

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

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

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 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027
PLEASANT HEIGHTS (MO017000001)	\$609,788.00	\$669,995.00	\$507,082.00	\$602,770.00	\$679,995.00
AUTHORITY-WIDE	\$360,000.00	\$380,000.00	\$380,000.00	\$380,000.00	\$280,000.00
SOUTHVIEW MANOR B (MO017000002)	\$420,207.00	\$340,000.00	\$502,913.00	\$407,225.00	\$430,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0028	PLEASANT HEIGHTS (MO917000R01) Install Showers and Shower Surrounds for 10 Non-Renovated Units at HH(Dwelling Unit-Interior (1480)-Plumbing/Dwelling Unit-Interior (1480)-Tubs and Showers)	Install 10 Showers and Shower Surrounds for HH non-renovated units		\$20,000.00
ID0041	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$30,000.00
ID0043	Site Lighting with LED Solar Lights throughout property(Non-Dwelling Site Work (1480)-Lighting)	Site Lighting Purchase and installation with LED Solar Lights throughout property of Hocker Heights		\$100,000.00
ID0044	Plumbing / Drain Line Replacement / Repair / Showers(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Drain Line Replacement / Repair / Showers / Copper Line Insulation for up to 80 units		\$50,000.00
ID0047	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		\$40,000.00
ID0051	Landscaping Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscap)	Landscaping Improvements for both Pleasant Heights and Hocker Heights		\$20,000.00

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Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0053	Painting of Hallways / Common Areas(Non-Dwelling Interior (1480)-Common Area Painting)	Painting of Hallways and Common Areas at PH		\$60,000.00
ID0054	Site Improvement - Sidewalk Repair/Concrete Work/Asphalt Repair/Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalk Repair / Replacement / Asphalt Repair at PH/HH		\$64,788.00
ID0109	Purchase and Install Large Generator for outside pad at Pleasant Heights(Non-Dwelling Construction - Mechanical (1480)-Generator)	Purchase and Install Large Generator for outside pad at Pleasant Heights		\$125,000.00
ID0132	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity for Hocker Heights and Pleasant Heights		\$100,000.00
	AUTHORITY-WIDE (NAWASID)			\$360,000.00
ID0039	Operations 2023(Operations (1406))	Operations		\$300,000.00
ID0040	Administrative Fees 2023(Administration (1410)-Salaries)	Administrative Fees for Executive Director Salary Offset		\$60,000.00

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Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0042	SOUTHVIEW MANOR B (MO017000002)			\$420,207.00
ID0042	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees / Physical Needs Assessment / Mold Testing and Remediation / Asbestos Testing and Remediation		\$40,000.00
ID0045	Plumbing / Drain Line Replacement / Repair / Showers(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing / Drain Line Replacement / Repair / Showers / Copper Line Insulation for hallway and community rooms/bldgs		\$50,000.00
ID0046	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (not police or guard-don-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$40,000.00
ID0050	Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Units - 30 units		\$40,000.00
ID0052	Landscape Improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$30,000.00
ID0059	Roof Replacement / Repair at SVM(Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement / Repair at SVM A and B		\$120,207.00

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Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0133	Pre-Development RAD Activity/Dwelling Unit-Development (1480)-New Construction, Dwelling Unit-Development (1480)-Other, Dwelling Unit-Development (1480)-Site Acquisition, RAD Funds Pre Closing (1480)	Pre-Development RAD Activity		\$1,00,000.00
	Subtotal of Estimated Cost			\$1,389,995.00

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Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$380,000.00
ID0055	Operations 2024(Operations (1406))	Operations		\$320,000.00
ID0056	Administrative Fees 2024(Administration (1410)-Salaries)	Administrative Fees for Executive Director Salary (MIS)		\$60,000.00
	PLEASANT HEIGHTS (MO017000001)			\$669,995.00
ID0058	Roof Replacement / Repair at PH (Non-Dwelling Exterior (1480)-Roofs)	Roof Replacement / Repair at PH		\$125,000.00
ID0060	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00
ID0062	Merge Efficiency Units together for larger size units - PH(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)-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)-Plumbing,Dwelling Unit-Interior	Merge Efficiency Units together for larger size 1 or 2 BR units - PH ... Full remodel and decrease unit count in the building up to 6 - 10 unit combinations		\$314,995.00

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Work Statement for Year 2	2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0064	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		\$45,000.00
ID0111	Landscaping Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving, Non-Dwelling Site Work (1480)-Landscapes)	Landscaping Improvements for both Pleasant Heights and Hocker Heights		\$20,000.00
ID0113	Flooring Replacement in Common Areas at Pleasant Heights(Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring Replacement in Common Areas on Basement to 4th Floor with LVT at Pleasant Heights		\$40,000.00
ID0134	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction, Dwelling Unit-Development (1480)-Other, Dwelling Unit-Development (1480)-Site Acquisition, RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
	SOUTHVIEW MANOR B (MC017000002)			\$340,000.00
ID0061	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00

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Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0063	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		\$45,000.00
ID0065	Painting - SVM(Non-Dwelling Exterior (1480)-Paint and Caulking)	Painting Exterior - SVM		\$95,000.00
ID0112	Landscape Improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$30,000.00
ID0115	Replacement of Unit Windows at Southview Manor (Dwelling Unit-Exterior (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
ID0135	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-Other-Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480),Dwelling Unit-Development (1480)-New Construction)	Pre-Development RAD Activity		\$100,000.00
	Subtotal of Estimated Cost			\$1,389,995.00

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Work Statement for Year 3 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	Operations 2025(Operations (1406)) AUTHORITY-WIDE (NAWASD)	Operations		\$320,000.00
ID0067	Administrative Fees 2025(Administration (1410)-Salaries)	Administrative Fees for Executive Director Salary Offset		\$60,000.00
	PLEASANT HEIGHTS (MO0017000001)			\$507,082.00
ID0068	Chiller / Boiler Repair / Replacement - PH(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 PH		\$120,000.00
ID0070	Merge Efficiency Units together for larger size units - PH(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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Merge Efficiency Units together for larger size 1 or 2 BR units - PH ... Full remodel and decrease unit count in the building up to (0 - 20 unit combinations		\$200,000.00

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Work Statement for Year 3 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0071	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00
ID0075	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		\$45,000.00
ID0081	Flooring Replacement on Common Areas(Non-Dwelling Interior (1480)-(Common Area Flooring))	Flooring Replacement on Common Areas		\$17,082.00
ID0136	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
	SOUTHVIEW MANOR B (M0017000R2)			\$502,913.00
ID0069	Chiller / Boiler Repair / Replacement - 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 for Buildings A and B		\$100,000.00
ID0072	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00

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Work Statement for Year 3 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0073	Kitchen Replacements at SVM Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)	Kitchen Replacements at SVM for 45 units / Kitchen Cabinets, Sinks and Faucets		\$119,707.00
ID0074	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		\$40,000.00
ID0076	Carpet Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Units - 32 units		\$43,206.00
ID0114	Replacement of Unit Windows at Southview Manor (Dwelling Unit-Exterior (1480)-Windows)	Replacement of Unit Windows at Southview Manor A and B Buildings. Replacement of 35 Unit windows with Low E Double Pane Vinyl Windows		\$75,000.00
ID0137	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
	Subtotal of Estimated Cost			\$1,389,995.00

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Work Statement for Year 4 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0082	Operations 2026(Operations (1406)) AUTHORITY-WIDE (NAWASD)	Operations		\$320,000.00
ID0095	Administrative Fees 2026(Administration (1410)-Salaries) PLEASANT HEIGHTS (MO017000001)	Administrative Fees for Executive Director Salary Offset		\$60,000.00
ID0083	Flooring Replacement on Common Areas(Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring Replacement on Common Areas		\$25,000.00
ID0085	Staff Training / Computer Software / Cameras / Door Software(Management Improvement (1408)-Security Improvements (not Police or guard-not-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Staff Training / Computer Software / Cameras / Door Software		\$45,000.00
ID0086	Landscaping Improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving Non-Dwelling Site Work (1480)-Landscape)	Landscaping Improvements for both Pleasant Heights and Hecker Heights		\$20,000.00

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Work Statement for Year 4 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0089	Plumbing / Drain Line Replacement / Repair / Showers/Dwelling Unit-Interior (1480)-Plumbing	Plumbing / Drain Line Replacement / Repair / Showers / Copper Line Insulation for up to 80 units		\$30,000.00
ID0090	A&E Fees / Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	A&E Fees and Physical Needs Assessment		\$25,000.00
ID0093	Painting of Hallways / (Common Areas)Non-Dwelling Interior (1480)-(Common Area Painting)	Painting of Hallways and Common Areas at PH		\$40,000.00
ID0094	Merge Efficiency Units together for larger size units - PH(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)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Merge Efficiency Units together for larger size 1 or 2 BR units - PH ... full remodel and decrease unit count in the building up to 5 unit combinations		\$117,770.00
ID0098	Flooring Replacement on Common Areas(Non-Dwelling Interior (1480)-(Common Area Flooring)	Flooring Replacement on Common Areas		\$50,000.00
ID0099	Kitchen Replacements at PH(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,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)	Kitchen Replacements at PH for 40 units / Kitchen Cabinets, Sinks and Faucets		\$50,000.00

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Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0100	Concrete Work (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace Sidewalks at Pleasant Heights and Hooper Heights		\$35,000.00
ID0102	Site Lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Add Solar LED Lighting Throughout Hooper Heights Property		\$45,000.00
ID0116	Install Air Vents to Laundry Rooms on Floors 2-7 at Pleasant Heights(Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical)	Install Air Vents to cool off Laundry Rooms on Floors 2-7 at Pleasant Heights		\$20,000.00
ID0138	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre-Closing (1480)	Pre-Development RAD Activity		\$100,000.00
	SOUTHVIEW MANOR B (M001700002)			\$407,225.00
ID0084	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		\$47,518.00
ID0087	Landscape Improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$10,000.00

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Work Statement for Year 4 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0088	Plumbing / Drain Line Replacement / Shower Surround Repairs/Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Plumbing	Plumbing / Drain Line Replacement / Shower Surround Repairs / Copper Line Insulation		\$20,000.00
ID0091	A&E Fees / Physical Needs Assessment/Contract Administration (1480)-Other Fees and Costs)	A&E Fees / Physical Needs Assessment		\$25,000.00
ID0092	Carpet Replacement/Dwelling Unit-Interior (1480)-Flooring (non routine))	Interior Units - 30 units		\$40,000.00
ID0096	Kitchen Replacements at SVM/Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchens (cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen Replacements at SVM for 45 units / Kitchen Cabinets, Sinks and Faucets		\$109,707.00
ID0097	Chiller / Boiler Repair / Replacement - SVM/Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Chiller / Boiler Repair / Replacement at SVM		\$30,000.00
ID0101	Concrete Work (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace Sidewalks at Southview Manor		\$25,000.00
ID0139	Pre-Development RAD Activity/Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,389,995.00

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Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0117	AUTHORITY-WIDE (NAWASD) Operations 2027(Operations (1406))	 Operations		\$220,000.00
ID0122	Administrative Fees 2027(Administration (1410)-Salaries)	Administrative Fees for Executive Director Salary Offset		\$60,000.00
	SOUTHVIEW MANOR B (MO017000002)			\$430,000.00
ID0118	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		\$40,000.00
ID0121	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		\$35,000.00
ID0124	Kitchen Replacements at SVM(Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Electrical,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)	Kitchen Replacements at SVM for 45 units / Kitchen Cabinets, Sinks and Faucets		\$200,000.00

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Work Statement for Year 5 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0126	Landscape Improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape Improvements for Southview Manor		\$10,000.00
ID0127	Site Lighting - LED Solar Lights at SVM(Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Site Work (1480)-Lighting)	Add Solar LED Lighting at Southview Manor		\$45,000.00
ID0141	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other:Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
	PLEASANT HEIGHTS (MOJ0176900011)			\$679,995.00
ID0119	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		\$50,000.00
ID0120	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		\$35,000.00
ID0123	Painting of Hallways / Common Areas(Non-Dwelling Interior (1480)-Common Area Painting)	Painting of Hallways and Common Areas at PH		\$40,000.00

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Part II : Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0125	Landscaping Improvements/Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Landscaping Improvements for both Pleasant Heights and Hocker Heights		\$20,000.00
ID0128	Kitchen Replacements at PH(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,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)	Kitchen Replacements at P1 for 80 units / Kitchen Cabinets, Sinks and Faucets		\$320,000.00
ID0129	Flooring Replacement in Dwelling Units(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement in Dwelling Units .. LVP glue down over VCT		\$50,000.00
ID0131	Change out Patio Sliders with French Doors at PH(Dwelling Unit-Exterior (1480)-Exterior Doors)	Change out Patio Sliding Doors with French Doors at Pleasant Heights		\$64,995.00
ID0140	Pre-Development RAD Activity(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,RAD Funds Pre Closing (1480))	Pre-Development RAD Activity		\$100,000.00
	Subtotal of Estimated Cost			\$1,389,995.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2023(Operations (1406))	\$300,000.00
Administrative Fees 2023(Administration (1410)-Salaries)	\$60,000.00
Subtotal of Estimated Cost	\$360,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2024(Operations (1406))	\$320,000.00
Administrative Fees 2024(Administration (1410)-Salaries)	\$60,000.00
Subtotal of Estimated Cost	\$380,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2025(Operations (1406))	\$320,000.00
Administrative Fees 2025(Administration (1410)-Salaries)	\$60,000.00
Subtotal of Estimated Cost	\$380,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2026(Operations (1406))	\$320,000.00
Administrative Fees 2026(Administration (1410)-Salaries)	\$60,000.00
Subtotal of Estimated Cost	\$380,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations 2027(Operations (1406))	\$220,000.00
Administrative Fees 2027(Administration (1410)-Salaries)	\$60,000.00
Subtotal of Estimated Cost	\$280,000.00