

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 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	COLE - WOODFORD (OH021000022)	\$299,585.00	\$243,259.00	\$307,739.00	\$347,739.00	\$312,585.00
	GRAYHILL HOMES (OH021000023)	\$259,732.00	\$326,691.00	\$310,758.00	\$396,794.00	\$339,325.00
	HENRY - SHERMAN HOMES (OH021000024)	\$240,701.00	\$496,641.00	\$321,773.00	\$432,236.00	\$677,563.00
	HUGH TAYLOR HOMES (OH021000025)	\$272,363.00	\$290,644.00	\$498,610.00	\$451,231.00	\$323,280.00
	LINCOLN PARK PHASE 1A (OH021000026)	\$154,557.00	\$140,894.00	\$162,488.00	\$135,488.00	\$144,760.00
	LINCOLN PARK PHASE 1B (OH021000027)	\$197,658.00	\$176,611.00	\$198,751.00	\$246,031.00	\$194,710.00
	LINCOLN PARK PHASE 2 (OH021000028)	\$99,453.00	\$106,756.00	\$135,753.00	\$100,353.00	\$117,649.00
	AUTHORITY-WIDE	\$180,000.00		\$174,000.00		

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	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)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water 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)-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)	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 1 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 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)-Bathroom Counters and Sinks)	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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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	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 Units 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		1	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)-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 pint		\$23,249.00

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Work Statement for Year		1	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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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 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		1	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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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 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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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2020				
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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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	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		2	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		2	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 (OH02100025)			\$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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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	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)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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)	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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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 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 (OH021000026)			\$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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLE - WOODFORD (OH021000022)			\$307,739.00
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)		\$81,293.00
ID0155	oh021-22 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-22 Administration (152 Units)		\$40,646.00
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
ID0307	oh021-22 Management Improvement(Management Improvement (1408)-Other)	oh021-22 Management Improvement Maintenance Vehicle to Improve the Operation and the Maintenance of the Housing Project		\$60,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GRAYHILL HOMES (OH021000023)			\$310,758.00
ID0082	Exterior Repairs and Replacement oh21-23 177 Units(Dwelling Unit-Site Work (1480)-Curb and Gutter,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)-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 Replace Roofs and Gutters-Downspouts on 3 Units Shawnee Ave. 1000 Square Feet Each		\$54,863.00
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)-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)-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)		\$94,663.00
ID0158	oh021-23 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-23 Administration (177 Units)		\$47,331.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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)			\$321,773.00
ID0083	Exterior Repairs and Replacement oh21-24 (166 Units)(Dwelling Unit-Site Work (1480)-Curb and Gutter,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)-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		\$30,000.00
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)		\$88,783.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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)		\$44,390.00
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. 6809 Square Feet.		\$54,400.00
	HUGH TAYLOR HOMES (OH021000025)			\$498,610.00
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 replacement		\$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)		\$86,640.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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)		\$43,320.00
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, Repair Stucco Finish at Hugh Taylor		\$140,000.00
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)			\$162,488.00
ID0146	oh021-26 Site Operations(Operations (1406))	Site Operation oh021-26 (40 Units)		\$21,392.00
ID0167	oh021-26 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-26 Administration (40 Units)		\$10,696.00
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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)	Replacc 5 Power Vent hot Water Heaters with Tank or Tankless		\$10,000.00
ID0304	oh021-26 Management Improvement(Management Improvement (1408)-Other)	oh021-26 Management Improvement Maintenance Vehicle to Improve the Operation or Maintenance of the Public Housing Project		\$20,000.00
	LINCOLN PARK PHASE 1B (OH021000027)			\$198,751.00
ID0149	oh021-27 Site Operations(Operations (1406))	Site Operation oh021-27 (68 Units)		\$36,368.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0170	oh021-27 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-27 Administration (68 Units)		\$18,183.00
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
ID0305	oh021-27 Management Improvement(Management Improvement (1408)-Other)	oh021-27 Management Improvement Maintenance Vehicle to Improve the Operation or Maintenance of the Public Housing Project		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LINCOLN PARK PHASE 2 (OH021000028)			\$135,753.00
ID0152	oh021-28 Site Operations (24 Units)(Operations (1406))	Site Operation oh021-28 (24 Units)		\$12,835.00
ID0173	oh021-28 Administration (24 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-28 Administration (24 Units)		\$6,418.00
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

Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0306	oh021-28 Management Improvement(Management Improvement (1408)-Other)	oh021-28 Management Improvement Maintenance Vehicle to Improve the Operation or Maintenance of the Public Housing Project		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$174,000.00
ID0258	Conversion/Demolition(Dwelling Unit - Conversion (1480),Dwelling Unit - Demolition (1480))	Conversion or Demolition		\$174,000.00
	Subtotal of Estimated Cost			\$2,109,872.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLE - WOODFORD (OH021000022)			\$347,739.00
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)		\$81,293.00
ID0156	oh021-22 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-22 Administration (152 Units)		\$40,646.00
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)-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-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Exterior Doors, Lighting, Concrete, Landscaping, Tuck-Pointing, Railings, Asphalt, Sewer and Water Lines		\$35,500.00
	HUGH TAYLOR HOMES (OH021000025)			\$451,231.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 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)		\$86,640.00
ID0165	oh021-25 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-25 Administration (162 Units)		\$43,320.00
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)			\$396,794.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 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)		\$94,663.00
ID0159	oh021-23 Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-23 Administration (177 Units)		\$47,331.00
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)			\$432,236.00
ID0141	oh021-24 Site Operations(Operations (1406))	Site Operation oh021-24 (166 Units)		\$88,783.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		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)		\$44,390.00
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
ID0308	oh021-24 Modernization(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)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,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)	oh021-24 Modernization 851 Woodglen		\$219,863.00
	LINCOLN PARK PHASE IA (OH021000026)			\$135,488.00
ID0147	oh021-26 Site Operations (40 Units)(Operations (1406))	Site Operations oh021-26 (40 Units)		\$21,392.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0168	oh021-26 Administration (40 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-26 Administration (40 Units)		\$10,696.00
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
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)			\$246,031.00
ID0150	oh021-27 Site Operations (68 Units)(Operations (1406))	Site Operation oh021-27 (68 Units)		\$36,368.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0171	oh021-27 Administration (68 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-27 Administration (68 Units)		\$18,183.00
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
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)			\$100,353.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0153	oh021-28 Site Operations (24 Units)(Operations (1406))	Site Operation oh021-28 (24 Units)		\$12,835.00
ID0174	oh021-28 Administration (24 Units)(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	oh021-28 Administration (24 Units)		\$6,418.00
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			\$2,109,872.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	COLE - WOODFORD (OH021000022)			\$312,585.00
ID0290	oh021-22 Site Operations(Operations (1406))	oh021-22 Site Operations		\$81,293.00
ID0291	oh021-22 Administration(Administration (1410)-Salaries)	oh021-22 Administration		\$40,646.00
ID0310	oh021-22 Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	oh021-22 Management Improvements, Training, Security Updates, System Improvements		\$40,646.00
ID0317	oh021-22 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	oh021-22 Dwelling Unit Site Work Sewer Lines, Water Lines/Mains, Parking, Landscape		\$50,000.00
ID0324	oh021-22 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),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, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, flooring, interior and exterior doors and hardware, painting, 5 Units		\$100,000.00
	GRAYHILL HOMES (OH021000023)			\$339,325.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0292	oh021-23 Operations(Operations (1406))	oh021-23 Operations		\$94,663.00
ID0293	oh021-23 Administration(Administration (1410)-Salaries)	oh021-23 Administration		\$47,331.00
ID0311	oh021-23 Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	oh021-23 Management Improvements, Training, Security Updates, System Improvements		\$47,331.00
ID0318	oh021-23 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	oh021-23 Dwelling Unit Site Work Sewer Lines, Water Lines/Mains, Parking, Landscape		\$50,000.00
ID0325	oh021-23 Dwelling Unit Interior(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)-Interior Painting (non routine),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, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, flooring, interior and exterior doors and hardware, painting, 5 Units Grayhill		\$100,000.00
	HENRY - SHERMAN HOMES (OH021000024)			\$677,563.00
ID0294	oh021-24 Operations(Operations (1406))	oh021-24 Operations		\$88,783.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0295	oh021-24 Administration(Administration (1410)-Salaries)	oh021-24 Administration		\$44,390.00
ID0309	oh021-24 Non-Dwelling Construction-Mechanical(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace Heating and Domestic Boilers		\$350,000.00
ID0312	oh021-24 Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	oh021-24 Management Improvements, Training, Security Updates, System Improvements		\$44,390.00
ID0319	oh021-24 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	oh021-24 Dwelling Unit Site Work Sewer Lines, Water Lines/Mains, Parking, Landscape		\$50,000.00
ID0326	oh021-24(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)-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, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, flooring, interior and exterior doors and hardware, painting, 5 Units Sherman/Henry		\$100,000.00
	HUGH TAYLOR HOMES (OH021000025)			\$323,280.00
ID0296	oh021-25 Operations(Operations (1406))	oh021-25 Operations		\$86,640.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0297	oh021-25 Administration(Administration (1410)-Salaries)	oh021-25 Administration		\$43,320.00
ID0313	oh021-25 Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	oh021-25 Management Improvements, Training, Security Updates, System Improvements		\$43,320.00
ID0320	oh021-25 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	oh021-25 Dwelling Unit Site Work Sewer Lines, Water Lines/Mains, Parking, Landscape		\$50,000.00
ID0327	oh021-25 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-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, counter tops, sink and faucet, tub and surround, toilet, vanity, sink and faucet, flooring, interior and exterior doors and hardware, painting, 5 Units Hugh Taylor		\$100,000.00
	LINCOLN PARK PHASE 1A (OH021000026)			\$144,760.00
ID0298	oh021-26 Operations(Operations (1406))	oh021-26 Operations		\$21,392.00
ID0299	oh021-26 Administration(Administration (1410)-Salaries)	oh021-26 Administration		\$10,696.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0314	oh021-26 Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	oh021-26 Management Improvements, Training, Security Updates, System Improvements		\$10,696.00
ID0321	oh021-26 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking)	oh021-26 Dwelling Unit Site Work Sewer Lines, Water Lines/Mains, Parking, Seal Coating Landscape, Lighting, Concrete		\$20,000.00
ID0328	oh021-26 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-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)	oh021-26 Dwelling Unit Interior Kitchen and Bath Updates Flooring, Cabinets Sinks, Tubs, Painting Plumbing, Countertops		\$81,976.00
	LINCOLN PARK PHASE 1B (OH02100027)			\$194,710.00
ID0300	oh021-27 Operations(Operations (1406))	oh021-27 Operations		\$36,368.00
ID0301	oh021-27 Administration(Administration (1410)-Salaries)	oh021-27 Administration		\$18,183.00
ID0315	oh021-27 Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	oh021-27 Management Improvements, Training, Security Updates, System Improvements		\$18,183.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0322	oh021-27 Dwelling Unit Site Work (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)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	oh021-27 Dwelling Unit Site Work Sewer Lines, Water Lines/Mains, Parking, Seal Coating Landscape, Lighting, Concrete		\$40,000.00
ID0329	oh021-27 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-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)	oh021-27 Dwelling Unit Interior Kitchen and Bath Updates Flooring, Cabinets Sinks, Tubs, Painting Plumbing, Countertops		\$81,976.00
	LINCOLN PARK PHASE 2 (OH021000028)			\$117,649.00
ID0302	oh021-28 Operations(Operations (1406))	oh021-28 Operations		\$12,835.00
ID0303	oh021-28 Administration(Administration (1410)-Salaries)	oh021-28 Administration		\$6,418.00
ID0316	oh021-28 Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	oh021-28 Management Improvements, Training, Security Updates, System Improvements		\$6,418.00
ID0323	oh021-28 Dwelling Unit Site Work(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)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	oh021-28 Dwelling Unit Site Work Sewer Lines, Water Lines/Mains, Parking, Seal Coating Landscape, Lighting, Concrete		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0330	oh021-28 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes.Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-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)	oh021-28 Dwelling Unit Interior Kitchen and Bath Updates Flooring, Cabinets Sinks, Tubs, Painting Plumbing, Countertops		\$81,978.00
	Subtotal of Estimated Cost			\$2,109,872.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	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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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	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