

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/14/2019

Approved By: RAHUBA, EUGENE

Part I: Summary						
PHA Name : The Housing Authority of the City of Durham			Locality (City/County & State)			
PHA Number: NC013			<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 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	AUTHORITY-WIDE	\$2,086,459.00	\$1,187,954.00	\$1,258,962.00		
	HOOVER RD (NC013000008)	\$36,000.00	\$192,000.00	\$235,000.00	\$1,066,000.00	\$75,000.00
	JJ HENDERSON (NC013000009)	\$199,856.20	\$370,000.00	\$196,987.00	\$375,000.00	\$1,153,400.00
	CORNWALLIS RD (NC013000005)	\$705,705.60	\$130,000.00	\$397,000.00	\$300,000.00	\$1,269,000.00
	MCDUGALD TER (NC013000001)	\$200,000.00		\$396,000.00	\$883,520.00	\$4,064,000.00
	OLDHAM TOWERS (NC013000004)	\$585,878.20	\$138,096.00		\$140,000.00	\$440,000.00
	LIBERTY ST (NC013000006)	\$220,000.00	\$30,000.00	\$198,788.00	\$826,800.00	\$1,494,267.00
	CLUB BOULEVARD (NC013000007)	\$186,600.00	\$390,000.00	\$33,800.00	\$96,250.00	\$713,500.00
	OXFORD MANOR (NC013000012)	\$325,000.00	\$655,000.00	\$533,000.00		\$1,889,200.00
	SCATTERED SITES (NC013000003)	\$93,722.00	\$250,000.00	\$347,500.00		\$150,000.00

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PHA Number: NC013		<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 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	FOREST HILL HEIGHTS (NC013000014)					\$545,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,086,459.00
ID0110	RAD Investment (RAD Investment Activity (1504))	RAD Investment Activity		\$712,512.00
ID0111	Operations(Operations (1406))	Operations		\$981,277.00
ID0112	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$392,670.00
	CORNWALLIS RD (NC013000005)			\$705,705.60
ID0004	Exterior Doors/Peepholes(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated exterior doors/peepholes		\$105,705.60
ID0009	Erosion control/landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Erosion control and installation/replacement of landscaping elements		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0012	Asphalt repairs/restriping(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/replace/reseal damaged asphalt and restripe		\$200,000.00
ID0092	Roofing(Non-Dwelling Exterior (1480)-Roofs)	Replace roofs		\$300,000.00
	CLUB BOULEVARD (NC013000007)			\$186,600.00
ID0015	Screen/security door replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated security screen doors		\$61,600.00
ID0020	Window glass replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace damaged window glass		\$125,000.00
	HOOVER RD (NC013000008)			\$36,000.00
ID0021	Kitchen counters/sinks/faucets(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Replace damaged/deteriorated kitchen countertops, sinks and faucets		\$36,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JJ HENDERSON (NC013000009)			\$199,856.20
ID0023	Hallway/Stairwell Fire Doors(Non-Dwelling Exterior (1480)-Doors)	Replace hallway/stairwell fire doors		\$100,000.00
ID0024	Interior/Exterior Door Glass(Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Exterior (1480)-Doors)	Replace interior/exterior door glass		\$50,000.00
ID0049	Front Entrance Canopy(Non-Dwelling Exterior (1480)-Canopies)	Renovate front entrance canopy		\$49,856.20
	OLDHAM TOWERS (NC013000004)			\$585,878.20
ID0058	Trash Compactor(Non-Dwelling Interior (1480)-Other)	Replace trash compactor		\$50,000.00
ID0060	Bathroom ceramic tile(Dwelling Unit-Interior (1480)-Other)	Replace bathroom ceramic tile		\$160,878.20

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2018			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0061	Breezeway glass doors(Non-Dwelling Interior (1480)-Doors)	Replace breezeway glass doors		\$25,000.00
ID0008	Erosion control/landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Erosion control and installation/replacement of landscaping elements		\$150,000.00
ID0059	Floor tile(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floor tile		\$200,000.00
	MCDUGALD TER (NC013000001)			\$200,000.00
ID0002	Sidewalks/Curbs/Gutters(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Install or repair/replace deteriorated/damaged sidewalks, curbs, and gutters		\$200,000.00
	OXFORD MANOR (NC013000012)			\$325,000.00
ID0006	Exterior Doors/Peepholes(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated exterior doors/peepholes		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0016	Screen/security door replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated security screen doors		\$125,000.00
	SCATTERED SITES (NC013000003)			\$93,722.00
ID0007	Erosion control/landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Erosion control and installation/replacement of landscaping elements		\$93,722.00
	LIBERTY ST (NC013000006)			\$220,000.00
ID0010	Erosion control/landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Erosion control and installation/replacement of landscaping elements		\$220,000.00
	Subtotal of Estimated Cost			\$4,639,221.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OXFORD MANOR (NC013000012)			\$655,000.00
ID0028	Floors(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor repair/replacement		\$300,000.00
ID0051	Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace refrigerators		\$105,000.00
ID0052	Window glass replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace damaged window glass		\$250,000.00
	SCATTERED SITES (NC013000003)			\$250,000.00
ID0031	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,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)	Kitchen renovation		\$250,000.00
	OLDHAM TOWERS (NC013000004)			\$138,096.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0032	Balcony and railing painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint balconies and railings		\$25,000.00
ID0033	Mailboxes/mail center(Non-Dwelling Exterior (1480)-Mail Facilities)	Replace mailboxes/mail center		\$15,900.00
ID0034	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated exterior doors		\$53,000.00
ID0035	Screen/security door replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated security screen doors		\$44,196.00
	CORNWALLIS RD (NC013000005)			\$130,000.00
ID0038	Kitchen counters/sinks/faucets(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Replace damaged/deteriorated kitchen countertops, sinks and faucets		\$130,000.00
	LIBERTY ST (NC013000006)			\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0040	Gutters/downspouts/splashblocks(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace gutters/downspouts/splashblocks		\$30,000.00
	CLUB BOULEVARD (NC013000007)			\$390,000.00
ID0042	Erosion control/landscaping/sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Landscape)	Erosion control and installation/replacement of landscaping elements and sidewalks		\$350,000.00
ID0044	Interior doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors		\$40,000.00
	HOOVER RD (NC013000008)			\$192,000.00
ID0046	Closet Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace damaged/deteriorated/missing closet doors		\$192,000.00
	JJ HENDERSON (NC013000009)			\$370,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0047	Door Handles(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace unit door handles		\$350,000.00
ID0050	Exterior reinforcing rebars(Dwelling Unit-Exterior (1480)-Other)	Install exterior reinforcing rebars		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,187,954.00
ID0113	Operations(Operations (1406))	Operations		\$835,762.00
ID0114	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$334,305.00
ID0118	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$17,887.00
	Subtotal of Estimated Cost			\$3,343,050.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MCDUGALD TER (NC013000001)			\$396,000.00
ID0053	Closet Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace damaged/deteriorated/missing closet doors		\$270,000.00
ID0054	Dryer outlet/vents(Dwelling Unit-Interior (1480)-Other)	Replace dryer outlet/vents		\$126,000.00
	SCATTERED SITES (NC013000003)			\$347,500.00
ID0056	Bathroom Renovation(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate bathrooms		\$265,000.00
ID0057	Washer/Dryer Connections and Vents(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances)	Replace washer/dryer connections and vents		\$82,500.00
	CORNWALLIS RD (NC013000005)			\$397,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0117	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$359,703.00
	Subtotal of Estimated Cost			\$3,597,037.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOOVER RD (NC013000008)			\$1,066,000.00
ID0005	Exterior Doors/Peepholes(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated exterior doors/peepholes		\$81,000.00
ID0089	Siding(Non-Dwelling Exterior (1480)-Siding)	Replace exterior siding		\$300,000.00
ID0090	Roofing(Non-Dwelling Exterior (1480)-Roofs)	Replace roofs		\$685,000.00
	JJ HENDERSON (NC013000009)			\$375,000.00
ID0022	Closet Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace damaged/deteriorated/missing closet doors		\$375,000.00
	CORNWALLIS RD (NC013000005)			\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0036	Exterior Doors/Peepholes(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated exterior doors/peepholes		\$300,000.00
	MCDUGALD TER (NC013000001)			\$883,520.00
ID0080	Water Heaters(Dwelling Unit-Interior (1480)-Plumbing)	Replace water heaters		\$245,520.00
ID0081	Water Heater Enclosures(Dwelling Unit-Interior (1480)-Other)	Water heater enclosures		\$72,000.00
ID0082	Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace wall kitchen cabinets		\$358,000.00
ID0083	Range hoods(Dwelling Unit-Interior (1480)-Other)	Replace range hoods		\$108,000.00
ID0084	Sewer lines(Non-Dwelling Site Work (1480)-Site Utilities)	Replace sewer lines		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OLDHAM TOWERS (NC013000004)			\$140,000.00
ID0086	Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace wall kitchen cabinets		\$140,000.00
	LIBERTY ST (NC013000006)			\$826,800.00
ID0087	HVAC Renovations(Dwelling Unit-Interior (1480)-Mechanical)	Renovation of HVAC in units		\$766,800.00
ID0088	Clothesline enclosures(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Replace clothesline enclosures		\$60,000.00
	CLUB BOULEVARD (NC013000007)			\$96,250.00
ID0099	Water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Replace water heaters and loop kits		\$96,250.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$3,687,570.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MCDUGALD TER (NC013000001)			\$4,064,000.00
ID0001	HVAC Renovations(Dwelling Unit-Interior (1480)-Mechanical)	Renovation of HVAC in units		\$2,556,000.00
ID0003	Exterior Doors/Peepholes(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated exterior doors/peepholes		\$360,000.00
ID0027	Floors(Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor repair/replacement		\$432,000.00
ID0029	Commodes and floor tiles(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes)	Replace commodes and floor tiles		\$50,000.00
ID0030	Vinyl Siding(Dwelling Unit-Exterior (1480)-Siding)	Installation of vinyl siding		\$610,000.00
ID0055	Dumpster enclosure/pad(Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Renovate dumpster enclosures/pads		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OLDHAM TOWERS (NC013000004)			\$440,000.00
ID0011	Water Heater Replacement(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace damaged/deteriorated water heaters in units/common area		\$140,000.00
ID0085	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	HVAC improvements		\$300,000.00
	CORNWALLIS RD (NC013000005)			\$1,269,000.00
ID0013	Upgrade playgrounds(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Upgrade/replace damaged/install playground equipment, surfacing and fences		\$354,000.00
ID0037	Closet Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace damaged/deteriorated/missing closet doors		\$400,000.00
ID0062	Community Center (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)-Security,Non-Dwelling Interior (1480)-Storage Area)	Renovate Community Center		\$350,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0093	Signage(Non-Dwelling Site Work (1480)-Signage)	Replace property signage		\$15,000.00
ID0094	Sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/replace/install sidewalks		\$150,000.00
	LIBERTY ST (NC013000006)			\$1,494,267.00
ID0014	Screen/security door replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace damaged/deteriorated security screen doors		\$110,000.00
ID0017	Private Outdoor Space(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Fencing)	Private outdoor space		\$317,363.00
ID0039	Guard and handrail painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint guard and handrails		\$25,000.00
ID0041	Community Center (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 Painting,Non-Dwelling Interior (1480)-Common Area Kitchens,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)-Security,Non-Dwelling Interior (1480)-Storage Area)	Renovate Community Center		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Replace roofs		\$400,000.00
ID0068	Range(Dwelling Unit-Interior (1480)-Appliances)	Replace ranges		\$41,904.00
ID0095	Sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/replace/install sidewalks		\$300,000.00
	CLUB BOULEVARD (NC013000007)			\$713,500.00
ID0018	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace damaged/deteriorating floors		\$385,000.00
ID0043	Wheel stops/bumpers(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace wheel stops/bumpers in parking lot		\$38,500.00
ID0096	Interior doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0098	CPTED(Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Landscape)	CPTED- Lighting, etc.		\$250,000.00
	OXFORD MANOR (NC013000012)			\$1,889,200.00
ID0025	Exterior Service Base Meter Panels- Electric(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace exterior service base meter panels- electric		\$330,000.00
ID0026	Vinyl Siding/Shutters(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Vinyl siding/shutter replacement		\$692,000.00
ID0079	Range Hoods(Dwelling Unit-Interior (1480)-Appliances)	Replace range hoods		\$17,200.00
ID0104	Erosion Control(Non-Dwelling Site Work (1480)-Landscape)	Erosion control/landscaping		\$200,000.00
ID0105	Door canopies(Non-Dwelling Exterior (1480)-Canopies)	Replace side entrance door canopies		\$300,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0106	Bathroom sinks/vanities/faucets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom sinks/vanities/faucets replacement		\$90,000.00
ID0107	Kitchen countertops, sink, faucets(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen countertops, sink, faucets replacement		\$260,000.00
	HOOVER RD (NC013000008)			\$75,000.00
ID0045	Window Screens(Dwelling Unit-Exterior (1480)-Windows)	Replace window screens		\$75,000.00
	JJ HENDERSON (NC013000009)			\$1,153,400.00
ID0048	Ceiling Tiles(Non-Dwelling Interior (1480)-Other)	Replace ceiling tiles		\$50,000.00
ID0073	Erosion control/landscaping/sidewalks(Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Erosion control and installation/replacement of landscaping/picnic elements and sidewalks		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0100	Commodes(Dwelling Unit-Interior (1480)-Commodes)	Replace commodes		\$55,000.00
ID0101	Kitchen Renovation(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Renovate kitchens		\$350,000.00
ID0102	Bathroom sinks/vanities/faucets(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom sinks/vanities/faucets replacement		\$55,000.00
ID0103	Dumpster(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Replace dumpsters		\$10,000.00
ID0115	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	flooring		\$383,400.00
	SCATTERED SITES (NC013000003)			\$150,000.00
ID0091	Floors(Dwelling Unit-Interior (1480)-Flooring (non routine))	Repair/replace floors		\$150,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2018
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
RAD Investment (RAD Investment Activity (1504))	\$712,512.00
Operations(Operations (1406))	\$981,277.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$392,670.00
Subtotal of Estimated Cost	\$2,086,459.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$835,762.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$334,305.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$17,887.00
Subtotal of Estimated Cost	\$1,187,954.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$899,259.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$359,703.00
Subtotal of Estimated Cost	\$1,258,962.00