

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 01/26/2021

Approved By:

Part I: Summary						
PHA Name : Washington Housing Authority		Locality (City/County & State)				
PHA Number: NC032		<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 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
	OAKCREST (NC032000001)	\$250,000.00	\$250,000.00	\$250,000.00		
	AUTHORITY-WIDE	\$731,561.00	\$852,462.00	\$726,124.00	\$976,124.00	\$976,124.00

Capital Fund Program - Five-Year Action Plan

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
	OAKCREST (NC032000001)			\$250,000.00
ID0001	HVAC UNITS OAKCREST(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC UNITS OAKCREST		\$250,000.00
	AUTHORITY-WIDE (NAWASD)			\$731,561.00
ID0004	LOAN DEBT(Loan Debt Obligation (9002))	CFFP LOAN		\$198,240.96
ID0009	MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	MANAGEMENT IMPROVEMENT		\$97,612.40
ID0014	OPERATIONS(Operations (1406))	OPERATIONS		\$244,031.00
ID0019	ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	ADMINISTRATIVE		\$97,612.00

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
	AUTHORITY-WIDE (NAWASD)			\$976,124.00
ID0007	LOAN DEBT(Loan Debt Obligation (9002))	LOAN DEBT		\$198,240.96
ID0012	MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	MANAGEMENT IMPROVEMENTS		\$97,612.40
ID0017	OPERATIONS(Operations (1406))	OPERATIONS		\$244,031.00
ID0022	ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	ADMINISTRATIVE		\$97,612.00
ID0027	IMPROVEMENT(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	IMPROVEMENTS		\$338,627.64
	Subtotal of Estimated Cost			\$976,124.00

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
	AUTHORITY-WIDE (NAWASD)			\$976,124.00
ID0008	LOAN DEBT(Loan Debt Obligation (9002))	LOAN DEBT		\$198,240.96
ID0013	MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	MANAGEMENT IMPROVEMENTS		\$97,612.40
ID0018	OPERATIONS(Operations (1406))	OPERATIONS		\$244,031.00
ID0023	ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	ADMINISTRATIVE		\$97,612.00
ID0028	IMPROVEMENTS(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	IMPROVEMENTS		\$338,627.64
	Subtotal of Estimated Cost			\$976,124.00

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	
LOAN DEBT(Loan Debt Obligation (9002))	\$198,240.96
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$97,612.40
OPERATIONS(Operations (1406))	\$244,031.00
ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$97,612.00
SITE IMPROVEMENT(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	\$94,064.64
Subtotal of Estimated Cost	\$731,561.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
LOAN DEBT(Loan Debt Obligation (9002))	\$198,240.96
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$110,246.20
OPERATIONS(Operations (1406))	\$275,615.50
ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$110,246.20
Copy of SITE IMPROVEMENT(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows)	\$158,113.14
Subtotal of Estimated Cost	\$852,462.00

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	
LOAN DEBT(Loan Debt Obligation (9002))	\$198,240.96
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$97,612.40
OPERATIONS(Operations (1406))	\$244,031.00
ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$97,612.00
SITE IMPROVEMENT(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows)	\$88,627.64
Subtotal of Estimated Cost	\$726,124.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
LOAN DEBT(Loan Debt Obligation (9002))	\$198,240.96
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$97,612.40
OPERATIONS(Operations (1406))	\$244,031.00
ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$97,612.00
IMPROVEMENT(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	\$338,627.64
Subtotal of Estimated Cost	\$976,124.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
LOAN DEBT(Loan Debt Obligation (9002))	\$198,240.96
MANAGEMENT IMPROVEMENT(Management Improvement (1408)-RMC Costs,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$97,612.40
OPERATIONS(Operations (1406))	\$244,031.00
ADMINISTRATIVE(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$97,612.00
IMPROVEMENTS(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	\$338,627.64
Subtotal of Estimated Cost	\$976,124.00