

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Springfield Metropolitan Housing Authority			Locality (City/County & State)			
PHA Number: OH021			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	COLE - WOODFORD (OH021000022)	\$213,654.00	\$299,585.00	\$243,259.00	\$228,759.00	\$318,759.00
	GRAYHILL HOMES (OH021000023)	\$386,719.00	\$259,732.00	\$326,691.00	\$283,292.00	\$374,691.00
	HENRY - SHERMAN HOMES (OH021000024)	\$414,888.00	\$240,701.00	\$496,641.00	\$296,541.00	\$191,641.00
	HUGH TAYLOR HOMES (OH021000025)	\$275,184.00	\$272,363.00	\$290,644.00	\$378,394.00	\$431,015.00
	LINCOLN PARK PHASE 1A (OH021000026)	\$43,604.00	\$154,557.00	\$140,894.00	\$137,494.00	\$130,494.00
	LINCOLN PARK PHASE 1B (OH021000027)	\$128,682.00	\$197,658.00	\$176,611.00	\$170,260.00	\$237,540.00
	LINCOLN PARK PHASE 2 (OH021000028)	\$83,621.00	\$99,453.00	\$106,756.00	\$112,756.00	\$97,356.00
	AUTHORITY-WIDE	\$45,000.00	\$180,000.00		\$174,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLE - WOODFORD (OH021000022)			\$213,654.00
ID0021	Exterior repairs and replacement oh021-22(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage)	replace or repair asphalt, concrete, lighting, landscaping, seal coat.		\$21,383.00
ID0024	Appliance Replacement oh021-22 (152 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (31) with Energy Star Rating		\$40,300.00
ID0099	Comprehensive Unit Mod 4 Units oh21-22 (152 Units)(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)-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)	remove and replace kitchen cabinets, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, flooring, interior and exterior doors and hardware, painting,		\$60,000.00
ID0100	oh021-22 Site Operations(Operations (1406))	Site Operation oh021-22 (152 Units)		\$61,314.00
ID0107	oh021-22 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-22 Administration (152 Units)		\$30,657.00
	GRAYHILL HOMES (OH021000023)			\$386,719.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0025	Exterior repairs and replacement oh021-23 (177 Units)(Dwelling Unit-Site Work (1480)-Striping,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)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking ,foundations, gutters and downspouts, siding, roof, tuck point		\$21,383.00
ID0026	Appliance Replacement oh021-23 (177 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 Stoves and Refrigerators (36) with Energy Star Rated		\$46,800.00
ID0032	Comprehensive Unit Mod 4 Units at GrayHill(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	remove and replace kitchen cabinets, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, flooring, interior and exterior doors, roof, furnace and water heater		\$60,000.00
ID0101	oh021-23 Site Operations(Operations (1406))	Site Operation oh021-23 (177 Units)		\$71,399.00
ID0108	oh021-23 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-23 Administration (177 Units)		\$35,700.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0181	oh021-23 Scattered Site Modernization(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1240 Innisfallen Ave., 1000 Robinson Dr., and 1019 Robinson Dr.		\$151,437.00
	HENRY - SHERMAN HOMES (OH021000024)			\$414,888.00
ID0033	Exterior Repairs and Replacement oh021-24 (166 Units)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair Parking Lot, Crack Seal, Seal Coat and Stripe Sherman Murray		\$29,766.00
ID0034	Appliance Replacement oh021-24 (166 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (34) with Energy Star Rating		\$44,200.00
ID0035	Comprehensive Unit Mod 4 Units at Murray/Henry Apts(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)	remove and replace kitchen cabinets, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, lighting, flooring, painting, roof furnace, hot water heater		\$60,000.00

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Work Statement for Year		1	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0068	Window Replacement oh021-24 (166 Units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Remove and Replace Windows and Sliding Doors with Double Pane Energy Star Rating Park Layne Units		\$50,000.00
ID0102	oh021-24 Site Operations(Operations (1406))	Site Operation oh021-24 (166 Units)		\$66,962.00
ID0109	oh021-24 Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	oh021-24 Administration (166 Units)		\$33,481.00
ID0177	Exterior Repairs Sherman Homes Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Complete Roof Tear Off and Install Shingles 172.8 Squares on 6 Units		\$80,000.00
ID0182	oh021-24 Scattered Site Modernization(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Windows,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)-Commodes,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,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Modernization of 1712 Magnolia Dr. Bring to Current ADA Standards		\$50,479.00
	HUGH TAYLOR HOMES (OH021000025)			\$275,184.00

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Work Statement for Year		1	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0036	Exterior repairs and replacement(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,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,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)-Striping)	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking ,foundations, gutters and downspouts, siding, roof, tuck pint		\$21,383.00
ID0037	Appliance Replacement oh021-25 (162 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (33) with Energy Star Rating		\$42,900.00
ID0038	Comprehensive Unit Mod 4 Units Hugh Taylor(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	remove and replace kitchen cabinets, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, flooring, interior and exterior doors and hardware, painting,		\$60,000.00
ID0103	oh021-25 Site Operations(Operations (1406))	Site Operation oh021-25 (162 Units)		\$65,348.00
ID0110	oh021-25 Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	oh021-25 Administration (162 Units)		\$32,674.00
ID0183	oh021-25 Scattered Site Modernization(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling	Modernization of 2024 Morgan St., and 2132 Morgan St.		\$52,879.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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			
	LINCOLN PARK PHASE 1A (OH021000026)			\$43,604.00
ID0104	oh021-26 Site Operations (40 Units)(Operations (1406))	Site Operation oh021-26 (40 Units)		\$16,136.00
ID0111	oh021-26 Administration (40 Units)(Administration (1410)-Salaries, Administration (1410)-Sundry, Administration (1410)-Other)	oh021-26 Administration (40 Units)		\$8,068.00
ID0190	oh021-26 Appliance Replacement (40 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating (8)		\$10,400.00
ID0234	Hot Water Heater Replacement oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing)	Replace 5 Power Vent Hot Water Heaters with Tank or Tankless		\$9,000.00
	LINCOLN PARK PHASE 1B (OH021000027)			\$128,682.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0105	oh021-27 Site Operations (68 Units)(Operations (1406))	Site Operation oh021-27 (68 Units)		\$27,430.00
ID0112	oh021-27 Administration (68 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-27 Administration (68 Units)		\$13,715.00
ID0194	oh021-27 Appliance Replacement (68 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$18,200.00
ID0219	Bathroom Remodels oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Flooring and Tub Surrounds in 10 Units		\$53,137.00
ID0235	Hot Water Heater Replacement oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing)	Replace 9 Power Vent Hot Water Heaters with Tank or Tankless		\$16,200.00
	LINCOLN PARK PHASE 2 (OH021000028)			\$83,621.00
ID0106	oh021-28 Site Operations (24 Units)(Operations (1406))	Site Operation oh021-28 (24 Units)		\$9,681.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2019	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0113	oh021-28 Administration (24 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-28 Administration (24 Units)		\$4,840.00
ID0201	oh021-28 Appliance Replacements (24 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$6,500.00
ID0236	Replace Hot Water Heaters oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 7 Power Vent Hot water Heaters with Tank or Tankless		\$12,600.00
ID0260	Bathroom/Kitchen Remodels oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)-Tubs and Showers)	Replace Flooring and Tub Surrounds 5 Units, Kitchen Cabinets Flooring, Sink and Faucets 2 Units		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$45,000.00
ID0259	Modernization Vehicle (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase Vehicle for CFP Modernization Projects (Truck)		\$45,000.00
	Subtotal of Estimated Cost			\$1,591,352.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLE - WOODFORD (OH021000022)			\$299,585.00
ID0042	Exterior Repairs and Replacement oh021-22 (152 Units)(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)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,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)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking , foundations, gutters and downspouts, siding, roof, tuck point		\$23,250.00
ID0046	Comprehensive Unit Mod 6 Units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	remove and replace kitchen cabinets, sink, faucet and counter tops, tub and surround, toilet, vanity , sink , medicine cabinet lights, interior doors, flooring, interior lighting, electric, paint, clean		\$90,000.00
ID0056	office equipment(Management Improvement (1408)-System Improvements)	computer for amp managers		\$2,550.00
ID0114	Appliance Replacement oh021-22 (152 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (31) with Energy Star Rating		\$40,300.00
ID0118	oh021-22 Site Operations(Operations (1406))	Site Operation oh021-22 (152 Units)		\$65,657.00

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Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0125	oh021-22 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-22 Administration (152 Units)		\$32,828.00
ID0211	Security Entry Door System Replacement(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Replace Security Entry System Upgrade Keri System		\$45,000.00
	GRAYHILL HOMES (OH021000023)			\$259,732.00
ID0043	Exterior Repairs and Replacement oh021-23 (177 Units)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,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)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking , foundations, gutters and downspouts, siding, roof, tuck pint		\$18,249.00
ID0047	Comprehensive Unit Mod 4 Units GrayHill(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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	remove and replace kitchen cabinets, sink, faucet and counter tops, tub and surround, toilet, vanity , sink , medicine cabinet lights, interior doors, flooring, interior lighting, electric, paint, clean		\$60,000.00

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Work Statement for Year 2 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0052	Appliance Replacement oh021-23 (177 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 Stoves and Refrigerators (36)with Energy Star Rating		\$46,800.00
ID0119	oh021-23 Site Operations(Operations (1406))	Site Operation oh021-23 (177 Units)		\$76,455.00
ID0126	oh021-23 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-23 Administration (177 Units)		\$38,228.00
ID0212	Security Entry Door System Replacement(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Replace Entry Security Door System Upgrade Keri System		\$20,000.00
	HENRY - SHERMAN HOMES (OH021000024)			\$240,701.00
ID0044	Exterior Repairs and Replacement Oh021-24 (166 Units)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,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)-Striping)	remove and replace asphalt, concrete, seal coat, striping, landscaping, exterior lighting, main water and sewer drains,		\$28,945.00
ID0048	Comprehensive Unit Mod 4 Uints oh021-24 (166 Units)(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)-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	remove and replace kitchen cabinets, sink, faucet and counter tops, tub and surround, toilet, vanity , sink , medicine cabinet lights, interior doors, flooring, interior lighting, electric, paint, clean		\$60,000.00

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Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0053	Appliance Replacement oh021-24 (166 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (34) with Energy Star Rating		\$44,200.00
ID0120	oh021-24 Site Operations(Operations (1406))	Site Operation oh021-24 (166 Units)		\$71,704.00
ID0127	oh021-24 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-24 Administration (166 Units)		\$35,852.00
	HUGH TAYLOR HOMES (OH021000025)			\$272,363.00
ID0045	Exterior Repairs and Replacement oh021-25 (162 Units)(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)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,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)-Stripping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking ,foundations, gutters and downspouts, siding, roof, tuck pint		\$23,249.00

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Work Statement for Year 2 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0049	Comprehensive Mod 4 Units Hugh Taylor oh021-25 (162 Units)(Dwelling Unit-Interior (1480)- Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,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)-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,Dwelling Unit-Interior (1480)-Other)	remove and replace kitchen cabinets, sink, faucet and counter tops, tub and surround, toilet, vanity , sink , medicine cabinet lights, interior doors, flooring, interior lighting, electric, paint, clean		\$60,000.00
ID0050	Replace Entry Door, Entry Security System, Sliding Doors oh021-25 (162 Units)(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Replace Entry Door to Building, Up Grade Security Entry System		\$40,000.00
ID0054	Appliance Replacement oh021-25 (162 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (33) with Energy Star Rating		\$42,900.00
ID0057	office equipment(Management Improvement (1408)-System Improvements)	computer for amp managers		\$1,250.00
ID0121	oh021-25 Site Operations (162 Units)(Operations (1406))	Site Operation oh021-25 (162 Units)		\$69,976.00
ID0128	oh021-25 Administration (162 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-25 Administration (162 Units)		\$34,988.00

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Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LINCOLN PARK PHASE 1A (OH021000026)			\$154,557.00
ID0122	oh021-26 Site Operations (40 Units)(Operations (1406))	Site Operation oh021-26 (40 Units)		\$17,278.00
ID0129	oh021-26 Administration (40 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-26 Administration (40 Units)		\$8,639.00
ID0186	oh021-26 Appliance Replacement (40 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star		\$10,400.00
ID0213	Bathroom Remodels oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace Flooring and Tub Surrounds 10 Units		\$50,000.00
ID0221	Hot Water Heater Replacement oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 10 Power Vent Hot Water Heaters with Tank or Tankless		\$18,240.00
ID0231	Exterior Repairs and Replacements oh021-26 (40 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace Exterior Doors and Siding		\$50,000.00

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Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LINCOLN PARK PHASE 1B (OH021000027)			\$197,658.00
ID0123	oh021-27 Site Operations(Operations (1406))	Site Operation oh021-27 (68 Units)		\$29,372.00
ID0130	oh021-27 Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	oh021-27 Administration (68 Units)		\$14,686.00
ID0196	oh021-27 Appliance Replacement (68 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$18,200.00
ID0214	Bathroom Remodels oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Flooring and Tub Surrounds 12 Units		\$60,000.00
ID0222	Hot Water Heater Replacement oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 14 Power Vent Hot Water Heaters with Tank or Tankless		\$25,400.00
ID0232	Exterior Repairs and Replacements oh021-27 (68 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace or Repair Exterior Doors, Soffits Siding and Lights		\$50,000.00

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Work Statement for Year 2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LINCOLN PARK PHASE 2 (OH021000028)			\$99,453.00
ID0124	oh021-28 Site Operations (24 Units)(Operations (1406))	Site Operation oh021-28 (24 Units)		\$10,367.00
ID0131	oh021-28 Administration (24 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-28 Administration (24 Units)		\$5,183.00
ID0202	oh021-28 Replace Appliances (24 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stove and Refrigerators with Energy Star Rating		\$6,500.00
ID0215	Bathroom Remodels oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace Flooring and Tub Surrounds in 6 units		\$30,403.00
ID0223	Hot Water Heater Replacement oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace 5 Power Vent Hot Water Heaters with Tank or Tankless		\$9,000.00
ID0233	Exterior Repairs or Replacement oh021-28 (24 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair or Replace Exterior Doors, Siding, Soffits, and Lighting		\$38,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$180,000.00
ID0257	Conversion/Demolition(Dwelling Unit - Demolition (1480),Dwelling Unit - Conversion (1480))	Conversion or Demolition			\$180,000.00
	Subtotal of Estimated Cost				\$1,704,049.00

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Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GRAYHILL HOMES (OH021000023)			\$326,691.00
ID0061	Exterior repairs and replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking ,foundations, gutters and downspouts, siding, roof, tuck point		\$30,000.00
ID0071	oh021-23 Appliance Replacement 177 Units(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (36) with Energy Star Rating		\$46,800.00
ID0136	oh021-23 Site Operations(Operations (1406))	Site Operation oh021-23 (177 Units)		\$79,927.00
ID0157	oh021-23 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-23 Administration (177 Units)		\$39,964.00
ID0248	Comprehensive Unit Mod GrayHill (4) 177 Units(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)-Interior Painting (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)	Remove and Replace Kitchen Cabinets, Sinks, Faucets, Flooring, Bathroom Tubs and Surrounds, Toilets, Lighting Interior Doors and Painting		\$60,000.00
ID0261	Exterior Repairs and Replacements(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace 7 Roofs along Innisfallen Ave. 1300 Square Feet Each Replace Gutters		\$70,000.00

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Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HENRY - SHERMAN HOMES (OH021000024)			\$496,641.00
ID0062	Exterior repairs and replacement oh21-24 (166 Units)(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking ,foundations, gutters and downspouts, siding, roof, tuck pint		\$30,000.00
ID0072	Appliance Replacement oh021-24 (166 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (34) with Energy Star Rating		\$44,200.00
ID0074	Sprinkler Heads oh021-24 (166 Units)(Dwelling Unit-Interior (1480)-Other)	Remove and replace sprinkler heads qty. 100		\$30,000.00
ID0139	oh021-24 Site Operations(Operations (1406))	Site Operation oh021-24 (166 Units)		\$74,960.00
ID0160	oh021-24 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-24 Administration (166 Units)		\$37,481.00

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Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0251	Comprehensive Unit Mod (4) Henry/Murray 166 Units(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)-Interior Painting (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,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Remove and Replace Kitchen Cabinets, Sinks, Faucets, Flooring, Bathroom Tubs and Surrounds, Toilets, Lighting Interior Doors and Painting		\$60,000.00
ID0263	Comprehensive Unit Mod Henry/Sherman (166 Units)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Storm Drainage)	1706 Magnolia Ave. Modernization and update to 504 Standards		\$220,000.00
	HUGH TAYLOR HOMES (OH021000025)			\$290,644.00
ID0063	Exterior repairs and replacement oh21-25 (162 Units)(Dwelling Unit-Site Work (1480)-Fence Painting,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)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,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)-Electric	replace or repair asphalt, concrete, lighting, landscaping, main drains, seal coat, doors, windows, painting and caulking ,foundations, gutters and downspouts, siding, roof, tuck point		\$30,000.00
ID0073	Appliance Replacement oh021-25 (162 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (33) with Energy Star Rating		\$42,900.00

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Work Statement for Year		3	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0142	oh021-25 Site Operations(Operations (1406))	oh021-25 (162 Units)		\$73,166.00
ID0163	oh021-25 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-25 Administration (162 Units)		\$36,578.00
ID0253	Comprehensive Unit Mod (4) Hugh Taylor 162 Units(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)-Interior Painting (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)	Remove and Replace Kitchen Cabinets, Sinks, Faucets, Flooring, Bathroom Tubs and Surrounds, Toilets, Lighting Interior Doors and Painting		\$60,000.00
ID0264	Exterior Repair and Replacement Hugh Taylor 162 Units oh21-25(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace 6 Roofs on Gladden Ave including Gutters and Downspouts. 6800 Square Feet		\$48,000.00
	COLE - WOODFORD (OH021000022)			\$243,259.00
ID0080	Exterior repairs and replacement oh21-22 (152 Units)(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Repair Parking Lot and Seal Coat and Stripe		\$40,000.00
ID0116	Appliance Replacement oh021-22 (152 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (31) with Energy Star Rating		\$40,300.00

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Work Statement for Year		3	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0132	oh021-22 Site Operations (152 Units)(Operations (1406))	Site Operation oh021-22 (152 Units)		\$68,639.00
ID0154	oh021-22 Administration (152 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-22 Administration (152 Units)		\$34,320.00
ID0247	Comprehensive Unit Mod (4) oh21-22 152 Units(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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove and Replace Kitchen Cabinets, Counter Tops, Sinks Faucets, Bathroom Sinks, Tub Surround, Toilets, Flooring, Lighting		\$60,000.00
	LINCOLN PARK PHASE 1A (OH02100026)			\$140,894.00
ID0145	oh021-26 Site Operations(Operations (1406))	Site Operation oh021-26 (40 Units)		\$18,063.00
ID0166	oh021-26 Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	oh021-26 Administration (40 Units)		\$9,031.00
ID0191	oh021-26 Appliance Replacement (40 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$10,400.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0216	Hot Water Heater Replacement oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 10 Power Vent Hot Water Heaters with Tank or Tankless		\$18,000.00
ID0228	Bathroom Remodels oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Flooring and Tub Surround in 4 Units		\$20,000.00
ID0265	Kitchen Updates oh21-26 (40 Units)(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Kitchen Cabinets, Countertops, and Flooring in 5 Units		\$60,000.00
ID0268	Exterior Repairs and Replacement oh21-26 (40 Units)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Doors, Lighting, Gutters Downspouts, Siding, and Windows		\$5,400.00
	LINCOLN PARK PHASE 1B (OH021000027)			\$176,611.00
ID0148	oh021-27 Site Operations(Operations (1406))	Site Operation oh021-27 (68 Units)		\$30,707.00
ID0169	oh021-27 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-27 Administration (68 Units)		\$15,353.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2021	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0197	oh021-27 Appliance REplacement (68 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$18,200.00
ID0217	Hot Water Heater Replacement oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing)	Replace 12 Power Vent Hot Water Heaters Tank or Tankless		\$21,600.00
ID0229	Bathroom Remodels oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Flooring and Tub Surround in 5 Units		\$25,000.00
ID0266	Kitchen Updates oh21-27 (68 Units)(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)	Replace Kitchen Cabinets, Counter Tops, Flooring, Sink and Faucet 5 Units		\$60,000.00
ID0269	Exterior Repairs and Replacements oh21-27 (68 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Gutters - Downspouts, Dwelling Unit-Exterior (1480)-Siding)	Exterior Doors, Lighting, Gutters-Downspouts, and Siding		\$5,751.00
	LINCOLN PARK PHASE 2 (OH021000028)			\$106,756.00
ID0151	oh021-28 Site Operations (24 Units)(Operations (1406))	Site Operation oh021-28 (24 Units)		\$10,837.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0172	oh021-28 Administration (24 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-28 Administration (24 Units)		\$5,419.00
ID0203	oh021-28 Replace Appliances (24 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$6,500.00
ID0218	Hot Water Heater Replacement oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 5 Power Vent Hot Water Heaters with Tank or Tankless		\$9,000.00
ID0230	Remodel Bathroom oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace Flooring and Tub Surround in 2 Units		\$10,000.00
ID0267	Kitchen Updates oh21-28 (24 Units)(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace Kitchen Cabinets, Countertops, Flooring, Sinks and Faucets 5 Units		\$60,000.00
ID0270	Exterior Repairs and Replacements oh21-28 (24 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Exterior Doors, Lighting, Gutters-Downspouts, Siding		\$5,000.00
	Subtotal of Estimated Cost			\$1,781,496.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLE - WOODFORD (OH021000022)			\$228,759.00
ID0081	Exterior Repairs and Replacement oh21-22 (152 Units)(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving)	landscaping, concrete repair/replace, lighting, cameras, curb and gutters, seal coat, main drain, parking, asphalt, repair replacement		\$25,500.00
ID0117	Appliance Replacement oh021-22 (152 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (31) with Energy Star Rating		\$40,300.00
ID0134	oh021-22 Site Operations(Operations (1406))	Site Operation oh021-22 (152 Units)		\$68,639.00
ID0155	oh021-22 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-22 Administration (152 Units)		\$34,320.00
ID0249	Comprehensive Unit Mod (4) oh21-22 (152 Units)(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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove and Replace Kitchen Cabinets, Counter Tops, Sinks Faucets, Bathroom Sinks, Tub Surround, Toilets, Flooring, Lighting		\$60,000.00
	GRAYHILL HOMES (OH021000023)			\$283,292.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0082	Exterior Repairs and Replacement oh21-23 177 Units(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Signage,Dwelling Unit-Site Work (1480)-Striping)	landscaping, concrete repair/replace, lighting, cameras, curb and gutters, seal coat, main drain, parking, asphalt, repair replacement		\$25,500.00
ID0086	Comprehensive Mod 4 Units GrayHill(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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen cabinets, sink and faucet, bathtub and surround, toilet, vanity and sink, interior lighting, interior and exterior doors, HWT, furnace, painting and cleaning		\$60,000.00
ID0092	Appliance Replacement oh021-23 (177 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (36) with Energy Star Rating		\$46,800.00
ID0137	oh021-23 Site Operations(Operations (1406))	Site Operation oh021-23 (177 Units)		\$79,927.00
ID0158	oh021-23 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-23 Administration (177 Units)		\$39,964.00
ID0277	Exterior Repairs and Replacement oh21-23 (177 Units)(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace Roofs and Gutters-Downspouts on 3 Units Shawnee Ave. 1000 Square Feet Each		\$24,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0287	Lighting Replacement Perry St(Dwelling Unit-Exterior (1480)-Exterior Lighting)	Improvement to Outside Lighting, with Photo Cell LED		\$7,101.00
	HENRY - SHERMAN HOMES (OH021000024)			\$296,541.00
ID0083	Exterior Repairs and Replacement oh21-24 (166 Units)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,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)-Pedestrian paving,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)	landscaping, concrete repair/replace, lighting, cameras, curb and gutters, seal coat, main drain, parking, asphalt, repair replacement		\$25,500.00
ID0087	Comprehensive Mod 4 Units Murray/Henry(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,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)-Commodes,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen cabinets, sink and faucet, bathtub and surround, toilet, vanity and sink, interior lighting, interior and exterior doors, HWT, furnace, painting and cleaning		\$60,000.00
ID0093	Appliance Replacement oh021-24 (166 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (34) with Energy Star Rating		\$44,200.00
ID0140	oh021-24 Site Operations(Operations (1406))	Site Operation oh021-24 (166 Units)		\$74,960.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0161	oh021-24 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-24 Administration (166 Units)		\$37,481.00
ID0282	Exterior Repairs and Replacement oh21-24 (166 Units)(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Roof and Gutter-Downspout Replacement 6 Units 883 E. Northern, 328 &440 Warren Drive, 316, 410, 428 E. Third St. 6800 Square Feet.		\$54,400.00
	HUGH TAYLOR HOMES (OH021000025)			\$378,394.00
ID0084	Exterior Repairs and Replacement oh21-25 (162 Units)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	landscaping, concrete repair/replace, lighting, cameras, curb and gutters, seal coat, main drain, parking, asphalt, repair replacment		\$25,500.00
ID0090	Appliance Replacement oh021-25 (162 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (33) with Energy Star Rating		\$42,900.00
ID0143	oh021-25 Site Operations(Operations (1406))	Site Operation oh021-25 (162 Units)		\$73,166.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0164	oh021-25 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-25 Administration (162 Units)		\$36,578.00
ID0281	Exterior Repairs and Replacements oh21-25 (162 Units)(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace Roof and Gutter-Downspouts on 5 Units on Greenbrier Ave. 1000 Square Feet Each		\$40,000.00
ID0283	Fire Pump & Panel Replacement oh21-25 (162 Units)(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Fire Pump and Panel Replacement with New Strobes, Horns, Fire Pulls, Sprinkler Heads, and Valving on Risers		\$160,250.00
	LINCOLN PARK PHASE 1A (OH021000026)			\$137,494.00
ID0146	oh021-26 Site Operations(Operations (1406))	Site Operation oh021-26 (40 Units)		\$18,063.00
ID0167	oh021-26 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-26 Administration (40 Units)		\$9,031.00
ID0192	oh021-26 Appliance Replacement (40 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with energy Star Rating		\$10,400.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0254	Bathroom Remodels oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Replace Flooring and Tub Surround in 4 Units		\$20,000.00
ID0271	Exterior Repairs and Replacements oh21-26 (40 Units)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Exterior (1480)-Exterior Doors)	Exterior Doors, Lighting, Gutters-Downspouts, Siding, Soffits, Concrete, and Landscaping		\$10,000.00
ID0272	Kitchen Updates oh21-26 (40 Units)(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)	Replace Kitchen Cabinets, Countertops, Flooring, Sinks and Faucets 5 Units		\$60,000.00
ID0285	Hot Water Heater Replacement oh21-26 (40 Units)(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Mechanical)	Replace 5 Power Vent hot Water Heaters with Tank or Tankless		\$10,000.00
	LINCOLN PARK PHASE 1B (OH021000027)			\$170,260.00
ID0149	oh021-27 Site Operations(Operations (1406))	Site Operation oh021-27 (68 Units)		\$30,707.00
ID0170	oh021-27 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-27 Administration (68 Units)		\$15,353.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0198	oh021-27 Appliance Replacement (68 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$18,200.00
ID0256	Bathroom Remodels oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Flooring and Tub Surround in 4 Units		\$20,000.00
ID0273	Exterior Repairs and Replacement oh21-27 (68 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape)	Exterior Doors, Lighting, Gutters-Downspouts, Siding, Soffit, Concrete, Windows and Landscaping		\$10,000.00
ID0274	Kitchen Updates oh21-27 (68 Units)(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Kitchen Cabinets, Countertops, Flooring, Sink and Faucets 5 Units		\$60,000.00
ID0286	Hot Water Heater Replacement oh21-27 (68 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 8 Power Vent Hot Water heaters with Tank or Tankless		\$16,000.00
	LINCOLN PARK PHASE 2 (OH021000028)			\$112,756.00
ID0152	oh021-28 Site Operations (24 Units)(Operations (1406))	Site Operation oh021-28 (24 Units)		\$10,837.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0173	oh021-28 Administration (24 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-28 Administration (24 Units)		\$5,419.00
ID0204	oh021-28 Appliance Replacement (24 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$6,500.00
ID0255	Bathroom Remodels oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Flooring and Tub Surround in 4 Units		\$20,000.00
ID0275	Exterior Repairs and Replacements oh21-28 (24 units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape)	Exterior Doors, Lighting, Gutters-Downspouts, Siding, Soffits, Concrete, Windows and Landscaping		\$10,000.00
ID0276	Kitchen Updates oh21-28 (24 Units)(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Kitchen Cabinets, Countertops, Flooring, Sink and Faucets. 5 Units		\$60,000.00
	AUTHORITY-WIDE (NAWASD)			\$174,000.00
ID0258	Conversion/Demolition(Dwelling Unit - Conversion (1480),Dwelling Unit - Demolition (1480))	Conversion or Demolition		\$174,000.00

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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 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,781,496.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLE - WOODFORD (OH021000022)			\$318,759.00
ID0023	Window Replacement oh021-22 (152 Units)(Dwelling Unit-Exterior (1480)-Windows)	Remove and Replace Windows in 30 Units 60 Windows. Start of 5 Year Plan for Window Replacement		\$150,000.00
ID0135	oh021-22 Site Operations(Operations (1406))	Site Operation oh021-22 (152 Units)		\$68,639.00
ID0156	oh021-22 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-22 Administration (152 Units)		\$34,320.00
ID0206	Appliance Replacement oh021-22 (152 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (31) with Energy Star Rating		\$40,300.00
ID0279	Exterior Repair and Replacement oh21-22 (152 Units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Exterior Doors, Lighting, Concrete, Landscaping, Tuck-Pointing, Railings, Asphalt, Sewer and Water Lines		\$25,500.00
	HUGH TAYLOR HOMES (OH021000025)			\$431,015.00

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Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0088	Comprehensive Unit Mod 4 Units oh021-25 (162 Units)(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Kitchen cabinets, sink and faucet, bathtub and surround, toilet, vanity and sink, interior lighting, interior and exterior doors, HWT, furnace, painting and cleaning		\$60,000.00
ID0144	oh021-25 Site Operations(Operations (1406))	Site Operation oh021-25 (162 Units)		\$73,166.00
ID0165	oh021-25 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-25 Administration (162 Units)		\$36,578.00
ID0210	Appliance Replacement oh021-25 (162 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (33) with Energy Star Rating		\$42,900.00
ID0288	ADA Conversion(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,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)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Convert 2 Units to 504 ADA Standards		\$218,371.00
	GRAYHILL HOMES (OH021000023)			\$374,691.00

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Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0138	oh021-23 Site Operations(Operations (1406))	Site Operation oh021-23 (177 Units)		\$79,927.00
ID0159	oh021-23 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-23 Administration (177 Units)		\$39,964.00
ID0207	Appliance Replacement oh021-23 (177 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (36) with Energy Star Rating		\$46,800.00
ID0278	Exterior Repairs and Replacements oh21-23 (177 Units)(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace Roof and Gutter-Downspouts 6 Units on Cherokee Drive 1000 Square Feet Each		\$48,000.00
ID0284	Fire Pump & Panel Replacement(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace Fire Pump, Panel Sprinkler Heads, Strobes, Horns, Fire Pulls, and Valving on Risers		\$160,000.00
	HENRY - SHERMAN HOMES (OH021000024)			\$191,641.00
ID0141	oh021-24 Site Operations(Operations (1406))	Site Operation oh021-24 (166 Units)		\$74,960.00

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Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0162	oh021-24 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-24 Administration (166 Units)		\$37,481.00
ID0208	Appliance Replacement oh021-24 (166 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators (34) with Energy Star Rating		\$44,200.00
ID0280	Exterior Repairs and Replacement oh21-24 (166 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Exterior Doors, Lighting, Concrete, Paving, Landscaping, Siding, Windows, Sewer and Water Mains, Tuck-Pointing and Seal Coat		\$35,000.00
	LINCOLN PARK PHASE 1A (OH021000026)			\$130,494.00
ID0147	oh021-26 Site Operations (40 Units)(Operations (1406))	Site Operations oh021-26 (40 Units)		\$18,063.00
ID0168	oh021-26 Administration (40 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-26 Administration (40 Units)		\$9,031.00
ID0200	oh021-26 Replace Appliances (40 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$10,400.00

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Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0224	Hot Water Heater Replacement oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 10 Power Vent Hot Water Heaters with Tank or Tankless		\$18,000.00
ID0237	Exterior Repairs and Replacements oh021-26 (40 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair or Replace Exterior Doors, Siding, Soffit, and Lighting		\$15,000.00
ID0242	Interior Doors and Flooring oh021-26 (40 Units)(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Interior Doors and Flooring		\$60,000.00
	LINCOLN PARK PHASE 1B (OH021000027)			\$237,540.00
ID0150	oh021-27 Site Operations (68 Units)(Operations (1406))	Site Operation oh021-27 (68 Units)		\$30,707.00
ID0171	oh021-27 Administration (68 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-27 Administration (68 Units)		\$15,353.00
ID0199	oh021-27 Replace Appliances (68 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 of Stoves and Refrigerators with Energy Star Rating		\$18,200.00

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Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0225	Replace Hot Water Heaters oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Replace 25 Power Vent Hot Water Heaters with Tank or Tankless		\$50,000.00
ID0238	Exterior Repairs and Replacements oh021-27 (68 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair or Replace Exterior Door, Siding, Soffits, and Lighting		\$20,000.00
ID0243	Interior Doors and Flooring Replacement oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Flooring		\$78,280.00
ID0245	Bathroom Repairs oh021-27 (68 Units)(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Flooring and Tub Surround in 5 Units		\$25,000.00
	LINCOLN PARK PHASE 2 (OH021000028)			\$97,356.00
ID0153	oh021-28 Site Operations (24 Units)(Operations (1406))	Site Operation oh021-28 (24 Units)		\$10,837.00
ID0174	oh021-28 Administration (24 Units)(Administration (1410)-Other,Administration (1410)-Sundry,Administration (1410)-Salaries)	oh021-28 Administration (24 Units)		\$5,419.00

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Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0205	oh021-28 Replace Appliances (24 Units)(Dwelling Unit-Interior (1480)-Appliances)	Replace 1/5 Stoves and Refrigerators with Energy Star Rating		\$6,500.00
ID0226	Replace Hot Water Heaters oh021-28 (24 Units)(Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Plumbing)	Replace 7 Power Vent Hot Water Heaters with Tank or Tankless		\$12,600.00
ID0241	Exterior Repairs or Replacements oh021-28 (24 Units)(Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Siding, Dwelling Unit-Exterior (1480)-Soffits)	Repair or Replace Exterior Doors, Siding, Soffits and Lighting		\$12,000.00
ID0244	Interior Doors and Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors and Flooring		\$50,000.00
	Subtotal of Estimated Cost			\$1,781,496.00

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Work Statement for Year	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Conversion/Demolition(Dwelling Unit - Demolition (1480),Dwelling Unit - Conversion (1480))	\$180,000.00
Subtotal of Estimated Cost	\$180,000.00

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Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Conversion/Demolition(Dwelling Unit - Conversion (1480),Dwelling Unit - Demolition (1480))	\$174,000.00
Subtotal of Estimated Cost	\$174,000.00