

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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	LAUREL COURT APTS (PA037000002)	\$265,847.12	\$392,800.34	\$325,717.14	\$413,591.08	\$414,675.18
	LAUREL TERRACE (PA037000004)	\$324,212.34	\$395,919.66	\$346,085.74	\$322,120.92	\$261,907.12
	JOHN OHARA (PA037000003)	\$221,943.54	\$268,561.00	\$368,410.12	\$269,426.00	\$276,209.70
	FAIRMOUNT (PA037000001)	\$571,561.00	\$326,283.00	\$343,351.00	\$378,426.00	\$430,772.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL COURT APTS (PA037000002)			\$265,847.12
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		\$86,472.00
ID0199	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0522	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
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		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0643	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$5,000.00
ID0728	Replace Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	generator needs to be relocated to outside of bldg, site work, retaining wall & generator		\$26,065.56
ID0729	Paving Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	1100 square yards x \$30/SY = \$33,000 paving parking lot Michael Close		\$33,000.00
	LAUREL TERRACE (PA037000004)			\$324,212.34
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		\$86,472.00
ID0201	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	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		\$10,000.00
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		\$5,000.00
ID0641	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$5,000.00
ID0738	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
ID0740	Replace Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	generator needs to be relocated to outside of bldg, site work, retaining wall & generator		\$20,000.00
ID0741	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	roundhouse roof replacement		\$25,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0742	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in units as needed		\$21,000.00
ID0743	Repoint & Seal bldg(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	repoint & seal bldg		\$10,000.00
ID0744	Sewer lines(Non-Dwelling Exterior (1480)-Other)	Individual bldg sewer lines		\$10,000.00
	JOHN OHARA (PA037000003)			\$221,943.54
ID0049	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$86,472.00
ID0200	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0514	Replace Heating Units(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace heating units at North 2nd		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0523	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0530	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$5,000.00
ID0535	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$5,000.00
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		\$5,000.00
ID0731	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler replacement & Boiler Room Ceiling Fireproofing		\$25,000.00
ID0735	Wood replacement(Dwelling Unit-Exterior (1480)-Other)	2nd street, T1-11 wood replacement on front & back of units		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2024			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0736	demolish 646(Dwelling Unit-Site Work (1480)-Other)	demolish or renovate 646 N 2nd st		\$25,000.00
ID0739	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in units, as needed with new security doors		\$1,000.00
	FAIRMOUNT (PA037000001)			\$571,561.00
ID0512	Replace Exhaust Fans(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace Exhaust Fans @ Fairmount \$800/unit x 50 units		\$40,000.00
ID0516	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0521	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0529	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Ranges & Refrigerators as needed		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0533	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$5,000.00
ID0564	Operations(Operations (1406))	To cover operating costs		\$86,472.00
ID0642	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$5,000.00
ID0682	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at Fairmont 30000 sq ft arch street 150 square x 3,333per square = \$500,000 shingles - 150 square x 650 per square = \$97,500		\$297,500.00
ID0719	Update Surveillance Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Update Surveillance Cameras Fairmont		\$10,000.00
ID0720	Paving Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	2200 square yards x \$30/SY = \$66,000 paving parking lot Arch street		\$30,000.00
ID0721	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (25) Electric Panels with upgraded electrical service		\$3,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL TERRACE (PA037000004)			\$395,919.66
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		\$86,472.00
ID0569	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0575	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		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)			\$392,800.34
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 2		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		\$86,472.00
ID0550	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$22,375.00
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		\$40,000.00
ID0555	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in units as needed		\$21,000.00
ID0566	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0573	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$10,000.00
ID0580	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Repair Roof at Michael Close. Replace shingles where needed 1700 sq ft		\$49,990.54
ID0584	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$20,000.00
ID0648	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	FAIRMOUNT (PA037000001)			\$326,283.00
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		\$86,472.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0551	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$15,000.00
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		\$22,722.00
ID0554	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in units, as needed		\$25,000.00
ID0556	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$25,000.00
ID0567	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
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 Barefield/ Arch Street. Replace shingles where needed 2700 sq ft		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0585	Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed 3000LF		\$20,000.00
ID0649	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	JOHN OHARA (PA037000003)			\$268,561.00
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		\$86,472.00
ID0568	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0574	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$10,000.00
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		\$30,000.00
ID0647	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	Subtotal of Estimated Cost			\$1,383,564.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 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		\$10,000.00
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 3 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
ID0652	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	LAUREL TERRACE (PA037000004)			\$346,085.74
ID0588	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$83,257.82

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 PA - \$5000 LT - \$5000		\$10,000.00
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
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 Patterson. Replace shingles where needed 10000 sq ft		\$30,000.00
	FAIRMOUNT (PA037000001)			\$343,351.00
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
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		\$62,976.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0601	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors in units, as needed		\$6,000.00
ID0612	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,265.00
ID0618	Kitchens(Dwelling Unit-Interior (1480)-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 at Barefield - \$30,000 Arch Street - \$50,000		\$80,000.00
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
ID0653	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	JOHN OHARA (PA037000003)			\$368,410.12

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
ID0629	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other)	Replace 25 smoke Detectors in units		\$6,000.00
ID0651	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
	Subtotal of Estimated Cost			\$1,383,564.00

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	LAUREL TERRACE (PA037000004)				\$322,120.92
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			\$13,976.00
ID0666	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed			\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 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)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Repair, replace where needed Roundhouse or LT		\$10,000.00
ID0710	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at John O'Hara Roof at Roundhouse. 30000 sq ft		\$8,319.12

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAIRMOUNT (PA037000001)			\$378,426.00
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
ID0662	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 20 Ranges & Refrigerators as needed		\$10,000.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
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

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0707	Siding/Soffit(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding)	Repair, replace where needed Barefield & Arch Street		\$10,000.00
	LAUREL COURT APTS (PA037000002)			\$413,591.08
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		\$10,000.00
ID0668	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Apt Doors in units, as needed		\$1,000.00
ID0672	CFPP Debt Service(Loan Debt Obligation (9002))	To cover our CFPP Loan Obligation		\$60,165.08

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		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 for John Ohara; Scattered sites		\$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				
4	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
	JOHN OHARA (PA037000003)			\$269,426.00
ID0656	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$17,500.00
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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
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

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
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 John O'Hara Scattered sites PK		\$10,000.00
	Subtotal of Estimated Cost			\$1,383,564.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LAUREL TERRACE (PA037000004)			\$261,907.12
ID0711	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$86,472.00
ID0712	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0714	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFPF Loan Obligation		\$80,846.12
ID0718	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0727	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0745	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (25) Electric Panels with upgraded electrical service		\$3,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0749	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$2,000.00
ID0754	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$10,000.00
ID0765	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$5,000.00
	LAUREL COURT APTS (PA037000002)			\$414,675.18
ID0713	CFFP Debt Service(Loan Debt Obligation (9002))	To cover our CFFP Loan Obligation		\$60,989.18
ID0716	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0725	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		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0730	Electric Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace (10) Electric Panels with upgraded electrical service		\$2,500.00
ID0747	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$2,000.00
ID0750	Replace Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	generator needs to be relocated to outside of bldg, site work, retaining wall & generator Laurel Court - \$200,000 Michael Close - \$73,935		\$173,935.00
ID0752	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$10,000.00
ID0760	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,662.00
ID0763	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0767	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FAIRMOUNT (PA037000001)			\$430,772.00
ID0715	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0724	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0733	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at Fairmont 30000 sq ft arch street 150 square x 3,333per square = \$500,000 shingles - 150 square x 650 per square = \$97,500		\$197,500.00
ID0746	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$2,000.00
ID0751	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$10,000.00
ID0755	Paving Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	2200 square yards x \$30/SY = \$66,000 paving parking lot Arch street		\$36,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0756	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler replacement & Boiler Room Ceiling Fireproofing		\$20,021.00
ID0761	Operations(Operations (1406))	CFP Funds to cover Operating Expenses		\$85,662.00
ID0764	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0768	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$5,000.00
	JOHN OHARA (PA037000003)			\$276,209.70
ID0717	Management Improvements(Management Improvement (1408)-Other)	Staff Training, software upgrades		\$10,000.00
ID0723	Replace Siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace T-111 with Dryvit at North 2nd		\$59,248.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0726	Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials		\$30,000.00
ID0732	Install Surveillance Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Install Surveillance Cameras @ Peacock and 2nd street		\$5,000.00
ID0737	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		\$9,711.70
ID0748	Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape)	Landscaping, Tree Trimming		\$2,000.00
ID0753	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 50 Ranges & Refrigerators as needed		\$10,000.00
ID0757	Boiler Replacement(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Boiler replacement & Boiler Room Ceiling Fireproofing		\$25,000.00
ID0759	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 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0762	Administration(Administration (1410)-Salaries)	Salaries & benefits of Staff that work on CFP Program		\$34,589.00
ID0766	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Fees & Costs of Architect		\$5,000.00
	Subtotal of Estimated Cost			\$1,383,564.00