00
	AUTHORITY-WIDE (NAWASD)			\$80,000.00
ID0198	Operations(Operations (1406))	Replace vehicle		\$60,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$21,000.00
Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$4,000.00
Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$1,847.00
AP-NonDwelling exterior-siding(Non-Dwelling Exterior (1480)-Siding)	\$5,000.00
Non-Dwelling exterior Roof(Non-Dwelling Exterior (1480)-Roofs)	\$20,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Non-Dwelling Interior -Flooring & Painting- AP commons area(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	\$20,000.00
Subtotal of Estimated Cost	\$76,847.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$61,000.00
Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Management Improvements(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$3,000.00
Subtotal of Estimated Cost	\$79,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$8,000.00
Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$3,000.00
Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$11,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$2,000.00
Subtotal of Estimated Cost	\$24,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$13,222.00
Non-Dwelling Equipment ( 1480) (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$15,000.00
Fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-System Improvements)	\$5,000.00
Subtotal of Estimated Cost	\$53,222.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$60,000.00
Fees and costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	\$20,000.00
Subtotal of Estimated Cost	\$80,000.00