

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Pottsville			Locality (City/County & State)			
PHA Number: PA037			<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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	LAUREL COURT APTS (PA037000002)	\$233,745.08	\$301,972.17	\$231,409.56	\$352,874.80	\$344,982.08
	LAUREL TERRACE (PA037000004)	\$391,054.80	\$284,754.11	\$253,340.34	\$293,123.20	\$218,369.80
	FAIRMOUNT (PA037000001)	\$191,935.40	\$223,453.62	\$178,189.00	\$236,189.00	\$266,806.00
	JOHN OHARA (PA037000003)	\$268,640.72	\$275,196.10	\$422,437.10	\$203,189.00	\$255,218.12

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL COURT APTS (PA037000002)			\$233,745.08
ID0022	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,165.08
ID0044	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00
ID0060	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0256	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$4,000.00
ID0259	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0262	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair Elevators (4) as needed		\$2,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0265	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 15 smoke Detectors in units		\$3,000.00
ID0268	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (10) Electric Panels with upgraded electrical service		\$2,500.00
ID0271	Vehicle(Contract Administration (1480)-Other)	replace vehicle for Mod Cord.		\$2,000.00
ID0275	Furnace(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Repair/Replace Old Furnaces as needed (1)		\$2,000.00
ID0278	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 7 Water Meters		\$3,000.00
ID0282	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 700 sq ft		\$2,000.00
ID0285	Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine))	Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets		\$2,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0288	Siding/Soffit(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding)	Repair, replace where needed MC & LC		\$1,000.00
ID0291	HVAC(Non-Dwelling Interior (1480)-Other)	Replace two (2) HVAC units -		\$15,000.00
ID0297	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Repair foundation for cracks & wear at MC		\$2,776.00
ID0300	Chimney(Dwelling Unit-Exterior (1480)-Other)	Repair chimney for cracks & wear - LC		\$4,000.00
ID0414	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$20,000.00
ID0418	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0422	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$9,468.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL TERRACE (PA037000004)			\$391,054.80
ID0026	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$81,399.80
ID0046	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00
ID0062	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0352	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$3,000.00
ID0355	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0358	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof Replace shingles where needed 70000 sq ft Arch street		\$110,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0362	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair Elevators (8) as needed		\$1,000.00
ID0365	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 600LF of Sidewalk for cracks & unevenness		\$1,000.00
ID0368	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 11 units as needed		\$1,000.00
ID0371	A/C(Dwelling Unit-Interior (1480)-Other)	Replace A/C Units in (10) units		\$1,000.00
ID0374	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 10 smoke Detectors in units		\$1,000.00
ID0378	Disconnect Boxes(Dwelling Unit-Interior (1480)-Electrical)	Install Unit Disconnect boxes		\$25,000.00
ID0381	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in 34 units, as needed		\$3,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0384	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 6 Water Meters repair and update meter pits		\$30,000.00
ID0387	Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace (10) water heaters		\$2,500.00
ID0396	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$2,000.00
ID0416	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$20,000.00
ID0420	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,851.00
ID0424	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$9,468.00
	FAIRMOUNT (PA037000001)			\$191,935.40

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<b>Work Statement for Year 1 2022</b>				
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ID0043	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00
ID0059	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0217	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$4,000.00
ID0220	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0223	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$3,000.00
ID0226	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in 4 units, as needed		\$3,000.00
ID0229	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 10 units as needed		\$3,000.00



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ID0232	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness		\$3,000.00
ID0235	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair cracks & unevenness on 3000SF of Driveway		\$2,000.00
ID0238	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 10 smoke Detectors in units		\$3,000.00
ID0241	Replace Boilers(Dwelling Unit-Interior (1480)-Other)	Replace (4) Boilers		\$13,518.00
ID0247	Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Repair Playground Equipment		\$4,113.40
ID0250	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 11 Water Meters		\$10,000.00
ID0413	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$20,000.00

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ID0417	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0421	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$9,468.00
ID0623	Skid Loader(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	purchase skid loader \$71,000 financed over 5 yrs		\$15,000.00
	JOHN OHARA (PA037000003)			\$268,640.72
ID0045	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00
ID0061	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0303	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$4,000.00

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<b>Work Statement for Year 1 2022</b>				
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ID0306	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0309	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 1600 sq ft		\$18,598.72
ID0312	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Renovations to Bathrooms to upgrade 55 units, replace sinks, faucets, cabinets		\$4,238.00
ID0314	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 600LF of Sidewalk for cracks & unevenness		\$3,000.00
ID0318	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in 6 units, as needed		\$4,000.00
ID0321	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair cracks & unevenness on 3000SF of Driveway		\$3,000.00
ID0324	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 10 smoke Detectors in units		\$2,000.00

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<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0328	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (44) Electric Panels with upgraded electrical service		\$4,000.00
ID0331	Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Repair Playground Equipment		\$1,000.00
ID0334	Boilers(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace two (2) Boilers		\$80,000.00
ID0337	Siding/Soffit(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding)	Repair, replace where needed 5000LF		\$3,000.00
ID0340	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 10 Water Meters repair and update meter pits		\$5,000.00
ID0343	Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace (10) water heaters		\$2,500.00
ID0346	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Repair foundation for cracks & wear (10) units		\$3,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0349	Thermostats(Dwelling Unit-Interior (1480)-Electrical)	Replace Thermostats in 20 units		\$3,000.00
ID0415	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$20,000.00
ID0419	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0423	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$9,468.00
	Subtotal of Estimated Cost			\$1,085,376.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL COURT APTS (PA037000002)			\$301,972.17
ID0426	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,548.17
ID0429	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00
ID0433	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0449	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$4,000.00
ID0451	Elevators(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair Elevators (4) as needed		\$1,000.00
ID0452	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 15 smoke Detectors in units		\$3,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0453	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (10) Electric Panels with upgraded electrical service		\$2,500.00
ID0454	Vehicle(Contract Administration (1480)-Other)	replace vehicle for Mod Cord.		\$2,000.00
ID0456	Furnace(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Repair/Replace Old Furnaces as needed (1)		\$2,000.00
ID0457	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 7 Water Meters		\$5,000.00
ID0458	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 700 sq ft		\$20,000.00
ID0459	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed MC & LC		\$1,088.00
ID0460	Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets		\$2,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0461	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 10 units as needed		\$1,000.00
ID0462	Mortar Repair(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair mortar for cracks & wear		\$50,000.00
ID0463	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Repair foundation for cracks & wear at MC		\$5,000.00
ID0464	Chimney(Dwelling Unit-Exterior (1480)-Other)	Repair chimney for cracks & wear - LC		\$4,000.00
ID0499	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,000.00
ID0503	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0507	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$20,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL TERRACE (PA037000004)			\$284,754.11
ID0427	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$81,918.11
ID0431	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00
ID0435	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0481	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$3,000.00
ID0482	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0486	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 600LF of Sidewalk for cracks & unevenness		\$5,000.00

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<b>Work Statement for Year</b> 2		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0489	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 10 smoke Detectors in units		\$1,000.00
ID0490	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (25) Electric Panels with upgraded electrical service		\$3,000.00
ID0492	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in 34 units, as needed		\$5,000.00
ID0493	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 6 Water Meters		\$5,000.00
ID0494	Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace (10) water heaters		\$5,000.00
ID0495	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Repair foundation for cracks & wear at MC		\$5,000.00
ID0496	Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets		\$20,000.00

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<b>Work Statement for Year</b> 2		2023		
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ID0497	Siding/Soffit(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding)	Repair, replace where needed 3000LF		\$2,000.00
ID0501	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,000.00
ID0505	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0509	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$20,000.00
ID0510	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in 34 units, as needed		\$5,000.00
	FAIRMOUNT (PA037000001)			\$223,453.62
ID0428	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0432	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0436	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$4,000.00
ID0437	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0438	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$5,000.00
ID0439	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in 4 units, as needed		\$3,000.00
ID0440	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 10 units as needed		\$3,000.00
ID0441	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness		\$3,000.00

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<b>Work Statement for Year 2 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0442	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair cracks & unevenness on 3000SF of Driveway		\$20,000.00
ID0443	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 10 smoke Detectors in units		\$3,000.00
ID0444	Replace Boilers(Dwelling Unit-Interior (1480)-Other)	Replace (4) Boilers		\$25,000.00
ID0445	Vehicle(Contract Administration (1480)-Other)	replace vehicle for Mod Cord.		\$7,117.62
ID0446	Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Repair Playground Equipment		\$500.00
ID0447	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 11 Water Meters		\$5,000.00
ID0448	Warehouse A/C(Non-Dwelling Interior (1480)-Storage Area)	Replace (1) A/C system in Warehouse		\$1,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2023			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0498	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,000.00
ID0502	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0506	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$20,000.00
	JOHN OHARA (PA037000003)			\$275,196.10
ID0430	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$1,000.00
ID0434	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0450	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0465	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$4,000.00
ID0466	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0467	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 1600 sq ft		\$50,000.00
ID0468	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 55 units, replace sinks, faucets, cabinets		\$12,860.10
ID0469	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 600LF of Sidewalk for cracks & unevenness		\$3,000.00
ID0471	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair cracks & unevenness on 3000SF of Driveway		\$23,000.00
ID0472	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 10 smoke Detectors in units		\$2,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0473	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (44) Electric Panels with upgraded electrical service		\$4,000.00
ID0474	Playground Equipment(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Repair Playground Equipment		\$1,000.00
ID0475	Boiler Room(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Repairs needed to Boiler Room		\$3,500.00
ID0476	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 5000LF		\$3,000.00
ID0477	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 10 Water Meters		\$5,000.00
ID0478	Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace (10) water heaters		\$5,000.00
ID0479	Foundation(Dwelling Unit-Exterior (1480)-Foundations)	Repair foundation for cracks & wear (10) units		\$3,000.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0480	Thermostats(Dwelling Unit-Interior (1480)-Electrical)	Replace Thermostats in 20 units		\$3,000.00
ID0500	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,000.00
ID0504	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0508	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$20,000.00
ID0511	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in 6 units, as needed		\$4,000.00
	Subtotal of Estimated Cost			\$1,085,376.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		3	<b>2024</b>	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL COURT APTS (PA037000002)			\$231,409.56
ID0019	CFPP Debt Service(Loan Debt Obligation (9002))	To cover our CFPP Loan Obligation		\$60,720.56
ID0048	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0199	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00
ID0522	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0526	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$20,000.00
ID0532	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$10,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0534	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$20,000.00
ID0537	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (10) Electric Panels with upgraded electrical service		\$2,500.00
	LAUREL TERRACE (PA037000004)			\$253,340.34
ID0023	CFPP Debt Service(Loan Debt Obligation (9002))	To cover our CFPP Loan Obligation		\$82,151.34
ID0050	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0201	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00
ID0524	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0528	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$20,000.00
ID0531	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$10,000.00
ID0536	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$20,000.00
ID0539	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (25) Electric Panels with upgraded electrical service		\$3,000.00
	JOHN OHARA (PA037000003)			\$422,437.10
ID0049	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0200	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		3	<b>2024</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
ID0286	Replace Siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace T-111 with Dryvit at North 2nd			\$80,000.00
ID0513	Update Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Update Bathrooms @ Peacock replace sinks, faucets, cabinets			\$69,365.56
ID0514	Replace Heating Units(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace heating units at North 2nd			\$75,000.00
ID0515	Install Surveillance Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Install Surveillance Cameras @ Peacock and 2nd street			\$25,000.00
ID0523	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades			\$25,000.00
ID0527	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect			\$20,000.00
ID0530	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed			\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0535	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$20,000.00
ID0538	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (44) Electric Panels with upgraded electrical service		\$4,882.54
	FAIRMOUNT (PA037000001)			\$178,189.00
ID0512	Replace Exhaust Fans(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace Exhaust Fans @ Fairmount		\$10,000.00
ID0516	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00
ID0521	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Summer Recreational Programs, software upgrades		\$25,000.00
ID0525	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0529	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$10,000.00
ID0533	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$20,000.00
ID0564	Operations(Operations (1406))	To cover operating costs		\$67,836.00
	Subtotal of Estimated Cost			\$1,085,376.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL TERRACE (PA037000004)			\$293,123.20
ID0393	Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets		\$20,000.00
ID0541	CFPP Debt Service(Loan Debt Obligation (9002))	To cover our CFPP Loan Obligation		\$82,358.66
ID0545	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00
ID0549	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0569	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00
ID0575	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$15,000.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0577	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$30,000.00
ID0579	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$20,000.00
ID0582	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$20,000.00
ID0586	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 10 units as needed		\$2,575.54
	LAUREL COURT APTS (PA037000002)			\$352,874.80
ID0540	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,873.80
ID0542	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0547	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0550	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$14,000.00
ID0553	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$30,000.00
ID0555	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 10 units as needed		\$21,000.00
ID0557	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$48,812.00
ID0566	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00
ID0570	Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0573	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$15,000.00
ID0580	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 1700 sq ft		\$20,000.00
ID0584	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$20,000.00
	FAIRMOUNT (PA037000001)			\$236,189.00
ID0543	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00
ID0546	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0551	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$15,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0552	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$30,000.00
ID0554	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in 4 units, as needed		\$8,000.00
ID0556	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$20,000.00
ID0567	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00
ID0571	Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets		\$20,000.00
ID0581	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 1700 sq ft		\$20,000.00
ID0585	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$20,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	4	2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	JOHN OHARA (PA037000003)			\$203,189.00
ID0544	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00
ID0548	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0568	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$25,353.00
ID0572	Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine))	Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets		\$20,000.00
ID0574	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$15,000.00
ID0576	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$30,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		4	2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
ID0578	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF			\$20,000.00
ID0583	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF			\$15,000.00
	Subtotal of Estimated Cost				\$1,085,376.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL COURT APTS (PA037000002)			\$344,982.08
ID0587	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,165.08
ID0590	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00
ID0595	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0602	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$15,000.00
ID0603	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (10) Electric Panels with upgraded electrical service		\$5,000.00
ID0605	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0609	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 15 smoke Detectors in units		\$6,000.00
ID0610	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 10 units as needed		\$31,000.00
ID0611	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$27,134.00
ID0617	Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets		\$20,000.00
ID0620	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$15,000.00
ID0621	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$15,000.00
ID0622	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 25 smoke Detectors in units		\$5,011.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAUREL TERRACE (PA037000004)			\$218,369.80
ID0588	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$81,399.80
ID0592	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$11,000.00
ID0597	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0604	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$11,000.00
ID0606	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$20,000.00
ID0614	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$27,134.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	FAIRMOUNT (PA037000001)			\$266,806.00
ID0589	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00
ID0593	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0594	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0598	Replace Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet & Linoleum in 20 units 1500SF		\$25,000.00
ID0599	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$15,000.00
ID0600	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$23,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0601	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in 4 units, as needed		\$11,000.00
ID0612	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$27,134.00
ID0618	Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine))	Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets		\$20,000.00
	JOHN OHARA (PA037000003)			\$255,218.12
ID0591	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$11,000.00
ID0596	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$67,836.00
ID0607	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$15,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0608	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets		\$30,000.00
ID0613	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$27,134.00
ID0615	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (44) Electric Panels with upgraded electrical service		\$14,882.56
ID0616	Update Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Update Bathrooms @ Peacock replace sinks, faucets, cabinets		\$69,365.56
ID0619	Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets		\$20,000.00
	Subtotal of Estimated Cost			\$1,085,376.00