

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 10/17/2019

Approved By: THOMAS, SHAUNIQUE

Part I: Summary						
PHA Name : The Housing Authority of the City of Huntsville			Locality (City/County & State)			
PHA Number: AL047			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	AUTHORITY-WIDE	\$2,664,000.94	\$2,354,000.94	\$2,394,000.94	\$2,254,000.94	\$2,254,000.94
	LINCOLN (AL047000052)	\$340,937.13		\$395,600.06		
	NORTHWOODS (AL047000006)	\$372,974.13			\$1,301,603.00	\$1,515,203.06
	JOHNSON TOWERS (AL047000008)	\$295,413.00	\$545,600.00	\$5,100.00	\$500,000.00	
	TODD TOWERS (AL047000011)	\$63,000.00	\$100,000.00			
	L.R. PATTON APTS. (AL047000014)	\$702,977.06	\$493,825.06	\$413,838.00		
	SPARKMAN HOMES (AL047000003)	\$100,000.00				
	SCATTERED SITES (AL047000016)	\$246,321.10		\$90,000.00		
	BUTLER TERRACE (AL047000002)	\$114,499.13	\$387,126.00		\$214,400.06	
	STONE MANOR (AL047000019)	\$108,409.12	\$389,452.00	\$153,000.00		

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Part I: Summary						
PHA Name : The Housing Authority of the City of Huntsville			Locality (City/County & State)			
PHA Number: AL047			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	BUTLER TERRACE ADDITION (AL047000004)	\$115,717.13		\$370,000.00		\$500,800.00
	SEARCY HOMES (AL047000010)	\$110,845.13		\$80,000.00		
	BROOKSIDE (AL047000051)	\$110,323.13		\$368,465.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,664,000.94
ID0001	Operations(Operations (1406))	Operations--25% of Fiscal Year Capital Fund		\$1,031,354.00
ID0002	Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA Wide--Replace software because current software provider is ending service, REAC inspection trainings, subscription for Grace Hill online public housing trainings as weaknesses are identified by Supervisors for completion during employee evaluation periods. Weakness would be ensuring sites are compliant with standards for REAC inspections and managerial trainings needed. Current financial management software is currently a weakness in need of upgrade.		\$400,000.00
ID0003	Administration(Administration (1410)-Salaries)	Administration--salaries for Director of Real Estate Development, Facilities Manager--Capital Fund Coordinator		\$412,541.00
ID0004	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs--audit of CFP and legal fees related to development, procurement and litigation all relative to CFP.		\$75,000.00
ID0015	Development Activities(Dwelling Unit-Development (1480)-Other)	Development Related Activities--architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment		\$70,000.00
ID0016	CFFP Debt Service(Bond Debt Obligation (9001))	Repayment of CFFP Debt Obligation		\$605,105.94

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0097	Lead Based Paint Testing/Abatement Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A&E fees associated with abatement.		\$70,000.00
	LINCOLN (AL047000052)			\$340,937.13
ID0005	Remove and Replace Water Lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Remove old water lines and replace with approximately 194 new water lines at Lincoln Park.		\$220,000.00
ID0092	Lead Based Paint Testing/Abatement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 194 units		\$120,937.13
	NORTHWOODS (AL047000006)			\$372,974.13
ID0006	Ceiling Repairs(Dwelling Unit-Interior (1480)-Other)	Repair approximately 25 ceilings at Northwoods.		\$188,026.00
ID0007	Purchase Ranges(Dwelling Unit-Interior (1480)-Appliances)	Purchase and replace approximately 115 ranges at Northwoods.		\$42,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0093	Lead Based Paint Testing/Abatement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 447 units		\$142,948.13
	JOHNSON TOWERS (AL047000008)			\$295,413.00
ID0008	Elevator Upgrade(Dwelling Unit-Interior (1480)-Mechanical)	Upgrade elevator at Senior building.		\$295,413.00
	TODD TOWERS (AL047000011)			\$63,000.00
ID0009	Purchase Ranges(Dwelling Unit-Interior (1480)-Appliances)	Purchase and replace approximately 100 ranges at Todd Towers		\$31,500.00
ID0010	Purchase Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Purchase and replace approximately 100 refrigerators at Todd Towers.		\$31,500.00
	L.R. PATTON APTS. (AL047000014)			\$702,977.06

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0011	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of approximately 20 HVAC units at L.R. Patton.		\$150,000.00
ID0012	Ceiling Repairs(Dwelling Unit-Interior (1480)-Other)	Repair and replacement of approximately 100 ceilings at L.R. Patton.		\$277,977.06
ID0013	Shower Surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Purchase and installation of 100 shower surrounds.		\$275,000.00
	SPARKMAN HOMES (AL047000003)			\$100,000.00
ID0014	Relocation(Contract Administration (1480)-Relocation)	A demolition application has been submitted for Sparkman Homes so relocation of residents will be necessary.		\$100,000.00
	SCATTERED SITES (AL047000016)			\$246,321.10
ID0086	Unit Rehabilitation(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)-Other)	Replacement of flooring systems, door replacements, window repairs, painting, life safety code compliance--smoke detectors not up to code for two units.		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0087	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	HVAC repair for 12 units and repair to plenums.		\$50,000.00
ID0088	Water Intrusion(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Siding)	Repair damage caused by water intrusion over time to include mold remediation.		\$50,000.00
ID0095	Lead Based Paint Testing/Abatement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 26 units		\$106,321.10
	BUTLER TERRACE (AL047000002)			\$114,499.13
ID0089	Lead Based Paint Testing/Abatement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 120 units.		\$114,499.13
	BUTLER TERRACE ADDITION (AL047000004)			\$115,717.13
ID0090	Lead Based Paint Testing/Abatement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 134 units		\$115,717.13

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROOKSIDE (AL047000051)			\$110,323.13
ID0091	Lead Based Paint Testing/Abatement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 72 units		\$110,323.13
	SEARCY HOMES (AL047000010)			\$110,845.13
ID0094	Lead Based Paint Testing/Abatement(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 78 units		\$110,845.13
	STONE MANOR (AL047000019)			\$108,409.12
ID0096	Lead Based Paint Testing/Abatement(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other)	Utilization of lead based paint grant for testing and abatement in 50 units		\$108,409.12
	Subtotal of Estimated Cost			\$5,345,417.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,354,000.94
ID0017	Operations(Operations (1406))	Operations--25% of Fiscal Year Capital Fund		\$1,031,354.00
ID0021	Management Improvements (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	PHA Wide--REAC inspection trainings, subscription for Grace Hill online public housing trainings as weaknesses are identified by Supervisors for completion during employee evaluation periods. Weakness would be ensuring sites are compliant with standards for REAC inspections and managerial trainings needed.		\$30,000.00
ID0025	Administration(Administration (1410)-Salaries)	Administration--salaries for Director of Real Estate Development, Facilities Manager--Capital Fund Coordinator		\$412,541.00
ID0029	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs--audit of CFP and legal fees related to development, procurement and litigation all relative to CFP.		\$75,000.00
ID0034	Development Activities(Dwelling Unit-Development (1480)-Other)	Development Related Activities--architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment		\$200,000.00
ID0038	CFFP Debt Service(Bond Debt Obligation (9001))	Repayment of CFFP Debt Obligation		\$605,105.94

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTLER TERRACE (AL047000002)			\$387,126.00
ID0042	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of approximately 60 HVAC units at Butler Terrace.		\$315,126.00
ID0043	Remove Gas Furnaces(Dwelling Unit-Interior (1480)-Mechanical)	Remove gas furnaces as the site not utilizes electric at 120 units.		\$72,000.00
	JOHNSON TOWERS (AL047000008)			\$545,600.00
ID0044	Remove and Replace Water Lines(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Remove old water lines and replace with approximately 120 new water lines at Johnson Towers.		\$300,000.00
ID0045	Fire Exit Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Purchase and installation of 120 fire exit alarm doors		\$160,000.00
ID0046	Storm Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Purchase and installation of 120 storm doors		\$78,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0047	Accessible Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Purchase and installation of 10 handicap accessible doors at Johnson Towers.		\$7,600.00
	L.R. PATTON APTS. (AL047000014)			\$493,825.06
ID0048	Water Heaters(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of 110 water heaters.		\$82,500.00
ID0049	Kitchen Counters and Sinks(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Replacement of kitchen counters and sinks in 110 units.		\$65,500.00
ID0050	Install Toilets(Dwelling Unit-Interior (1480)-Commodes)	Installation of 110 new toilets		\$46,000.00
ID0051	Shower Valves(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Installation of 110 shower valves		\$27,500.00
ID0052	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Purchase and installation of 1030 new interior doors.		\$193,125.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0053	Entrance Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Purchase and installation of 220 new entry doors.		\$79,200.06
	STONE MANOR (AL047000019)			\$389,452.00
ID0054	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replacement of 2 roofs		\$389,452.00
	TODD TOWERS (AL047000011)			\$100,000.00
ID0055	Water Heaters(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of 100 water heaters.		\$100,000.00
	Subtotal of Estimated Cost			\$4,270,004.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,394,000.94
ID0018	Operations(Operations (1406))	Operations--25% of Fiscal Year Capital Fund		\$1,031,354.00
ID0022	Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA Wide--REAC inspection trainings, subscription for Grace Hill online public housing trainings as weaknesses are identified by Supervisors for completion during employee evaluation periods. Weakness would be ensuring sites are compliant with standards for REAC inspections and managerial trainings needed.		\$30,000.00
ID0026	Administration(Administration (1410)-Salaries)	Administration--salaries for Director of Real Estate Development, Facilities Manager--Capital Fund Coordinator		\$412,541.00
ID0030	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs--audit of CFP and legal fees related to development, procurement and litigation all relative to CFP.		\$75,000.00
ID0035	Development Activities(Dwelling Unit-Development (1480)-Other)	Development Related Activities--architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment		\$240,000.00
ID0039	CFFP Debt Service(Bond Debt Obligation (9001))	Repayment of CFFP Debt Obligation		\$605,105.94

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTLER TERRACE ADDITION (AL047000004)			\$370,000.00
ID0033	Relocation(Contract Administration (1480)-Relocation)	A demolition application is planned for Butler Terrace Addition so relocation of residents will be necessary.		\$370,000.00
	LINCOLN (AL047000052)			\$395,600.06
ID0056	Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Installation of gutters for 77 buildings.		\$215,000.00
ID0057	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Purchase and installation of 860 new interior doors.		\$180,600.06
	SEARCY HOMES (AL047000010)			\$80,000.00
ID0058	Ranges(Dwelling Unit-Interior (1480)-Appliances)	Purchase and install 78 new ranges		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0059	Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Purchase and installation of approximately 78 refrigerators.		\$40,000.00
	SCATTERED SITES (AL047000016)			\$90,000.00
ID0060	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of approximately 9 new HVAC units.		\$90,000.00
	BROOKSIDE (AL047000051)			\$368,465.00
ID0061	Windows(Dwelling Unit-Exterior (1480)-Windows)	Purchase and installation of 485 new windows.		\$208,065.00
ID0062	Shower Surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Purchase and installation of 72 new shower surrounds.		\$69,900.00
ID0063	Storm Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Purchase and installation of 144 new storm doors		\$50,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0064	Install Toilets(Dwelling Unit-Interior (1480)-Commodes)	Installation of 72 new toilets		\$25,000.00
ID0065	Water Isolation Valves(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Other)	Installation of 72 water valves		\$15,100.00
	L.R. PATTON APTS. (AL047000014)			\$413,838.00
ID0066	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of approximately 110 new HVAC units.		\$413,838.00
	STONE MANOR (AL047000019)			\$153,000.00
ID0067	Shower Surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Purchase and installation of 50 new shower surrounds.		\$153,000.00
	JOHNSON TOWERS (AL047000008)			\$5,100.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	Windows(Non-Dwelling Exterior (1480)-Windows)	Purchase and installation of 10 new windows at resident services office.		\$5,100.00
	Subtotal of Estimated Cost			\$4,270,004.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,254,000.94
ID0019	Operations(Operations (1406))	Operations--25% of Fiscal Year Capital Fund		\$1,031,354.00
ID0024	Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA Wide--REAC inspection trainings, subscription for Grace Hill online public housing trainings as weaknesses are identified by Supervisors for completion during employee evaluation periods. Weakness would be ensuring sites are compliant with standards for REAC inspections and managerial trainings needed.		\$30,000.00
ID0027	Administration(Administration (1410)-Salaries)	Administration--salaries for Director of Real Estate Development, Facilities Manager--Capital Fund Coordinator		\$412,541.00
ID0031	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs--audit of CFP and legal fees related to development, procurement and litigation all relative to CFP.		\$75,000.00
ID0036	Development Activities(Dwelling Unit-Development (1480)-Other)	Development Related Activities--architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment		\$100,000.00
ID0040	CFFP Debt Service(Bond Debt Obligation (9001))	Repayment of CFFP Debt Obligation		\$605,105.94

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JOHNSON TOWERS (AL047000008)			\$500,000.00
ID0074	Kitchen Counters and Sinks(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Replacement of kitchen counters and sinks in 120 units.		\$95,000.00
ID0075	Faucets(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Purchase and installation of 240 new faucets.		\$18,000.00
ID0076	Shower Surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Purchase and installation of 120 shower surrounds.		\$306,000.00
ID0077	Heaters(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of 120 new heaters.		\$61,000.00
ID0078	Flooring(Non-Dwelling Interior (1480)-Common Area Flooring)	Replacement of flooring in approximately 16 commons areas of the Johnson Towers building		\$20,000.00
	Subtotal of Estimated Cost			\$4,270,004.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,254,000.94
ID0020	Operations(Operations (1406))	Operations--25% of Fiscal Year Capital Fund		\$1,031,354.00
ID0023	Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA Wide--REAC inspection trainings, subscription for Grace Hill online public housing trainings as weaknesses are identified by Supervisors for completion during employee evaluation periods. Weakness would be ensuring sites are compliant with standards for REAC inspections and managerial trainings needed.		\$30,000.00
ID0028	Administration(Administration (1410)-Salaries)	Administration--salaries for Director of Real Estate Development, Facilities Manager--Capital Fund Coordinator		\$412,541.00
ID0032	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs--audit of CFP and legal fees related to development, procurement and litigation all relative to CFP.		\$75,000.00
ID0037	Development Activities(Dwelling Unit-Development (1480)-Other)	Development Related Activities--architects, engineers, attorneys, environmental reviews, pre-development costs for planning tax credit application, physical needs assessment		\$100,000.00
ID0041	CFFP Debt Service(Bond Debt Obligation (9001))	Repayment of CFFP Debt Obligation		\$605,105.94

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BUTLER TERRACE ADDITION (AL047000004)			\$500,800.00
ID0079	Shower Surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Purchase and installation of 120 new shower surrounds.		\$113,000.00
ID0080	Kitchen Counters and Sinks(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Purchase and installation of kitchen counters and sinks in 120 units.		\$99,750.00
ID0081	Water Heaters(Dwelling Unit-Interior (1480)-Mechanical)	Purchase and installation of 120 new water heaters.		\$113,050.00
ID0082	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Purchase and installation of 626 new interior doors.		\$120,000.00
ID0083	Install Toilets(Dwelling Unit-Interior (1480)-Commodes)	Installation of 120 new toilets		\$55,000.00
	NORTHWOODS (AL047000006)			\$1,515,203.06

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0084	Windows(Dwelling Unit-Exterior (1480)-Windows)	Purchase and installation of 1715 new windows.		\$650,000.00
ID0085	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replacement of 87 roofs		\$865,203.06
	Subtotal of Estimated Cost			\$4,270,004.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,031,354.00
Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$400,000.00
Administration(Administration (1410)-Salaries)	\$412,541.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Development Activities(Dwelling Unit-Development (1480)-Other)	\$70,000.00
CFFP Debt Service(Bond Debt Obligation (9001))	\$605,105.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Lead Based Paint Testing/Abatement Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$70,000.00
Subtotal of Estimated Cost	\$2,664,000.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,031,354.00
Management Improvements (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$30,000.00
Administration(Administration (1410)-Salaries)	\$412,541.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Development Activities(Dwelling Unit-Development (1480)-Other)	\$200,000.00
CFFP Debt Service(Bond Debt Obligation (9001))	\$605,105.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,354,000.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,031,354.00
Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$30,000.00
Administration(Administration (1410)-Salaries)	\$412,541.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Development Activities(Dwelling Unit-Development (1480)-Other)	\$240,000.00
CFFP Debt Service(Bond Debt Obligation (9001))	\$605,105.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,394,000.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,031,354.00
Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$30,000.00
Administration(Administration (1410)-Salaries)	\$412,541.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Development Activities(Dwelling Unit-Development (1480)-Other)	\$100,000.00
CFFP Debt Service(Bond Debt Obligation (9001))	\$605,105.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,254,000.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,031,354.00
Management Improvements (Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$30,000.00
Administration(Administration (1410)-Salaries)	\$412,541.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$75,000.00
Development Activities(Dwelling Unit-Development (1480)-Other)	\$100,000.00
CFFP Debt Service(Bond Debt Obligation (9001))	\$605,105.94

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$2,254,000.94