

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/11/2022

Approved By: LANDECKER, TONY

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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)	\$342,862.00	\$342,862.00	\$357,862.00	\$333,862.00	\$288,862.00
	IMBODEN (AR131000004)	\$71,000.00	\$87,000.00	\$97,000.00	\$84,000.00	\$124,000.00
	AUTHORITY-WIDE	\$146,500.00	\$130,500.00	\$105,500.00	\$142,500.00	\$147,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)			\$342,862.00
ID0036	Staff Training & System Upgrades(Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	upgrades and training		\$2,000.00
ID0037	Operations(Operations (1406))	public housing operations		\$51,284.50
ID0039	Administration(Administration (1410)-Salaries)	salaries		\$45,000.00
ID0040	Debt Service(Loan Debt Obligation (9002))	CFFP repayment		\$59,577.50
ID0106	Kitchen and Bathroom Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Kitchen and Bathroom Cabinets at all developments with those in the most dire need to be completed as needed.		\$60,000.00
ID0134	Partial Rehab (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets.		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0184	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$5,000.00
ID0185	Floor Tile in the Administration Building(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)	Replace the floor tile in the Administration Building.		\$25,000.00
ID0187	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement at the scattered sites.		\$40,000.00
ID0188	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Selective HVAC Replacement		\$5,000.00
	IMBODEN (AR131000004)			\$71,000.00
ID0127	Operations(Operations (1406))	Imboden public housing		\$20,000.00
ID0129	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0131	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00
ID0186	Office Furniture and Equipment(Non-Dwelling Interior (1480)-Other)	Replace or purchase new office furniture and equipment for the Imboden Property.		\$4,000.00
ID0224	Maintenance/Fire Hazard Storage(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Storage facility for maintenance equipment and fire hazardous materials in Imboden.		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$146,500.00
ID0177	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0178	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Tree trimming, tree removal, stump grinding, landscaping, curb and gutter replacement, fencing, gutters, drainage, paving, sewer and water line replacement, etc.		\$35,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0179	Carbon Monoxide/Smoke Detectors(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replacement of existing smoke detectors with carbon monoxide/smoke detectors in all units.		\$14,000.00
ID0180	Pressure Washing(Dwelling Unit-Exterior (1480)-Other)	Pressure washing the exterior of the buildings.		\$20,000.00
ID0181	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$40,000.00
ID0182	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace the screen doors where needed.		\$20,000.00
ID0183	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$15,000.00
	Subtotal of Estimated Cost			\$560,362.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)			\$342,862.00
ID0060	Debt Service(Loan Debt Obligation (9002))	CFPP Payment		\$59,577.50
ID0061	Operations(Operations (1406))	public housing operations		\$54,284.50
ID0062	Administration(Administration (1410)-Salaries)	CFP salary and benefits		\$45,000.00
ID0063	Staff Training & System Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	training, sundry, office equipment		\$4,000.00
ID0098	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC with dual heat pumps. Along with replacing condensate lines.		\$10,000.00
ID0109	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Hardware		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0141	Convert Gas to Electric(Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Electrical)	Convert gas ranges and water heaters at Goff and Scattered Sites to electric.		\$40,000.00
ID0197	Kitchen and Bathroom Cabinets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Kitchen and Bathroom Cabinets at all developments with those in the most dire need to be completed as needed.		\$60,000.00
ID0198	Partial Rehab (Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Flooring (non routine))	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets. Approximately 2 dwelling units.		\$50,000.00
ID0199	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$15,000.00
	IMBODEN (AR131000004)			\$87,000.00
ID0145	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$10,000.00
ID0147	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0200	Unit remodel(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full rehab of approximately a unit at Imboden Development		\$25,000.00
ID0201	Interior and Exterior Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors)	Selective replacement of interior doors on the dwelling units and storage room doors on the sheds.		\$10,000.00
ID0202	Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$10,000.00
ID0227	Operations(Operations (1406))	Imboden public housing		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$130,500.00
ID0189	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0190	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0191	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0192	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0193	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Tree trimming, tree removal, stump grinding, landscaping, curb and gutter replacement, fencing, gutters, drainage, paving, sewer and water line replacement, etc.		\$35,000.00
ID0194	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$40,000.00
ID0196	Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00
ID0217	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace the screen doors where needed.		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)			\$357,862.00
ID0204	Debt Service(Loan Debt Obligation (9002))	CFPP Payment		\$59,577.50
ID0206	Administration(Administration (1410)-Salaries)	CFP salary and benefits		\$45,000.00
ID0207	Staff Training & System Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	training, sundry, office equipment		\$4,000.00
ID0208	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC with dual heat pumps. Along with replacing condensate lines.		\$10,000.00
ID0209	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Hardware		\$5,000.00
ID0210	Convert Gas to Electric(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Convert gas ranges and water heaters at Goff and Scattered Sites to electric.		\$40,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0220	Kitchen and Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovation of kitchens and bathrooms of selective units as needed. This includes upper/lower kitchen cabinets, countertops, sink, plumbing fixtures, bathroom shower/bath, plumbing fixtures, vanities, etc.		\$60,000.00
ID0221	Partial Rehab (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets. Approximately 2 dwelling units.		\$50,000.00
ID0222	H.C. Unit Remodel(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian	Remodel a unit for handicapped accessibility.		\$10,000.00
ID0223	Replace back door lights(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Replace the lights at the rear of the buildings with LED.		\$7,000.00
ID0225	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$15,000.00
ID0234	Operations(Operations (1406))	public housing operations		\$52,284.50

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	IMBODEN (AR131000004)			\$97,000.00
ID0211	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$7,000.00
ID0226	Unit remodel(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full rehab of approximately a unit at Imboden Development		\$25,000.00
ID0228	Operations(Operations (1406))	Imboden public housing		\$20,000.00
ID0229	Electrical Upgrades(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	Upgrade the electrical service to and inside the dwelling units (feeds, panel box upgrades, new outlets/GFI's, etc.)		\$13,000.00
ID0230	Bathroom Renovations(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$10,000.00
ID0231	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Renovations to the kitchens in selective units (upper/lower cabinets, sinks, countertops, flooring, plumbing fixtures, etc.)		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0232	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00
	AUTHORITY-WIDE (NAWASD)			\$105,500.00
ID0212	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0213	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00
ID0214	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0215	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0216	Site Improvements(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines -	Tree trimming, tree removal, stump grinding, landscaping, curb and gutter replacement, fencing, gutters, drainage, paving, sewer and water line replacement, etc.		\$30,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)			
ID0218	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$40,000.00
ID0219	Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00
	Subtotal of Estimated Cost			\$560,362.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)			\$333,862.00
ID0233	Debt Service(Loan Debt Obligation (9002))	CFPP Payment		\$59,577.50
ID0235	Operations(Operations (1406))	public housing operations		\$50,284.50
ID0236	Administration(Administration (1410)-Salaries)	CFP salary and benefits		\$45,000.00
ID0237	Staff Training & System Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	training, sundry, office equipment		\$4,000.00
ID0238	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC with dual heat pumps. Along with replacing condensate lines.		\$10,000.00
ID0239	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Hardware		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0240	Convert Gas to Electric(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	Convert gas ranges and water heaters at Goff and Scattered Sites to electric.		\$10,000.00
ID0249	Kitchen and Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to the kitchens and bathrooms of selective units as needed. This includes kitchen upper/lower cabinets, countertops, sinks, plumbing fixtures, showers, bath tubs, bathroom fixtures/plumbing fixtures, vanties,etc.		\$60,000.00
ID0250	Partial Rehab (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets. Approximately 3 dwelling units.		\$75,000.00
ID0251	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$15,000.00
	IMBODEN (AR131000004)			\$84,000.00
ID0241	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$7,000.00
ID0252	Operations(Operations (1406))	Imboden public housing		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0253	Unit remodel(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)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Full rehab of approximately a unit at Imboden Development		\$25,000.00
ID0254	Bathroom Renovations(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,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)-Flooring (non routine))	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$10,000.00
ID0255	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Renovations to the kitchens in selective units (upper/lower cabinets, sinks, countertops, flooring, plumbing fixtures, etc.)		\$10,000.00
ID0256	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00
	AUTHORITY-WIDE (NAWASD)			\$142,500.00
ID0242	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0243	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0244	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00
ID0245	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0246	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Tree trimming, tree removal, stump grinding, landscaping, curb and gutter replacement, fencing, gutters, drainage, paving, sewer and water line replacement, etc.		\$47,000.00
ID0247	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$60,000.00
ID0248	Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodos,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)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00
	Subtotal of Estimated Cost			\$560,362.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CAYMAN VILLA/WOODLAND COURTS (AR131000001)			\$288,862.00
ID0257	Partial Rehab (Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Flooring (non routine))	Partial remodel/rehab of units at all developments to those in most dire need to be completed first by replacing flooring, sheetrock and cabinets. Approximately 2 dwelling units.		\$50,000.00
ID0258	Debt Service(Loan Debt Obligation (9002))	CFFP Payment		\$59,577.50
ID0259	Operations(Operations (1406))	public housing operations		\$50,284.50
ID0260	Administration(Administration (1410)-Salaries)	CFP salary and benefits		\$45,000.00
ID0261	Staff Training & System Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	training, sundry, office equipment		\$4,000.00
ID0262	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC with dual heat pumps. Along with replacing condensate lines.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0263	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Hardware		\$5,000.00
ID0272	Kitchen and Bathroom Renovations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovations to the kitchens and bathrooms of selective units as needed. This includes kitchen upper/lower cabinets, countertops, sinks, plumbing fixtures, showers, bath tubs, bathroom fixtures/plumbing fixtures, vanties,etc.		\$50,000.00
ID0274	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor tile replacement in selective units		\$15,000.00
	IMBODEN (AR131000004)			\$124,000.00
ID0264	Replace Floor Covering(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor with wood vinyl planks		\$7,000.00
ID0275	Operations(Operations (1406))	Imboden public housing		\$20,000.00
ID0276	Unit remodel(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full rehab of approximately a unit at Imboden Development		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0277	Bathroom Renovations(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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade of the existing bathrooms on selective units. (sinks, commodes, shower, tub, fixtures, floor tile, etc.)		\$10,000.00
ID0278	Kitchen Renovations(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Renovations to the kitchens in selective units (upper/lower cabinets, sinks, countertops, flooring, plumbing fixtures, etc.)		\$50,000.00
ID0279	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	replace outdated HVAC units with Energy Star HVAC		\$12,000.00
	AUTHORITY-WIDE (NAWASD)			\$147,500.00
ID0265	Advertisement(Administration (1410)-Other)	Advertising for bids or Architectural and Engineering Services		\$2,500.00
ID0266	A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	Fees for designs needed from architects/engineers.		\$13,000.00
ID0267	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges and refrigerators as needed. 5 each.		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0268	Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Signage)	Resurface, repair and re-stripe H.A. owned parking lots.		\$10,000.00
ID0269	Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Tree trimming, tree removal, stump grinding, landscaping, curb and gutter replacement, fencing, gutters, drainage, paving, sewer and water line replacement, etc.		\$20,000.00
ID0270	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Re-Roof 2 buildings where needed most.		\$47,000.00
ID0271	Plumbing Fixture Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Exterior (1480)-Other,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)	Replacement of plumbing fixtures as need in the bathrooms and kitchens and also on the exterior of the buildings.		\$5,000.00
ID0280	Non-Dwelling Building Improvements(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-	Repairs/Renovations as needed to existing non-dwelling buildings in either Jonesboro or Imboden or both.		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
ID0281	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Painting as needed		\$10,000.00
ID0282	Interior Building Improvements(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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Repairs/Renovations to the interiors of the units in either city as needed.		\$15,000.00
ID0283	Exterior Building Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Repairs/Renovations to the exterior of the buildings in either city as needed.		\$15,000.00
	Subtotal of Estimated Cost			\$560,362.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Advertisement(Administration (1410)-Other)	\$2,500.00
Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-	\$35,000.00
Carbon Monoxide/Smoke Detectors(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	\$14,000.00
Pressure Washing(Dwelling Unit-Exterior (1480)-Other)	\$20,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$40,000.00
Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	\$20,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$15,000.00
Subtotal of Estimated Cost	\$146,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer	\$35,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$40,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)	\$5,000.00
Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	\$20,000.00
Subtotal of Estimated Cost	\$130,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Site Improvements(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer	\$30,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$40,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)	\$5,000.00
Subtotal of Estimated Cost	\$105,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer	\$47,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$60,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Plumbing Fixture Replacement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,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)	\$5,000.00
Subtotal of Estimated Cost	\$142,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Advertisement(Administration (1410)-Other)	\$2,500.00
A/E Fees and costs(Contract Administration (1480)-Other Fees and Costs)	\$13,000.00
Appliances(Dwelling Unit-Interior (1480)-Appliances)	\$5,000.00
Parking Lot Resurfacing(Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Signage)	\$10,000.00
Site Improvements(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer	\$20,000.00
Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	\$47,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Plumbing Fixture Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Exterior (1480)-Other,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)	\$5,000.00
Non-Dwelling Building Improvements(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells	\$5,000.00
Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	\$10,000.00
Interior Building Improvements(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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs	\$15,000.00
Exterior Building Improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,	\$15,000.00
Subtotal of Estimated Cost	\$147,500.00