

Capital Fund Program - Five-Year Action Plan

Status: Submitted

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 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	LAUREL COURT APTS (PA037000002)	\$306,214.17	\$265,646.56	\$454,951.34	\$325,717.14	\$413,591.08
	LAUREL TERRACE (PA037000004)	\$352,546.73	\$282,577.34	\$389,784.66	\$346,085.74	\$309,144.92
	FAIRMOUNT (PA037000001)	\$243,041.00	\$370,690.00	\$278,426.00	\$330,375.00	\$378,426.00
	JOHN OHARA (PA037000003)	\$468,786.10	\$451,674.10	\$247,426.00	\$368,410.12	\$269,426.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL COURT APTS (PA037000002)			\$306,214.17
ID0426	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,548.17
ID0433	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0449	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
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)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0456	Furnace(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Repair Furnace as needed (1)		\$2,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0457	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 2 Water Meters Pits		\$42,000.00
ID0458	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 700 sq ft		\$10,000.00
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
ID0461	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows as needed		\$1,000.00
ID0499	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0503	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0507	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0671	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal		\$2,652.00
	LAUREL TERRACE (PA037000004)			\$352,546.73
ID0427	CFPP Debt Service(Loan Debt Obligation (9002))	To cover our CFPP Loan Obligation		\$81,918.11
ID0435	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0481	Replace Flooring Carpet & Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0482	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0486	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness		\$7,564.00
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 as needed		\$1,000.00
ID0493	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 1 Water Meters Pit		\$43,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0497	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$1,638.62
ID0501	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0505	Management Improvements(Management Improvement (1408)-Other)	Staff Training, Software upgrades		\$10,000.00
ID0509	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0510	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors , as needed		\$1,000.00
	FAIRMOUNT (PA037000001)			\$243,041.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2023			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0432	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0436	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0437	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0439	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors as needed		\$5,000.00
ID0441	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal		\$8,615.00
ID0445	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0447	Water Meters(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Replace 1 Water Meter Pits		\$42,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0498	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0502	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0506	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	JOHN OHARA (PA037000003)			\$468,786.10
ID0434	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0450	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0465	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0466	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0467	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at John O'Hara Roof at Michael Close. 30000 sq ft		\$209,000.00
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 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness		\$3,000.00
ID0472	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 10 smoke Detectors in units		\$2,000.00
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

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 3 Water Meters Pits		\$43,000.00
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		\$34,265.00
ID0504	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0508	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0511	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in units, as needed		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,370,588.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL COURT APTS (PA037000002)			\$265,646.56
ID0019	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,720.56
ID0048	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0199	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0522	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$25,000.00
ID0532	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$5,000.00
ID0534	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0537	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (10) Electric Panels with upgraded electrical service		\$2,500.00
ID0634	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0643	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	LAUREL TERRACE (PA037000004)			\$282,577.34
ID0023	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$82,151.34
ID0050	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0201	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0524	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$25,000.00
ID0531	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$5,000.00
ID0536	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0539	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (25) Electric Panels with upgraded electrical service		\$3,000.00
ID0641	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	JOHN OHARA (PA037000003)			\$451,674.10
ID0049	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0200	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
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)-Other,Dwelling Unit-Interior (1480)-Electrical)	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, software upgrades		\$25,000.00
ID0530	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0535	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0538	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (44) Electric Panels with upgraded electrical service		\$4,882.54
ID0644	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	FAIRMOUNT (PA037000001)			\$370,690.00
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		\$34,265.00
ID0521	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	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		\$5,000.00
ID0533	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0564	Operations(Operations (1406))	To cover operating costs		\$85,661.00
ID0633	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0642	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0682	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at Fairmont 30000 sq ft		\$158,264.00
	Subtotal of Estimated Cost			\$1,370,588.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL TERRACE (PA037000004)			\$389,784.66
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		\$50,000.00
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		\$85,661.00
ID0569	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0575	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
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 units as needed		\$25,000.00
ID0645	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	LAUREL COURT APTS (PA037000002)			\$454,951.34
ID0540	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,873.80

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0542	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00
ID0547	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0550	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
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 units as needed		\$21,000.00
ID0557	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0566	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0573	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$5,000.00
ID0580	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 1700 sq ft		\$29,990.54
ID0584	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$20,000.00
ID0636	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0648	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	FAIRMOUNT (PA037000001)			\$278,426.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$85,661.00
ID0551	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$5,000.00
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 units, as needed		\$1,000.00
ID0556	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0567	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0635	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0649	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	JOHN OHARA (PA037000003)			\$247,426.00
ID0544	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0548	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0568	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
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		\$5,000.00
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
ID0578	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0583	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL COURT APTS (PA037000002)			\$325,717.14
ID0587	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,290.14
ID0590	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$15,000.00
ID0595	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,662.00
ID0602	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0603	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (10) Electric Panels with upgraded electrical service		\$10,000.00
ID0609	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 35 smoke Detectors in units		\$12,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0610	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in units as needed		\$31,000.00
ID0611	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
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
ID0625	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0638	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0652	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	LAUREL TERRACE (PA037000004)			\$346,085.74

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0588	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$83,257.82
ID0592	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$15,000.00
ID0597	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,662.00
ID0599	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 Ranges & Refrigerators as needed		\$5,000.00
ID0606	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0614	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0621	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0628	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		\$34,400.92
ID0630	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 25 smoke Detectors in units		\$6,000.00
ID0650	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0683	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 000 sq ft		\$30,000.00
	FAIRMOUNT (PA037000001)			\$330,375.00
ID0589	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$15,000.00
ID0593	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,662.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0598	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0600	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 22 units, replace sinks, faucets, cabinets		\$50,000.00
ID0601	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in units, as needed		\$1,000.00
ID0612	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0618	Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets		\$30,000.00
ID0622	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 25 smoke Detectors in units		\$6,948.00
ID0627	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0637	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0653	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0684	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 (40). Replace faucets, sinks, cabinets		\$50,000.00
	JOHN OHARA (PA037000003)			\$368,410.12
ID0591	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$15,000.00
ID0596	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,662.00
ID0607	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 6000LF		\$25,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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		\$34,265.00
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 Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Update Bathrooms @ Peacock replace sinks, faucets, cabinets		\$75,100.56
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		\$30,000.00
ID0624	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0626	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	5	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL TERRACE (PA037000004)			\$309,144.92
ID0631	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0632	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0657	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0661	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0663	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in units, as needed		\$1,000.00
ID0666	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0673	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$81,399.80
ID0677	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$11,000.00
ID0681	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0696	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness		\$10,000.00
ID0705	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 50 smoke Detectors in units		\$5,000.00
ID0709	Siding/Soffit(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding)	Repair, replace where needed MC & LC		\$10,000.00
ID0710	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at John O'Hara Roof at Michael Close. 30000 sq ft		\$8,319.12

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL COURT APTS (PA037000002)			\$413,591.08
ID0639	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0655	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0658	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0664	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$5,000.00
ID0668	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in units, as needed		\$1,000.00
ID0672	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,165.08

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0675	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$10,000.00
ID0679	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0687	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0689	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0695	Thermostats(Dwelling Unit-Interior (1480)-Electrical)	Replace Thermostats in 30 units		\$10,000.00
ID0698	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness		\$10,000.00
ID0700	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed MC & LC		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0701	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 (30). Replace faucets, sinks, cabinets		\$75,000.00
ID0702	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Renovations to Bathrooms to upgrade 32 units, replace sinks, faucets, cabinets		\$50,000.00
ID0703	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 50 smoke Detectors in units		\$5,000.00
	FAIRMOUNT (PA037000001)			\$378,426.00
ID0640	Vehicle(Contract Administration (1480)-Other)	2019 Ford F250 Lease payment for MOD cord		\$5,000.00
ID0654	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
ID0659	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0662	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$5,000.00
ID0669	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in units, as needed		\$1,000.00
ID0674	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$15,000.00
ID0678	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0688	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0690	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00
ID0691	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 32 units, replace sinks, faucets, cabinets		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0693	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 (30). Replace faucets, sinks, cabinets		\$75,000.00
ID0694	Boiler Room(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Repairs needed to Boiler Room		\$25,000.00
ID0699	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness		\$10,000.00
ID0704	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 50 smoke Detectors in units		\$5,000.00
ID0707	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed MC & LC		\$10,000.00
	JOHN OHARA (PA037000003)			\$269,426.00
ID0656	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0660	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0665	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$5,000.00
ID0667	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in units, as needed		\$1,000.00
ID0676	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$11,000.00
ID0680	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0685	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0686	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,661.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0692	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 50 smoke Detectors in units		\$5,000.00
ID0697	Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness		\$10,000.00
ID0706	Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Renovations to Bathrooms to upgrade 32 units, replace sinks, faucets, cabinets		\$50,000.00
ID0708	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed MC & LC		\$10,000.00
	Subtotal of Estimated Cost			\$1,370,588.00