

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

| Part I: Summary | | | | | | |
|---------------------------------------|--|--|-----------------------------------|--|-----------------------------------|-----------------------------------|
| PHA Name : Jonesboro Urban Renewal HA | | Locality (City/County & State) | | | | |
| PHA Number: AR131 | | <input checked="" type="checkbox"/> Original 5-Year Plan | | <input type="checkbox"/> Revised 5-Year Plan (Revision No:) | | |
| A. | Development Number and Name | Work Statement for Year 1 2020 | Work Statement for Year 2 2021 | Work Statement for Year 3 2022 | Work Statement for Year 4 2023 | Work Statement for Year 5 2024 |
| | CAYMAN VILLA/WOODLAND COURTS (AR131000001) | \$418,737.00 | \$418,737.00 | \$388,610.00 | \$348,139.00 | \$277,099.00 |
| | IMBODEN (AR131000004) | | | \$30,127.00 | \$70,598.00 | \$141,638.00 |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 1 2020 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | CAYMAN VILLA/WOODLAND COURTS (AR131000001) | | | \$418,737.00 |
| ID0012 | Debt Service(Loan Debt Obligation (9002)) | CFPP repayment | | \$59,577.50 |
| ID0015 | Operations(Operations (1406)) | public housing imboden development | | \$54,202.00 |
| ID0019 | Administration(Administration (1410)-Salaries) | CFP administration | | \$32,000.00 |
| ID0026 | Sidewalk & Parking(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Curb and Gutter) | Repair and replace damaged broken sidewalk. Overlay, fill, seal, strip and patch existing parking area. | | \$15,000.00 |
| ID0030 | Staff Training & System Upgrades(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements) | upgrades and training | | \$4,000.00 |
| ID0052 | HVAC(Dwelling Unit-Interior (1480)-Mechanical) | replace 5 outdated HVAC units with energy star HVAC units at both developments | | \$9,975.50 |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 2 | | 2021 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | CAYMAN VILLA/WOODLAND COURTS (AR131000001) | | | \$418,737.00 |
| ID0013 | Debt Service(Loan Debt Obligation (9002)) | CFPP repayment | | \$59,577.50 |
| ID0016 | Operations(Operations (1406)) | public housing | | \$54,202.00 |
| ID0020 | Administration(Administration (1410)-Salaries) | CFP administration | | \$32,000.00 |
| ID0029 | HVAC(Dwelling Unit-Interior (1480)-Mechanical) | replace outdated HVAC units with Energy Star HVAC | | \$50,000.00 |
| ID0031 | Staff Training & System Upgrades(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements) | upgrades and training | | \$5,000.00 |
| ID0044 | Communication(Dwelling Unit-Interior (1480)-Electrical) | Update and Install Communication and cable outlets | | \$10,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 2 2021 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0053 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | replace 15 refrigerators and 30 ranges at both developments | | \$15,000.00 |
| ID0080 | Replace Windows(Dwelling Unit-Exterior (1480)-Windows) | Replace windows at Goff Courts & Imboden Development | | \$50,000.00 |
| ID0081 | Extend Driveways(Dwelling Unit-Site Work (1480)-Parking) | Extend driveways @ Marshall/Melrose | | \$45,000.00 |
| ID0082 | Replace Siding, Gutters & Facia (Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Replace Siding, Gutters at Marshall/Melrose and Facia at Alpine | | \$47,957.50 |
| ID0083 | Outsiden Site Lighting (Dwelling Unit-Site Work (1480)-Lighting) | Install additional outside lighting at all sites | | \$25,000.00 |
| ID0084 | PNA Cost (Dwelling Unit-Development (1480)-Other) | PNA for Capital Improvements | | \$25,000.00 |
| | Subtotal of Estimated Cost | | | \$418,737.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year | | | | |
| 3 | | 2022 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | CAYMAN VILLA/WOODLAND COURTS (AR131000001) | | | \$388,610.00 |
| ID0036 | Staff Training & System Upgrades(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements) | upgrades and training | | \$5,000.00 |
| ID0037 | Operations(Operations (1406)) | public housing operations | | \$54,202.00 |
| ID0039 | Administration(Administration (1410)-Salaries) | salary | | \$32,000.00 |
| ID0040 | Debt Service(Loan Debt Obligation (9002)) | CFFP repayment | | \$59,577.50 |
| ID0045 | Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Replace Vanity, Tile/Tub in Bathrooms | | \$32,830.50 |
| ID0046 | Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Floor/Floor Covering- a part full unit rehabs for Jonesboro and Imboden | | \$30,000.00 |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year | | | | |
| 3 | 2022 | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0047 | Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors) | Replace Interior Doors and Hardware | | \$1,000.00 |
| ID0048 | Kitchen Cabinets and Tops(Dwelling Unit-Interior (1480)-Kitchen Cabinets) | Replace Kitchen Cabinets and Tops | | \$29,000.00 |
| ID0049 | Interior Walls(Dwelling Unit-Interior (1480)-Other) | Replace Paneling Walls with Sheetrock | | \$20,000.00 |
| ID0050 | Plumbing(Dwelling Unit-Interior (1480)-Plumbing) | Replace Plumbing | | \$20,000.00 |
| ID0085 | Rehab Approximately 4 units(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Full rehab of approximately 4 units at Marshall Melrose | | \$105,000.00 |
| | IMBODEN (AR131000004) | | | \$30,127.00 |
| ID0086 | Rehab Approximately 2 units(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior | Full rehab of approximately 2 units at Imboden Development | | \$30,127.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 4 | | 2023 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0064 | Roofs(Dwelling Unit-Exterior (1480)-Roofs) | replace 12 roofs | | \$61,830.50 |
| ID0067 | Plumbing(Dwelling Unit-Interior (1480)-Plumbing) | replace plumbing and install clean outs | | \$40,000.00 |
| ID0068 | Drainage (Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage) | Work on drainage problems at 4 units | | \$55,529.00 |
| | IMBODEN (AR131000004) | | | \$70,598.00 |
| ID0066 | Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets) | Replace Imboden Kitchen Cabinets/Shelves | | \$70,598.00 |
| | Subtotal of Estimated Cost | | | \$418,737.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year 5 2024 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | CAYMAN VILLA/WOODLAND COURTS (AR131000001) | | | \$277,099.00 |
| ID0024 | Replace Roof (Dwelling Unit-Exterior (1480)-Roofs) | tear off existing roofs and replace with new 30 shingles | | \$61,830.50 |
| ID0058 | Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment) | remove playground equipment | | \$15,000.00 |
| ID0070 | Operations(Operations (1406)) | Public Housing Operations | | \$54,202.00 |
| ID0071 | Administration(Administration (1410)-Salaries) | CFP salary and benefits | | \$32,000.00 |
| ID0072 | Debt Service(Loan Debt Obligation (9002)) | CFFP Debt Service Payment | | \$59,577.50 |
| ID0073 | Staff Training and System Upgrades(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements) | training, travel and sundry expense | | \$5,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 5 2024 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0078 | Sidewalk and Parking(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | Repair or Replace Sidewalks and parking at 4 sites. | | \$49,489.00 |
| | IMBODEN (ARI131000004) | | | \$141,638.00 |
| ID0075 | Replace Kitchen Cabinets and Shelves(Dwelling Unit-Interior (1480)-Kitchen Cabinets) | Replace Kitchen Cabinets and Shelves at 20 units at Imboden Development | | \$70,598.00 |
| ID0076 | Replace Windows Imboden(Dwelling Unit-Exterior (1480)-Windows) | Replace Windows at 20 Units at Imboden. | | \$55,520.00 |
| ID0087 | Drainage (Dwelling Unit-Site Work (1480)-Storm Drainage) | Address Drainage at Imboden Development | | \$15,520.00 |
| | Subtotal of Estimated Cost | | | \$418,737.00 |