

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

Status: Draft

Approval Date:

Approved By:

Part I: Summary

PHA Name : Housing Authority of the City of Independence

☒ Locality (City/County & State)
☒ Original 5-Year Plan

☐ Revised 5-Year Plan (Revision No:)

PHA Number: MO017

A.	Development Number and Name	Work Statement for				
		Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030
	AUTHORITY-WIDE	\$435,000.00	\$535,000.00	\$435,000.00	\$435,000.00	\$435,000.00
	PLEASANT HEIGHTS (MO017000001)	\$602,970.00	\$243,691.00	\$719,000.00	\$765,000.00	\$510,000.00
	SOUTHVIEW MANOR B (MO017000002)	\$425,000.00	\$684,279.00	\$308,970.00	\$362,970.00	\$517,970.00

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 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$435,000.00
ID0000334	Operations 2026(Operations (1406))	Operations		\$290,000.00
ID0000344	Administrative Fees 2026(Administration (1410)-Salaries)	Administrative Fees for Management & Financials of CFP Funds		\$145,000.00
	PLEASANT HEIGHTS (MCO) 7000001)			\$602,970.00
ID0000335	Common Areas(Non-Dwelling Interior (1480)-Plumbing; 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 Washers; Non-Dwelling Interior (1480)-Doors; Non-Dwelling Interior (1480)-Laundry Areas)	Common Areas replace flooring, bathroom upgrades, laundry room upgrades, install vents, plumbing and replace doors		\$45,000.00
ID0000337	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (not police or guard-non-physical); Management Improvement (1408)-Staff Training; Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$15,000.00
ID0000338	Dwelling Site Work-PI(Dwelling Unit-Site Work (1480)-Fencing; Dwelling Unit-Site Work (1480)-Landscaping; Dwelling Unit-Site Work (1480)-Lighting; Dwelling Unit-Site Work (1480)-Seal Coat; Dwelling Unit-Site Work (1480)-Sewer Lines - Mains; Dwelling Unit-Site Work (1480)-Water Lines; Mains; Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Improvements to include fencing, landscape, lighting and pavement replacement and sewer and water mains needing replaced		\$55,000.00

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		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000340	A&E: Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E: Fees and Physical Needs Assessment		\$15,000.00
ID0000350	Non-Dwelling Exterior(Non-Dwelling Exterior (1480)-Lighting)	Add Solar LED Lighting Throughout Hocker Heights Property		\$52,970.00
ID0000354	Dwelling Unit Interior -Sewer Stacks PI(Non-Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Sewer Stacks for 8 floors with carriers and drain pipes		\$270,000.00
ID0000357	Non-dwelling systems - PI(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Chiller / Boiler Repair / Replacement at PI		\$150,000.00
	SOUTHERN MANOR B (MD0170M0002)			\$425,000.00
ID0000336	Staff Training / Computer Software / Cameras / Door Software,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$15,000.00
ID0000339	Dwelling Site Work - SVM(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines,Mains)	Site Improvements for SVM to include landscaping, lighting, parking, paving, and water and sewer lines replacement		\$35,000.00

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		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00000341	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees / Physical Needs Assessment		\$15,000.00
ID00000342	Dwelling Unit Interior SVM(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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace carpets, kitchen and bathroom cabinets, tubs/shower, commodes		\$50,000.00
ID00000346	Non-Dwelling Systems - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Chiller / Boiler Repair / Replacement at SVM		\$135,000.00
ID00000355	Relocation(Contract Administration (1480)-Relocation)	Relocation of resident as a direct result of modernization, rehabilitation, and emergency.		\$30,000.00
ID00000356	Emergency Work(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-c commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,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)	Capital work needed due to unforeseen emergency work.		\$50,000.00
ID00000358	Replacement of Unit Windows at Southview Manor (Dwelling Unit-Interior (1480)-Windows)	Replacement of Unit Windows at Southview Manor A and B Buildings- Replacement of 25 Unit windows with Low E Double Pane Vinyl Windows		\$45,000.00
ID00000410	Dwelling Unit Interior PH(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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace carpets, kitchen and bathroom cabinets, tubs/shower, commodes		\$50,000.00

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		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,462,970.00

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		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$535,000.00
ID0000359	Operations 2027(Operations (1406))	Operations		\$290,000.00
ID0000364	Administrative Fees 2027/Administration (1410)-Salaries	Administrative Fees for Executive Director Salary Offset		\$145,000.00
ID0000374	Pre-Development RAD Activity(RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
	SOUTHVIEW MANOR B (MOU17000002)			\$684,279.00
ID0000360	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$15,000.00
ID0000363	A&E Fees / Physical Needs Assessment /Mold Testing and Abatement(Contract Administration (1480)-Other Fees and Costs)	A&E Fees / Physical Needs Assessment / Mold Testing and Abatement		\$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 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000366	Dwelling unit interior - SVM(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)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen Replacements and appliances, Bathroom replacements		\$184,615.00
ID0000369	Dwelling Unit Site work -SVM(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	Add Solar LED Lighting, replace water & sewer lines, sidewalks, parking, landscaping and dumpsters.		\$45,000.00
ID0000411	Dwelling unit interior - PHM(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Kitchen Replacements and appliances, Bathroom replacements, replace flooring w/ LVT.		\$370,000.00
ID0000412	Non-Dwelling Systems - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Replace/repair elevator and trash compactor SVM		\$54,664.00
	PLEASANT HEIGHTS (MCO17000001)			\$243,691.00
ID0000361	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Staff Training / Computer Software / Cameras / Door Software		\$15,000.00
ID0000362	A&E Fees / Physical Needs Assessment / Mold Testing and Abatement(Contact Administration (1480)-Other Fees and Costs)	A&E Fees, Physical Needs Assessment, Mold Testing and Abatement		\$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 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000365	Common Area/Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Administrative Building, 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)-Doors, Non-Dwelling Interior (1480)-Laundry Areas, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Security)	Replacement of plumbing, security systems, doors, and upgrade common areas in bathrooms, halls, flooring		\$30,000.00
ID0000367	Dwelling Site work-PH(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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Structural,Dwelling Unit-Site Work (1480)-Water Lines/Manits)	Site Improvements for both Pleasant Heights and Hooker Heights to include: sidewalks, parking, lighting, landscaping, water & sewer mains, storm drainage.		\$30,000.00
ID0000372	Dwelling Unit-Exterior PH(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings)	Changes out Patio Sliding Doors with French Doors at Pleasant Heights address landings & railings.		\$63,691.00
ID0000375	Relocation(Contract Administration (1480)-Relocation)	Relocation of tenants either permanent or temporary as a result of modernization, development, rehabilitation or emergency		\$40,000.00
ID0000376	Emergency Work(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)-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)	Modernization work created as result of non-planned modernization identified during emergency.		\$40,000.00
	Subtotal of Estimated Cost			\$1,462,970.00

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		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$435,000.00
ID0000377	Operations(Operations (1406))	Support activities for Pleasant Heights, Southview Manor and Hocker Heights		\$290,000.00
ID0000378	Administrative Fees/Administration (1410)-Salaries)	Administration and procurement of CFP covering CEO, COO and Accounting salary		\$145,000.00
	PLEASANT HEIGHTS (MCOJ700000)			\$719,000.00
ID0000379	AGE Fees / Physical Needs Assessment / EIR(Contract Administration (1480)-Other Fees and Costs)	Cover required PNA and EIR along with architectural drawings and services for upkeep of units		\$15,000.00
ID0000381	Staff Training / Computer Software / cameras / Door Software/Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Provide updated trainings on HOTMA, SAFEMK and NSIPRE including rent calculations, eligibility. Update Computer software for doors and computers		\$20,000.00
ID0000383	Dwelling Unit Exterior-PH(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	balconies, porches, decks, exterior doors, lighting, foundations, gutters, railing, mail facilities, windows		\$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 3		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000384	Dwelling Unit-Site Work PHIDwelling 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)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,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)-Water Lines/Mains)	Asphalt, concrete, curb dumpsters, fencing, landscape, lighting, parking, seal coat sewer & water lines, storm drainage, playground signage		\$45,000.00
ID0000387	Dwelling unit Interior-PHIDwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers), Smoke Detectors/Housing Related Hazards (1480)-Hazard Controls-Fire Hazards),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing		\$64,000.00
ID0000388	Smoke Detectors/Housing Related Hazards (1480)-Hazard Controls-Fire Hazards),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all smoke detectors		\$20,000.00
ID0000391	Community Room(Non-Dwelling Interior (1480)-Community Building)	Remodel the Community Rooms / Resident Services Area		\$75,000.00
ID0000392	Demolition - 4 units at Hocker Heights(Dwelling Unit - Demolition (1480))	Demolition - De Minimus Units for 560-566 N. Hocker Terrace		\$150,000.00
ID0000393	Bathroom Toilets(Dwelling Unit-Interior (1480)-Commodities)	Replace toilets from wall to floor units		\$80,000.00
ID0000394	Bathroom Sinks(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace original Bathroom Sinks		\$70,000.00

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		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000397	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Unit interior doors		\$120,000.00
ID0000413	Dwelling Unit Exterior-SVM(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Windows)	balconies, porches, decks, exterior doors, lighting, foundations, gutters, railings, windows		\$30,000.00
	SOUTHVIEW MANOR B (MO917000002)			\$308,970.00
ID0000380	ABLE Fees / Physical Needs Assessment / ER(C contract Administration (1480)-Other Fees and Costs)	Required reports and services for Physical needs, environmental review, and architecture services		\$15,000.00
ID0000382	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (non police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Provide updated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility. Update Computer software for doors and computers		\$20,000.00
ID0000386	Dwelling unit Interior SVM(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)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing		\$72,970.00
ID0000389	Smoke Detectors(Dwelling Unit-Interior (1480)-C-all-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace all smoke detectors		\$11,000.00

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

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 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$435,000.00
ID0000400	Operations/Operations (1406)	Support activities for Pleasant Heights, Southview Manor and Hocker Heights		\$290,000.00
ID0000401	Administrative Fees/Administration (1410)-Salaries	Administration and procurement of CFP covering CEO, COO and Accounting salary		\$145,000.00
	PLEASANT HEIGHTS (MO017000001)			\$765,000.00
ID0000402	A&E Fees / Physical Needs Assessment / EIR/Contract Administration (1480)-(Other Fees and Costs)	Cover required PNA and ER along with architectural drawings and services for upkeep of units		\$15,000.00
ID0000404	Staff Training / Computer Software / cameras / Door Software/Management Improvement (1408)-Other/Management Improvement (1408)-Security Improvements (not police or guard-non-physical)/Management Improvement (1408)-Staff Training/Management Improvement (1408)-System Improvements)	Provide updated trainings on HOTMA, SAFEMR and NSPPIR including rent calculations, eligibility. Update Computer software for doors and computers		\$20,000.00
ID0000406	AC Condensers/Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace AC condensers at Hocker Heights 60		\$200,000.00

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		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000407	Furnace Assembly/Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System;Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Pleasant Heights Individual Furnace Assembly Approx \$7500 ea		\$300,000.00
ID0000409	Elevator Non-Dwelling Construction - Mechanical (1480)-Elevator)	Upgrade Elevators to new requirements		\$200,000.00
ID0000416	Dwelling unit Interior PltDwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Llps and Showers)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing		\$30,000.00
	SOUTHVIEW MANOR B (MOU17000002)			\$262,970.00
ID0000403	A&E Fees / Physical Needs Assessment / ER(Contact Administration (1480)-Other Fees and Costs)	Required reports and services for Physical needs, Environmental review, and architecture services		\$15,000.00
ID0000405	Staff Training / Computer Software / Cameras / Door Software/Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Provide updated trainings on HOTMA, SAFMR and NSPIRE including rent calculations, eligibility, Update Computer software for doors and computers		\$20,000.00
ID0000408	Elevator Upgrade/Non-Dwelling Construction - Mechanical (1480)-Elevator)	Upgrade Elevators to new regulations		\$200,000.00

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		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000415	Dwelling unit Interior SYMDwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing		\$27,970.00
	Subtotal of Estimated Cost			\$1,462,970.00

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		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$435,000.00
ID0000417	Operations 2030(Operations (1406))	Operations		\$290,000.00
ID0000420	Administrative Fees 2030(Administration (1410)-Salaries)	Administrative Fees for Management & Financials of CFP Funds		\$145,000.00
	SOUTHVIEW MANOR B (MC017000002)			\$517,970.00
ID0000418	Staff Training / Computer Software / Cameras / Door Software/Management Improvement (1408)-Security Improvements (not police or guard-non-physical). Management Improvement (1408)-Staff Training. Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$15,000.00
ID0000422	Dwelling Unit-Exterior SYM/Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc. Dwelling Unit-Exterior (1480)-Decks and Patios. Dwelling Unit-Exterior (1480)-Exterior Doors. Dwelling Unit-Exterior (1480)-Exterior Lighting. Dwelling Unit-Exterior (1480)-Foundations. Dwelling Unit-Exterior (1480)-Gutters - Downspouts. Dwelling Unit-Exterior (1480)-Landings and Railings. Dwelling Unit-Exterior (1480)-Roofs. Dwelling Unit-Exterior (1480)-Siding. Dwelling Unit-Exterior (1480)-Windows.	balconies, porches, decks, exterior doors, lighting, foundations, gutters, railing, roofs, siding, windows		\$67,970.00
ID0000423	Dwelling Unit Interior SYM/Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks. Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical). Dwelling Unit-Interior (1480)-Commodities. Dwelling Unit-Interior (1480)-Flooring (non routine). Dwelling Unit-Interior (1480)-Kitchen Cabinets. Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets. Dwelling Unit-Interior (1480)-Plumbing. Dwelling Unit-Interior (1480)-Tubs and Showers)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing		\$110,000.00

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		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000426	Dwelling Site Work-SVM/Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Landscape Improvements to include fencing, landscape, lighting and pavement replacement and sewer and water mains needing replaced		\$55,000.00
ID0000427	Non-Dwelling Systems - SVM(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Boiler, chiller, Cooling equipment, electric, elevator, generator, heating, hot water, security, trash compactor, water		\$135,000.00
ID0000430	Non-dwelling interior SVM(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 Flooting,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)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Storage Area)	Administrative bldg, appliances, common area bathrooms and kitchens, laundry rooms, doors, electrical, plumbing, security, storage areas		\$120,000.00
ID0000432	AGE Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	AGE Fees / Physical Needs Assessment		\$15,000.00
	PLEASANT HEIGHTS (MO017000001)			\$510,000.00
ID0000419	Staff Training / Computer Software / Cameras / Door Software/Management Improvement (1408)-Staff Training,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$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	2030	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00000421	Dwelling Unit-Exterior PH(Dwelling Unit-Exterior (1480)-Decks and Patios; Dwelling Unit-Exterior (1480)-Exterior Doors; Dwelling Unit-Exterior (1480)-Exterior Lighting; Dwelling Unit-Exterior (1480)-Foundations; Dwelling Unit-Exterior (1480)-Gutters - Downspouts; Dwelling Unit-Exterior (1480)-Landings and Railings; Dwelling Unit-Exterior (1480)-Roofs; Dwelling Unit-Exterior (1480)-Siding; Dwelling Unit-Exterior (1480)-Windows; Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-Site)	balconies, porches, decks, exterior doors, lighting, foundations, gutters, railing, roofs, siding, windows		\$60,000.00
ID00000424	Dwelling Unit Interior PH(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks; Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical); Dwelling Unit-Interior (1480)-Commodies; Dwelling Unit-Interior (1480)-Flooring (non routine); Dwelling Unit-Interior (1480)-Kitchen Cabinets; Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets; Dwelling Unit-Interior (1480)-Plumbing; Dwelling Unit-Interior (1480)-Tubs and Showers)	Appliances, Bathrooms, electrical, flooring, doors, kitchen, plumbing		\$110,000.00
ID00000425	Dwelling Site Work-PH(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving; Dwelling Unit-Site Work (1480)-Fencing; Dwelling Unit-Site Work (1480)-Landscape; Dwelling Unit-Site Work (1480)-Lighting; Dwelling Unit-Site Work (1480)-Sewal; Dwelling Unit-Site Work (1480)-Sewer Lines - Mains; Dwelling Unit-Site Work (1480)-Water Lines(Mains)	Landscape; Improvements to include fencing, landscape, lighting and pavement replacement and sewer and water mains needing replaced		\$55,000.00
ID00000428	Non-Dwelling Systems - PH(Non-Dwelling Construction - Mechanical (1480)-Central Boiler; Non-Dwelling Construction - Mechanical (1480)-Central Chiller; Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems; Non-Dwelling Construction - Mechanical (1480)-Elevator; Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System; Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters; Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm; Non-Dwelling Construction - Mechanical (1480)-Trash Compactor; Non-Dwelling Construction - Mechanical (1480)-Water Distribution; Non-Dwelling Construction - Mechanical (1480)-Generator)	Boiler, chiller, cooling equipment, electric, elevator, generator, heating, hot water, security, trash compactor, water		\$135,000.00
ID00000429	Non-dwelling interior 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)-Community Building; Non-Dwelling Interior (1480)-Doors; Non-Dwelling Interior (1480)-Electrical; Non-Dwelling Interior (1480)-Laundry Areas; Non-Dwelling Interior (1480)-Plumbing; Non-Dwelling Interior (1480)-Security; Non-Dwelling Interior (1480)-Storage Area)	Administrative Bldg, appliances, common area bathrooms and kitchens, laundry rooms, doors, electrical, plumbing, security, storage areas		\$120,000.00
ID00000431	AAE Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	AAE Fees and Physical Needs Assessment		\$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	2030	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,462,970.00

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 III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2026(Operations (1406))	\$290,000.00
Administrative Fees 2026(Administration (1410)-Salaries)	\$145,000.00
Subtotal of Estimated Cost	\$435,000.00

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 III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2027(Operations (1406))	\$290,000.00
Administrative Fees 2027(Administration (1410)-Salaries)	\$145,000.00
Pre-Development RAD Activity(RAD Funds Pre Closing (1480))	\$100,000.00
Subtotal of Estimated Cost	\$535,000.00

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 III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$290,000.00
Administrative Fees(Administration (1410)-Salaries)	\$145,000.00
Subtotal of Estimated Cost	\$435,000.00

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 III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$290,000.00
Administrative Fees(Administration (1410)-Salaries)	\$145,000.00
Subtotal of Estimated Cost	\$435,000.00

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 III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2030(Operations (1406))	\$290,000.00
Administrative Fees 2030(Administration (1410)-Salaries)	\$145,000.00
Subtotal of Estimated Cost	\$435,000.00