

Status: Draft

Approved By:

2577-0274

02/28/2022

PHA Name : HOUSING AUTHORITY OF ST LOUIS PARK,
MINNESOTA

Locality (City/County & State)

☐ Revised 5-Year Plan (Revision No:)

A.

Development Number and Name

Work Statement for
Year 1 2024

Work Statement for
Year 2 2025

Work Statement for
Year 3 2026

**Work Statement for
Year 4 2027**

**Work Statement for
Year 5 2028**

LOUISIANA COURT (MN144000001)

\$360,827.00

\$360,827.00

\$360,827.00

\$360,827.00

\$360,827.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|---|----------|----------------|
| Work Statement for Year 1 2024 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LOUISIANA COURT (MN144000001) | | | \$360,827.00 |
| ID0000182 | Closet Doors - HH(Dwelling Unit-Interior (1480)-Other) | Remove and replace existing bifold closet doors in Hamilton House units. Will do appropriate remediation if necessary for lead or asbestos. | | \$40,000.00 |
| ID0000183 | Bathroom Rehab hallway (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Rehab bathroom including replacing tub and vanity. May include replacing any damaged framing, sub floor, flooring or walls if needed during rehab. Will do appropriate remediation if necessary for lead and asbestos. | | \$11,000.00 |
| ID0000184 | Bathroom Rehab master 3/4 bath 1680 Kilmer(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Rehab bathroom including replacing tub, tile, toilet, vanity and fixtures. May include replacing any damaged framing, sub floor, flooring or walls if needed during rehab. Will do appropriate remediation if necessary for lead and asbestos. | | \$16,000.00 |
| ID0000186 | Tree Trimming(Dwelling Unit-Site Work (1480)-Other) | Tree Trimming at sites as needed. | | \$15,822.00 |
| ID0000187 | Concrete Steps (Dwelling Unit-Exterior (1480)-Landings and Railings) | Remove exterior front and back concrete steps at and back front steps at 6707 Eliot View and replace with new steps. Any appropriate mitigation will be taken due to ground disturbance. | | \$19,000.00 |
| ID0000188 | Fascia boards and siding HH(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Siding) | Replace existing fascia boards on decks as needed. Only fascia boards that need to be replaced due to damage will be replaced. Replace existing siding at Hamilton House and replace/repair lintels. Will do appropriate remediation if necessary for lead or asbestos. | | \$230,000.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|--|----------|----------------|
| Work Statement for Year 1 2024 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000239 | Air conditioners(Dwelling Unit-Interior (1480)-Mechanical) | New air conditioners for individual units. Some air conditioners will fit into an existing sleeve. Other ACs will also include adding a sleeve to the unit, adding central AC or alternative AC option. Additional remediation as necessary. Energy efficiency will be considered in purchasing the ACs. | | \$29,005.00 |
| | Subtotal of Estimated Cost | | | \$360,827.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|---|----------|----------------|
| Work Statement for Year 2 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LOUISIANA COURT (MN144000001) | | | \$360,827.00 |
| ID0000165 | Window Replacement at 1480 Louisiana Court (Dwelling Unit-Exterior (1480)-Windows) | Remove existing windows, dispose of properly and replace all windows with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$23,000.00 |
| ID0000167 | Window Replacement at 1480 Louisiana Court (Dwelling Unit-Exterior (1480)-Windows) | Remove existing windows, dispose of properly and replace all windows with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$23,000.00 |
| ID0000169 | Kitchen Cabinets & Counter Tops at 1480 Louisiana Court (Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Remove existing kitchen cabinets and counter tops and dispose of properly. Replace kitchen cabinets and counter tops. May include replacement of sink and faucet if needed and any wall or framing repair that is needed during rehab. Will do appropriate remediation if necessary for lead or asbestos. | | \$11,000.00 |
| ID0000170 | Driveway at 1480 Louisiana Court (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving) | Replace existing asphalt driveway with same/similar at multiple addresses including at 1480 Louisiana Court . Any appropriate mitigation will be taken due to ground disturbance. | | \$33,000.00 |
| ID0000171 | Furnace Replacement (Dwelling Unit-Interior (1480)-Mechanical) | Remove existing furnace and dispose of properly at 1480 Louisiana Court additional SF. Replace furnace with energy efficient furnace. Includes any retrofitting necessary for installation of new furnaces. Will do appropriate remediation if necessary for lead or asbestos. | | \$20,000.00 |
| ID0000172 | Roof - at 1480 Louisiana Court (Dwelling Unit-Exterior (1480)-Roofs) | Remove and replace existing roof; asphalt roof shingles, roof felt and ice/water shield, install new shingles, replace flashing, add new roof vents as needed, seal all areas as needed. | | \$17,000.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|--|----------|----------------|
| Work Statement for Year 2 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000173 | Window Replacement (Dwelling Unit-Exterior (1480)-Windows) | Remove existing windows, dispose of properly and replace all windows with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$23,000.00 |
| ID0000174 | Window Replacement (Dwelling Unit-Exterior (1480)-Windows) | Remove existing windows, dispose of properly and replace all windows with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$23,000.00 |
| ID0000175 | Window Replacement (Dwelling Unit-Exterior (1480)-Windows) | Remove existing windows, dispose of properly and replace all windows with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$23,000.00 |
| ID0000176 | Window Replacement (Dwelling Unit-Exterior (1480)-Windows) | Remove existing windows, dispose of properly and replace all windows with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$23,000.00 |
| ID0000177 | Roof - (Dwelling Unit-Exterior (1480)-Roofs) | Remove and replace existing roof asphalt roof shingles, roof felt and ice/water shield, install new shingles, replace flashing, add new roof vents as needed, seal all areas as needed. | | \$17,000.00 |
| ID0000179 | Security cameras - HH(Non-Dwelling Interior (1480)-Other) | Add additional security cameras to existing security system. No remediation needed for this project. | | \$12,000.00 |
| ID0000180 | Air conditioners(Dwelling Unit-Interior (1480)-Mechanical) | New air conditioners for individual units. Some air conditioners will fit into an existing sleeve. Other ACs will also include adding a sleeve to the unit, adding central AC or alternative AC option. Additional remediation as necessary. Energy efficiency will be considered in purchasing the ACs. | | \$30,000.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|---|----------|----------------|
| Work Statement for Year 2 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000181 | Tree Trimming(Dwelling Unit-Site Work (1480)-Other) | Tree Trimming at sites as needed. | | \$17,000.00 |
| ID0000185 | Operating budget(Operations (1406)) | Insurance, routine maintenance, office supplies, security, utilities, furnishings, equipment supplies, staff training and recruitment and other incidental costs. | | \$10,827.00 |
| ID0000206 | Deck replacement (Dwelling Unit-Exterior (1480)-Decks and Patios) | Replace existing deck boards, stairs, railings, and support as needed. Decking will be no maintenance material. | | \$15,000.00 |
| ID0000235 | Capital needs assessment(Contract Administration (1480)-Other) | Capital needs assessment of public housing properties | | \$40,000.00 |
| | Subtotal of Estimated Cost | | | \$360,827.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|--|--|--|
| Work Statement for Year 3 | | | | |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|---|----------|----------------|
| Work Statement for Year | | 3 2026 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000195 | Window and patio door replacement (1480)-Windows (Dwelling Unit-Exterior) | Remove existing windows and patio door, dispose of properly and replace all windows and patio door with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$28,000.00 |
| ID0000196 | Kitchen Cabinets & Counter Tops (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets | Remove existing kitchen cabinets and counter tops and dispose of properly. Replace kitchen cabinets and counter tops. May include replacement of sink and faucet if needed and any wall or framing repair that is needed during rehab. Will do appropriate remediation if necessary for lead or asbestos. | | \$12,000.00 |
| ID0000197 | Kitchen Cabinets & Counter Tops (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets | Remove existing kitchen cabinets and counter tops and dispose of properly. Replace kitchen cabinets and counter tops. May include replacement of sink and faucet if needed and any wall or framing repair that is needed during rehab. Will do appropriate remediation if necessary for lead or asbestos. | | \$12,000.00 |
| ID0000198 | Driveway Replacement (1480)-Asphalt - Concrete - Paving (Non-Dwelling Site Work) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$17,000.00 |
| ID0000199 | Driveway Replacement (1480)-Asphalt - Concrete - Paving (Non-Dwelling Site Work) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$17,000.00 |
| ID0000200 | Driveway Replacement (1480)-Asphalt - Concrete - Paving (Non-Dwelling Site Work) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$7,000.00 |
| ID0000201 | Driveway Replacement (1480)-Asphalt - Concrete - Paving (Non-Dwelling Site Work) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$17,000.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|---|----------|----------------|
| Work Statement for Year 3 2026 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000202 | Front sidewalk and steps XXXXXX (Dwelling Unit-Exterior (1480)-Landings and Railings) | Remove exterior concrete steps and front sidewalk and replace. Any appropriate mitigation will be taken due to ground disturbance. | | \$12,000.00 |
| ID0000203 | Front sidewalk and steps XXXXXX (Dwelling Unit-Exterior (1480)-Landings and Railings) | Remove exterior concrete steps and front sidewalk and replace. Any appropriate mitigation will be taken due to ground disturbance. | | \$12,000.00 |
| ID0000204 | Front steps XXXXXX (Dwelling Unit-Exterior (1480)-Landings and Railings) | Remove front steps and sidewalk and repair/replace as needed. Any appropriate mitigation will be taken due to ground disturbance. | | \$12,000.00 |
| ID0000205 | Air conditioners(Dwelling Unit-Interior (1480)-Mechanical) | New air conditioners for individual units. Some air conditioners will fit into an existing sleeve. Other ACs will also include adding a sleeve to the unit, adding central AC or alternative AC option. Additional remediation as necessary. Energy efficiency will be considered in purchasing the ACs. | | \$50,000.00 |
| ID0000207 | Kitchen Counter Tops XXXXXX (Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Remove existing kitchen cabinets and counter tops and dispose of properly. Replace kitchen cabinets and counter tops. May include replacement of sink and faucet if needed and any wall or framing repair that is needed during rehab. Will do appropriate remediation if necessary for lead or asbestos. | | \$5,000.00 |
| ID0000238 | Windows and trim XXXXXX (Dwelling Unit-Interior (1480)-Other) | Replace existing windows and trim. Will remediate lead or asbestos if needed. | | \$23,000.00 |
| | Subtotal of Estimated Cost | | | \$360,827.00 |

Work Statement for Year 4 2027

Form HUD-50075.2(4/2008)

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|--|----------|----------------|
| Work Statement for Year | | 2027 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Cabinets) | | | |
| ID0000213 | Furnace Replacement (Dwelling Unit-Interior (1480)-Mechanical) | Remove existing furnace and dispose of properly at SF homes. Replace furnace with energy efficient furnace. Includes any retrofitting necessary for installation of new furnaces. Will do appropriate remediation if necessary for lead or asbestos. | | \$22,508.00 |
| ID0000214 | Bathroom Rehab XXXXXX Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Rehab bathroom including replacing tub, tile, toilet, vanity and fixtures. May include replacing any damaged framing, sub floor, flooring or walls if needed during rehab. Will do appropriate remediation if necessary for lead and asbestos. | | \$12,000.00 |
| ID0000215 | Breezeway rehab XXXXXX (Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Other) | Remove all existing storm/screen windows and framing. Add new framing to allow for double hung windows or equivalent. Insulate walls as needed. Will do appropriate remediation for lead or asbestos. | | \$12,000.00 |
| ID0000216 | Driveway Replacement XXXXXX (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$12,000.00 |
| ID0000217 | Driveway Replacement XXXXXX (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$10,000.00 |
| ID0000218 | Driveway Replacement XXXXXX (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$12,000.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|--|----------|----------------|
| Work Statement for Year 4 2027 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000219 | Radon testing and mitigation(Dwelling Unit-Interior (1480)-Other) | Test for radon at scattered site homes. Complete mitigation as needed. | | \$50,000.00 |
| ID0000221 | Snow tractor(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other) | Snow tractor for Hamilton House use. | | \$25,000.00 |
| ID0000222 | Air conditioners(Dwelling Unit-Interior (1480)-Mechanical) | New air conditioners for individual units. Some air conditioners will fit into an existing sleeve. Other ACs will also include adding a sleeve to the unit, adding central AC or alternative AC option. Additional remediation as necessary. Energy efficiency will be considered in purchasing the ACs. | | \$30,000.00 |
| ID0000223 | Tree Trimming(Dwelling Unit-Site Work (1480)-Other) | Tree Trimming at sites as needed. | | \$15,000.00 |
| ID0000224 | Bathroom Rehab SF homes(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Rehab bathroom including replacing tub, tile, toilet, vanity and fixtures. May include replacing any damaged framing, sub floor, flooring or walls if needed during rehab. Will do appropriate remediation if necessary for lead and asbestos. | | \$12,000.00 |
| ID0000225 | Replace existing flooring (Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace existing flooring in scattered sites. Will do appropriate remediation if necessary for lead or asbestos. | | \$15,000.00 |
| ID0000226 | Operating budget(Operations (1406)) | Insurance, routine maintenance, office supplies, security, utilities, furnishings, equipment supplies, staff training and recruitment and other incidental costs. | | \$4,314.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|---|----------|----------------|
| Work Statement for Year | | 4 | 2027 | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000240 | Siding scattered site(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Siding) | Replace existing siding at scattered site. Will do appropriate remediation if necessary for lead or asbestos. | | \$40,183.00 |
| | Subtotal of Estimated Cost | | | \$360,827.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|---|----------|----------------|
| Work Statement for Year 5 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LOUISIANA COURT (MN144000001) | | | \$360,827.00 |
| ID0000168 | Roofing scattered site(Dwelling Unit-Exterior (1480)-Roofs) | Remove and replace existing roof, asphalt roof shingles, roof felt and ice/water shield, install new shingles, replace flashing, add new roof vents as needed, seal all areas as needed. | | \$35,000.00 |
| ID0000227 | Bathroom Exhaust Fans(Dwelling Unit-Interior (1480)-Other) | Replace existing bathroom exhaust fans in all 37 single family scattered site homes and install sensor. Will do appropriate remediation if necessary for lead or asbestos. | | \$40,000.00 |
| ID0000228 | Window Replacement (1480)-Scattered Site(Dwelling Unit-Exterior (1480)-Windows) | Remove existing windows, dispose of properly and replace all windows with energy efficient windows of the same size. Framing and trim will be reused when possible and replaced if needed. Will do appropriate remediation if necessary for lead or asbestos. | | \$23,000.00 |
| ID0000229 | Furnace Replacement (Dwelling Unit-Interior (1480)-Mechanical) | Remove existing furnace and dispose of properly at SF homes. Replace furnace with energy efficient furnace. Includes any retrofitting necessary for installation of new furnaces. Will do appropriate remediation if necessary for lead or asbestos. | | \$17,000.00 |
| ID0000230 | Driveway Replacement (1480)-Scattered Site(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | Replace existing driveway with same/similar. Any appropriate mitigation will be taken due to ground disturbance. | | \$17,000.00 |
| ID0000231 | Tree Trimming(Dwelling Unit-Site Work (1480)-Other) | Tree Trimming at sites as needed. | | \$15,000.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|--|---|----------|----------------|
| Work Statement for Year 5 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000232 | Replace existing flooring (Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace existing flooring in scattered sites. Will do appropriate remediation if necessary for lead or asbestos. | | \$5,000.00 |
| ID0000233 | Bathroom Reliab/plumbing SF homes(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) | Rehab bathroom including replacing tub, tile, toilet, vanity and fixtures. May include replacing any damaged framing, sub floor, flooring or walls if needed during rehab. Will do appropriate remediation if necessary for lead and asbestos. | | \$11,822.00 |
| ID0000234 | Kitchen Cabinets & Counter Tops (Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Remove existing kitchen cabinets and counter tops and dispose of properly. Replace kitchen cabinets and counter tops. May include replacement of sink and faucet if needed and any wall or framing repair that is needed during rehab. Will do appropriate remediation if necessary for lead or asbestos. | | \$20,000.00 |
| ID0000236 | Air conditioners(Dwelling Unit-Interior (1480)-Mechanical) | New air conditioners for individual units. Some air conditioners will fit into an existing sleeve. Other ACs will also include adding a sleeve to the unit, adding central AC or alternative AC option. Additional remediation as necessary. Energy efficiency will be considered in purchasing the ACs. | | \$40,000.00 |
| ID0000237 | Hamilton House exterior trash area covering(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Siding) | Build a covering over the trash area and ramp at Hamilton House. Will do appropriate remediation if necessary for lead or asbestos. | | \$75,000.00 |
| ID0000241 | Excessive Tenant Damage(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,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) | Repair excessive tenant damage - any PH unit as needed. Repair walls, ceilings, floors, doors, plumbing, tub, sink, faucets, showerheads, cabinets, mirror, faucets, electrical outlets, wiring, switch plates, appliances, smoke detectors. Will do appropriate remediation if necessary for lead or asbestos. | | \$20,000.00 |

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|--|----------|----------------|
| Work Statement for Year 5 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000242 | Windows and trim scattered sites(Dwelling Unit-Interior (1480)-Other) | Replace existing windows and trim at scattered sites. Will remediate lead or asbestos if needed. | | \$23,005.00 |
| ID0000243 | Landscaping(Dwelling Unit-Site Work (1480)-Landscape) | Landscaping at public housing units as needed. | | \$19,000.00 |
| | Subtotal of Estimated Cost | | | \$360,827.00 |