

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 12/19/2019

Approved By: MURRAY, BRIAN

Part I: Summary						
PHA Name : Lorain Metropolitan Housing Authority			Locality (City/County & State)			
PHA Number: OH012			<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 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	AUTHORITY-WIDE	\$743,000.00	\$15,000.00	\$80,000.00	\$530,000.00	
	WILKES-VILLA (OH012000003)	\$901,304.00	\$781,781.00	\$778,381.00	\$973,450.00	\$811,781.00
	LEAVITT HOMES (OH012000001)	\$490,842.00	\$755,842.00	\$1,641,342.00	\$735,542.00	\$1,088,842.00
	LAKEVIEW PLAZA (OH012000002)	\$970,381.00	\$392,404.00	\$280,204.00	\$448,477.00	\$362,381.00
	OBERLIN HOMES (OH012000004)	\$357,539.00	\$1,523,039.00	\$688,139.00	\$780,597.00	\$992,062.00
	OBERLIN HOMES LIHTC (OH012000005)	\$17,424.00	\$12,424.00	\$12,424.00	\$12,424.00	\$225,424.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$743,000.00
ID0029	Management Improvements - Document Imaging blueprints/specs - COCC(Management Improvement (1408)-Other)	Management Improvements - Document Imaging blueprints/specs - COCC		\$15,000.00
ID0488	Security Improvements, Cameras, recorders, access control; COCC 1600/1604(Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Doors,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Administrative Building)	Security Improvements, Cameras, recorders, access control COCC 1600/1604		\$30,000.00
ID0491	Parking lots: resurface seal stripe; asphalt/concrete COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Parking lots: resurface seal stripe COCC 1600/1604 Kansas Ave.		\$395,000.00
ID0492	Roof/canopy replacement/improvements; gutters downspouts soffits skylights COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Roof/canopy replacement or improvements; gutters downspouts soffits skylights COCC		\$220,000.00
ID0493	HVAC replacement or improvements; COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC replacement or improvements; COCC 1600/1604 Kansas Ave. (NAWSD)		\$55,000.00
ID0494	Exterior brick replacement; tuck-point; seal; paint COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Exterior brick replacement; tuck-point; seal; paint COCC 1600/1604 Kansas Ave. (NAWSD)		\$28,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILKES-VILLA (OH012000003)			\$901,304.00
ID0045	Development Activities: AMP 3/OH12-03 Wilkes Villa, to include grant writing, predevelopment, and planning costs; Capital Fund Financing Program - Debt Service Payments(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	Development Activities: AMP 3/OH12-03 Wilkes Villa, to include grant writing, predevelopment, and planning costs;		\$250,000.00
ID0421	CFP Management Fee AMP 3 373 units(Administration (1410)-Other)	CFP Management Fee AMP 3 373 units		\$90,781.00
ID0433	Foundation, Slab, and Riverbank Slope Stabilization - AMP 3/OH12-6 Riverview Plaza - 1 Bldg - [Split with CFP 2018](Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Foundation, Slab, and Riverbank Slope Stabilization - AMP 3/OH12-6 Riverview Plaza - 1 Bldg - [Split with 2018]		\$100,000.00
ID0476	Management Improvements - Document Imaging blueprints/specs - AMP 3(Management Improvement (1408)-Other)	Management Improvements - Document Imaging blueprints/specs - AMP 3		\$15,000.00
ID0507	Development Activities: AMP 3/OH12-3 Wilkes Villa: Construct Prototype (1 bldg/3-4 units); includes predevelopment & planning costs; Capital Fund Financing Program - Debt Service Payments [split with CFP 2020](Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	Development Activities: AMP 3/OH12-3 Wilkes Villa, Construct Prototype 1 building/3-4 units; includes grant writing, pre-development, planning costs; Capital Fund Financing Program - Debt Service Payments [split with CFP 2020]		\$445,523.00
	LEAVITT HOMES (OH012000001)			\$490,842.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	1	2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0095	Site Security Lighting AMP 1/OH12-1 Leavitt Homes property-wide(Dwelling Unit-Exterior (1480)-Exterior Lighting,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Site Security Lighting AMP 1/OH12-1 Leavitt Homes property-wide		\$70,000.00
ID0106	Site Security Lighting AMP 1/OH12-2 Westview Terrace property wide(Dwelling Unit-Exterior (1480)-Exterior Lighting,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Site Security Lighting AMP 1/OH12-2 Westview Terrace property wide		\$65,000.00
ID0112	Replace exterior entrance doors; Install Keyless/fobbed entry AMP 1/OH 12-12 Westgate Apts 1 bldg/12 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Security)	Replace exterior entrance doors; Install Keyless Entry AMP 1/OH 12-12 Westgate Apts 1 bldg		\$20,000.00
ID0224	Install cameras & recording system (interior management building; exteriors property wide) AMP 1/OH12-1 Leavitt Homes(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install interior/exterior cameras and recording System AMP 1/OH12-1 Leavitt Homes property wide		\$100,000.00
ID0235	Install cameras & recording system (interior common areas, exterior property wide) AMP 1/OH12-2 Westview Terrace(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install interior/exterior cameras and recording system AMP 1/OH12-2 Westview Terrace property wide		\$90,000.00
ID0244	Install Intercom/remote door entry System AMP 1/OH12-12 Westgate Apts 1 bldg/12 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Security)	Install Intercom/remote door entry System AMP 1/OH12-12 Westgate Apts 1 bldg/12 units		\$8,000.00
ID0250	Install cameras & recording system (interior common areas, exterior) AMP 1/OH 12-12 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install cameras and recording system (interior common areas, exterior)AMP 1/OH 12-12 1 bldg		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0273	Upgrade Site Security Lighting: Halls, stairwells, common areas, exterior AMP 1/OH12-12 Westgate Apts 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 1/OH12-12 Westgate Apts 1 bldg		\$10,000.00
ID0413	CFP Management Fee AMP 1 361 units(Administration (1410)-Other)	CFP Management Fee AMP 1 361 units		\$87,842.00
ID0474	Management Improvements - Document Imaging blueprints/specs - AMP 1(Management Improvement (1408)-Other)	Management Improvements - Document Imaging blueprints/specs - AMP 1		\$15,000.00
	LAKEVIEW PLAZA (OH012000002)			\$970,381.00
ID0139	Commercial Kitchen/Community Cafeteria improvements AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Kitchens)	Modernize Community Kitchen/Cafe AMP 2/OH12-10 Lakeview Plaza 1 bldg/1 room		\$30,000.00
ID0223	Upgrade Site Security Lighting: Halls, stairwells, common areas, exterior AMP 2/OH12-5 Kennedy Plaza 9 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 2/OH12-5 Kennedy Plaza 9 bldgs		\$95,000.00
ID0259	Replace Entry Door System - accessibility improvements AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Replace Entry Door System ADA AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$22,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0263	Install cameras & recording system halls, stairwells, common areas, exteriors AMP 2/OH12-5 Kennedy Plaza 9 bldgs property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install cameras and recording system halls, stairwells, common areas, exteriors AMP 2/OH12-5 Kennedy Plaza 9 bldgs property wide		\$180,000.00
ID0417	CFP Management Fee AMP 2 396 units(Administration (1410)-Other)	CFP Management Fee AMP 2 396 units		\$96,381.00
ID0445	Intercom/remote door entry System AMP 2/OH12-5 Kennedy Plaza 143 units/offices/1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install Intercom/remote door entry System AMP 2/OH12-5 Kennedy Plaza 143 units/offices/1 bldg		\$12,000.00
ID0475	Management Improvements - Document Imaging blueprints/specs - AMP 2(Management Improvement (1408)-Other)	Management Improvements - Document Imaging blueprints/specs - AMP 2		\$15,000.00
ID0490	Electrical improvements: main panels/switches, panels in units/common areas; electric distribution; AMP 2/OH12-05 Kennedy Plaza 177 units/9 buildings [split with CFP 2018](Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Unit Sub-panels,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Site Work (1480)-Site Utilities)	Electrical improvements: main panels/switches, panels in units/common areas AMP 2/OH12-05 Kennedy Plaza 177 units/9 buildings		\$400,000.00
ID0496	Replace Underground Utilities (electric distribution) AMP 2/OH12-5 Kennedy Plaza 9 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Site Work (1480)-Site Utilities)	Replace Underground Utilities (electric distribution) AMP 2/OH12-5 Kennedy Plaza 9 bldgs		\$120,000.00
	OBERLIN HOMES (OH012000004)			\$357,539.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0425	CFP Management Fee AMP 4 254 units(Administration (1410)-Other)	CFP Management Fee AMP 4 254 units		\$62,539.00
ID0439	Development Activities: AMP 4/OH12-13/14 Southside Gardens, to include grant writing, predevelopment, and planning costs; Capital Fund Financing Program - Debt Service Payments(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit - Demolition (1480))	Development Activities: AMP 4/OH12-13/14 Southside Gardens, to include grant writing, predevelopment, and planning costs; Capital Fund Financing Program - Debt Service Payments		\$250,000.00
ID0477	Management Improvements - Document Imaging blueprints/specs - AMP 4(Management Improvement (1408)-Other)	Management Improvements - Document Imaging blueprints/specs - AMP 4		\$15,000.00
ID0495	Roof replacement & improvements; AMP 4/OH12-4 JF Oberlin Homes 1 bldg (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Roofs)	Roof replacement & improvements; AMP 4/OH12-4 JF Oberlin Homes 1 bldg		\$30,000.00
	OBERLIN HOMES LIHTC (OH012000005)			\$17,424.00
ID0429	CFP Management Fee AMP 5 51 units(Administration (1410)-Other)	CFP Management Fee AMP 5 51 units		\$12,424.00
ID0478	Management Improvements - Document Imaging blueprints/specs - AMP 5 (Management Improvement (1408)-Other)	Management Improvements - Document Imaging blueprints/specs - AMP 5		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILKES-VILLA (OH012000003)			\$781,781.00
ID0053	Parking Lot: Expand Pave Seal Stripe Fence AMP 3/OH12-6 Riverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete -	Parking Lot Improvements: Expand/Pave/Seal/Stripe/Fencing AMP 3/OH12-6 Riverview Plaza 1 bldg		\$200,000.00
ID0154	Site Security Lighting AMP 3/OH12-3 Wilkes Villa Property Wide(Dwelling Unit-Exterior (1480)-Exterior Lighting,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Site Security Lighting AMP 3/OH12-3 Wilkes Villa Property Wide		\$60,000.00
ID0163	Install A/C AMP 3/OH 12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Install A/C AMP 3/OH 12-320; 14 scattered site units		\$35,000.00
ID0164	Replace Furnaces AMP 3/OH 12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace Furnaces AMP 3/OH 12-320; 14 scattered site units		\$35,000.00
ID0165	Replace Hot Water Tanks AMP 3/OH 12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water Tanks AMP 3/OH 12-320; 14 scattered site units		\$21,000.00
ID0314	Development Activities: AMP 3/OH12-3 Wilkes Villa: Construct Prototype (1 bldg/3-4 units); includes predevelopment & planning costs; Capital Fund Financing Program - Debt Service Payments [split with CFP 2019](Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other)	Development Activities: AMP 3/OH12-3 Wilkes Villa, Construct Prototype 1 building/3-4 units; includes grant writing, pre-development, planning costs; Capital Fund Financing Program - Debt Service Payments [split with CFP 2019]		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0407	Transfer to Operations AMP 3 373 units(Operations (1406))	Transfer to Operations AMP 3 373 units		\$50,000.00
ID0422	CFP Management Fee AMP 3 373 units(Administration (1410)-Other)	CFP Management Fee AMP 3 373 units		\$90,781.00
ID0451	AMP3/OH12-03 Wilkes Villa Capital Fund Financing Program - Debt Service Payments(Debt Service Bond Payment-Paid by PHA (1501))	Capital Fund Financing Program - Debt Service Payments		\$125,000.00
ID0501	Management Improvements - paperless applications, recertifications, inspections - AMP 3(Management Improvement (1408)-System Improvements)	Management Improvements - paperless applications, recertifications, inspections - AMP 3		\$15,000.00
ID0506	Demolition AMP 3/OH12-3 Wilkes Villa - selected buildings as create development plan(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit - Demolition (1480))	Demolition AMP 3/OH12-3 Wilkes Villa - selected buildings as create development plan		\$100,000.00
	OBERLIN HOMES (OH012000004)			\$1,523,039.00
ID0054	Replace Interior/Exterior Doors in units and common areas AMP 4/OH12-11 Albright Terrace 4 bldgs/50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors)	Replace Interior/Exterior Doors in units and common areas AMP 4/OH12-11 Albright Terrace 4 bldgs/50 units		\$80,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0055	Replace Sliding Exterior Doors AMP 4/OH12-11 Albright Terrace 40 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Sliding Doors AMP 4/OH12-11 Albright Terrace 40 units		\$60,000.00
ID0056	Replace Patio/Porch Slabs AMP 4/OH12-11 Albright Terrace 30 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Other)	Replace Patio Slabs AMP 4/OH12-11 Albright Terrace 30 units		\$60,000.00
ID0079	Bathroom modernization AMP 4/OH12-4 JFO Hirise 51 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom modernization AMP 4/OH12-4 JFO Hirise 51 units		\$51,000.00
ID0080	Install Lightning Arrestor system on Hirise AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other)	Install Lightning Arrestor system on Hirise AMP 4/OH12-4 JFO 1 bldg		\$12,500.00
ID0081	Replace Exhaust Fans AMP 4/OH12-11 50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace Exhaust Fans AMP 4/OH12-11 50 units		\$5,000.00
ID0085	Electric Meter Base Replacement AMP 4/OH12-13/14 Southside Gardens 50 bldgs(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Electric Meter Base Replacement AMP 4/OH12-13/14 Southside Gardens 50 bldgs		\$216,000.00
ID0177	Replace A/C in Units AMP 4/OH12-4 JFO 2 buildings/2 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Replace A/C in Units AMP 4/OH12-4 JFO 2 buildings/2 units		\$3,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0186	Install Intercom/remote door entry System with Fobs AMP 4/OH12-11 Albright Terrace 50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install Intercom/remote door entry System AMP 4/OH12-11 Albright Terrace 50 units		\$20,000.00
ID0191	Site Security Lighting AMP 4/OH12-13/14 Southside Gardens Property Wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Site Security Lighting AMP 4/OH12-13/14 Southside Gardens Property Wide		\$60,000.00
ID0205	Install A/C AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Install A/C AMP 4/OH 12-420; 18 scattered site units		\$45,000.00
ID0207	Replace Hot Water Tanks AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water Tanks AMP 4/OH 12-420; 18 scattered site units		\$27,000.00
ID0212	Improve Site/Concrete Foundations AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Non-Dwelling Exterior (1480)-Foundation)	Improve Site/Concrete Foundations AMP 4/OH 12-21; 25 scattered site units		\$100,000.00
ID0214	Install A/C AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Install A/C AMP 4/OH 12-21; 25 scattered site units		\$50,000.00
ID0218	Replace Hot Water Tanks AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water Tanks AMP 4/OH 12-21; 25 scattered site units		\$37,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0354	Upgrade Site Security Lighting: Halls, stairwells, common areas, exterior AMP 4/OH12-4 JFO 1 bldg(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Lighting)	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 4/OH12-4 JFO 1 bldg		\$20,000.00
ID0366	Demolition AMP 4/OH12-13/14 Southside Gardens - selected buildings as create development plan(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit - Demolition (1480))	Demolition AMP 4/OH12-13/14 Southside Gardens - selected buildings as create development plan		\$100,000.00
ID0374	Replace domestic hot water and heating boilers/modernize boiler room AMP 4/OH12-11 Albright Terrace 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace domestic hot water and heating boilers/modernize boiler room AMP 4/OH12-11 Albright Terrace 1 bldg		\$80,000.00
ID0385	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 4/OH12-11 Albright Terrace 4 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 4/OH12-11 Albright Terrace 4 bldgs		\$15,000.00
ID0410	Transfer to Operations AMP 4 254 units(Operations (1406))	Transfer to Operations AMP 4 254 units		\$50,000.00
ID0426	CFP Management Fee AMP 4 254 units(Administration (1410)-Other)	CFP Management Fee AMP 4 254 units		\$62,539.00
ID0434	Kitchen Modernization AMP4/OH12-4 JFO 51 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen Modernization AMP4/OH12-4 JFO 51 units		\$51,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0440	Install Intercom/remote door entry System AMP 4/OH12-4 JFO 51 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install Intercom/remote door entry System AMP 4/OH12-4 JFO 51 units		\$10,000.00
ID0448	Install cameras and recording system halls, stairwells, common areas, exteriors AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install cameras and recording system halls, stairwells, common areas, exteriors AMP 4/OH12-4 JFO 1 bldg		\$40,000.00
ID0449	Install cameras and recording system halls, stairwells, common areas, exteriors AMP 4/OH12-11 Albright Terrace 4 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install cameras and recording system halls, stairwells, common areas, exteriors AMP 4/OH12-11 Albright Terrace 4 bldg		\$40,000.00
ID0454	AMP 4/OH12-13/14 Capital Fund Financing Program - Debt Service Payments(Debt Service Bond Payment-Paid by PHA (1501))	Capital Fund Financing Program - Debt Service Payments		\$100,000.00
ID0502	Management Improvements - paperless applications, recertifications, inspections - AMP 4(Management Improvement (1408)-System Improvements)	Management Improvements - paperless applications, recertifications, inspections - AMP 4		\$15,000.00
ID0503	Management Improvements - paperless applications, recertifications, inspections - AMP 5(Management Improvement (1408)-System Improvements)	Management Improvements - paperless applications, recertifications, inspections - AMP 5		\$5,000.00
ID0504	Replace Furnaces AMP 4/OH 12-420; 18 scattered site units(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical)	Replace Furnaces AMP 4/OH 12-420; 18 scattered site units		\$45,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0505	Replace Furnaces AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace Furnaces AMP 4/OH 12-21; 25 scattered site units		\$62,500.00
	LEAVITT HOMES (OH012000001)			\$755,842.00
ID0059	Parking Lot Resurface Seal Stripe AMP 1/OH12-12 Westgate Apts 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Parking Lot Resurface/Seal & Stripe Westgate Apts 1 bldg		\$30,000.00
ID0064	Remove/abate ACM Under Siding AMP 1/OH12-2 Westview Terrace 18 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding)	Exterior Renovations: Remove ACM Under Siding AMP 1/OH 12-2 Westview Terrace 18 bldgs		\$180,000.00
ID0097	A/C Installation AMP 1/OH12-1 Leavitt Homes 198 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	A/C Installation AMP 1/OH12-1 Leavitt Homes 198 units		\$198,000.00
ID0104	A/C Installation AMP1/OH12-2 Westview Terrace 143 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	A/C Installation AMP1/OH12-2 Westview Terrace 143 units		\$143,000.00
ID0108	Heating System improvements AMP 1/OH12-12 Westgate Apts 1 bldg/12 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating System Upgrade AMP 1/OH12-12 Westgate Apts 1 bldg		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0116	Install A/C units AMP 1/OH 12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Install A/C units AMP 1/OH 12-120; 8 scattered site units		\$20,000.00
ID0117	Replace Furnaces AMP 1/OH 12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace Furnaces AMP 1/OH 12-120; 8 scattered site units		\$20,000.00
ID0118	Replace Hot Water Tanks AMP 1/OH 12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water Tanks AMP 1/OH 12-120; 8 scattered site units		\$12,000.00
ID0414	CFP Management Fee AMP 1 361 units(Administration (1410)-Other)	CFP Management Fee AMP 1 361 units		\$87,842.00
ID0497	Domestic Hot Water System improvements AMP 1/OH12-12 Westgate Apts 1 bldg/12 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Domestic Hot Water System Upgrade AMP 1/OH12-12 Westgate Apts 1 bldg		\$25,000.00
ID0499	Management Improvements - paperless applications, recertifications, inspections - AMP 1(Management Improvement (1408)-System Improvements)	Management Improvements - paperless applications, recertifications, inspections - AMP 1		\$15,000.00
	LAKEVIEW PLAZA (OH012000002)			\$392,404.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0128	Commercial Kitchen/Community Cafeteria Improvements AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Kitchens)	Community Kitchen/Cafe Rehab AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$40,000.00
ID0135	504 Compliance Conversion: Combine Efficiencies into Accessible One Bedroom Accessible Units AMP 2/OH12-10 Lakeview Plaza 1 bldg (unit quantities TBD)(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance Conversion: Combine Efficiencies into Accessible One Bedroom Accessible Units AMP 2/OH12-10 Lakeview Plaza 1 bldg (unit quantities TBD)		\$126,023.00
ID0144	Install A/C AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Install A/C AMP 2/OH 12-220; 10 scattered site units		\$25,000.00
ID0145	Replace Furnaces AMP 2/OH 12-220; 10 scattered site units(Dwelling Unit-Interior (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Replace Furnaces AMP 2/OH 12-220; 10 scattered site units		\$25,000.00
ID0146	Replace Hot Water Tanks AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Replace Hot Water Tanks AMP 2/OH 12-220; 10 scattered site units		\$15,000.00
ID0404	Transfer to Operations AMP 2 396 units(Operations (1406))	Transfer to Operations AMP 2 396 units		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2020			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0418	CFP Management Fee AMP 2 396 units(Administration (1410)-Other)	CFP Management Fee AMP 2 396 units		\$96,381.00
ID0500	Management Improvements - paperless applications, recertifications, inspections - AMP 2(Management Improvement (1408)-System Improvements)	Management Improvements - paperless applications, recertifications, inspections - AMP 2		\$15,000.00
	OBERLIN HOMES LIHTC (OH012000005)			\$12,424.00
ID0430	CFP Management Fee AMP 5 51 units(Administration (1410)-Other)	CFP Management Fee AMP 5 51 units		\$12,424.00
	AUTHORITY-WIDE (NAWASD)			\$15,000.00
ID0498	Management Improvements - paperless applications, recertifications, inspections - COCC(Management Improvement (1408)-System Improvements)	Management Improvements - paperless applications, recertifications, inspections - COCC		\$15,000.00
	Subtotal of Estimated Cost			\$3,480,490.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$80,000.00
ID0035	Management Improvements Agency Wide - computer system improvements(Management Improvement (1408)-System Improvements)	Management Improvements Agency Wide - computer system improvements		\$80,000.00
	WILKES-VILLA (OH012000003)			\$778,381.00
ID0046	Development Activities: AMP 3/OH12-03 Wilkes Villa, to include grant writing, predevelopment, and planning costs; Capital Fund Financing Program - Debt Service Payments(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit - Demolition (1480),Contract Administration (1480)-Other Fees and Costs)	Development Activities: AMP 3/OH12-03 Wilkes Villa, to include grant writing, predevelopment, and planning costs;		\$125,000.00
ID0073	Replace Windows AMP 3/OH 12-3 Wilkes Villa 174 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Replace Windows AMP 3/OH 12-3 Wilkes Villa 174 units		\$270,000.00
ID0151	Storm Sewer Drainage Replacement in Existing Trenches AMP 3/OH12-3 Wilkes Villa Property Wide(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Storm Drainage)	Storm Sewer Drainage Replacement in Existing Trenches AMP 3/OH12-3 Wilkes Villa Property Wide		\$24,000.00
ID0152	Replace Refrigerators-Energy Efficient AMP 3/OH12-3 Wilkes Villa 174 units(Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators-Energy Efficient AMP 3/OH12-3 Wilkes Villa 174 units		\$17,400.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0153	Landscaping: Tree & Shrub Removal & Replacement AMP 3/OH12-3 Wilkes Villa Property Wide(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping: Tree & Shrub Removal & Replacement AMP 3/OH12-3 Wilkes Villa Property Wide		\$15,000.00
ID0155	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 3/OH12-3 Wilkes Villa Property Wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 3/OH12-3 Wilkes Villa Property Wide		\$24,000.00
ID0158	Kitchen Modernization AMP 3/OH12-6 Riverview Plaza 180 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Kitchens)	Kitchen Modernization AMP 3/OH12-6 Riverview Plaza 180 units		\$18,000.00
ID0159	504 Compliance-Accessible Sidewalks/Parking Areas AMP 3/OH12-6 Riverview Plaza Property Wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas AMP 3/OH12-6 Riverview Plaza Property Wide		\$4,000.00
ID0160	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 3/OH12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing)	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 3/OH12-320; 14 scattered site units		\$5,600.00
ID0162	Exterior & Interior Door Replacement AMP 3/OH 12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors)	Exterior & Interior Door Replacement AMP 3/OH 12-320; 14 scattered site units		\$1,400.00
ID0166	Landscaping/Grading/Drainage Improvements AMP 3/OH 12-320; 14 scattered site units(Non-Dwelling Site Work (1480)-Landscape,Contract Administration (1480)-Other Fees and Costs)	Landscaping/Grading/Drainage Improvements AMP 3/OH 12-320; 14 scattered site units		\$1,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0167	Landscaping: Tree & Shrub Removal & Replacement AMP 3/OH 12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping: Tree & Shrub Removal & Replacement AMP 3/OH 12-320; 14 scattered site units		\$1,400.00
ID0168	Replace Garage Doors AMP 3/OH 12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Doors)	Replace Garage Doors AMP 3/OH 12-320; 14 scattered site units		\$1,400.00
ID0169	Landscaping/Grading/Drainage Improvements AMP 3/OH 12-22; 2 scattered site units(Non-Dwelling Site Work (1480)-Landscape,Contract Administration (1480)-Other Fees and Costs)	Landscaping/Grading/Drainage Improvements AMP 3/OH 12-22; 2 scattered site units		\$1,000.00
ID0170	Landscaping/Grading/Drainage Improvements AMP 3/OH 12-25; 3 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping/Grading/Drainage Improvements AMP 3/OH 12-25; 3 scattered site units		\$1,000.00
ID0171	Waterproof Foundation Walls AMP 3/OH 12-25; 3 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Foundation)	Waterproof Foundation Walls AMP 3/OH 12-25; 3 scattered site units		\$1,000.00
ID0172	Electrical Upgrades AMP 3/OH 12-25; 3 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical)	Electrical Upgrades AMP 3/OH 12-25; 3 scattered site units		\$1,000.00
ID0408	Transfer to Operations AMP 3 373 units(Operations (1406))	Transfer to Operations AMP 3 373 units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0423	CFP Management Fee AMP 3 373 units(Administration (1410)-Other)	CFP Management Fee AMP 3 373 units		\$90,781.00
ID0452	AMP3/OH12-03 Wilkes Villa Capital Fund Financing Program - Debt Service Payments(Debt Service Bond Payment-Paid by PHA (1501))	Capital Fund Financing Program - Debt Service Payments		\$125,000.00
	LEAVITT HOMES (OH012000001)			\$1,641,342.00
ID0061	Exterior improvements: siding, tuckpoint, replace/seal brick, paint/caulk, porch columns AMP 1/OH12-2 Westview Terrace 40 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)	Exterior improvements: replace siding, tuckpoint & seal brick AMP 1/OH12-2 Westview Terrace 40 bldgs		\$600,000.00
ID0063	Sanitary Sewer Replacement in Existing Trench AMP 1/OH12-2 Westview Terrace - entire property(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Site Work (1480)-Site Utilities,Contract Administration (1480)-Other Fees and Costs)	Sanitary Sewer Replacement in Existing Trench AMP 1/OH12-2 Westview Terrace - entire property		\$230,000.00
ID0093	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements; AMP 1/OH12-1 Leavitt Homes property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements; AMP 1/OH12-1 Leavitt Homes property wide		\$50,000.00
ID0096	Kitchen Rehabilitation AMP 1/OH12-1 Leavitt Homes 198 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen Rehabilitation AMP 1/OH12-1 Leavitt Homes 198 units		\$60,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0098	Landscaping improvements: Tree & Shrub Removal & Replacement AMP 1/OH12-1 Leavitt Homes Property Wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	Landscaping improvements: Tree & Shrub Removal & Replacement AMP 1/OH12-1 Leavitt Homes Property Wide		\$25,000.00
ID0099	Floor covering replacement - AMP1/OH12-1 Leavitt Homes 198 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building)	Floor covering replacement - AMP1/OH12-1 Leavitt Homes 198 units		\$99,000.00
ID0100	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements AMP 1/OH12-2 Westview Terrace property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements AMP 1/OH12-2 Westview Terrace property wide		\$25,000.00
ID0101	Kitchen Modernization AMP 1/OH12-2 Westview Terrace 143 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Kitchen Modernization AMP 1/OH12-2 Westview Terrace 143 units		\$50,000.00
ID0103	Laundry Room Improvements AMP1/OH12-2 Westview Terrace Community Building(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Laundry Areas)	Laundry Room Improvements AMP1/OH12-2 Westview Terrace Community Building		\$12,000.00
ID0105	Landscaping: Tree & Shrub Removal & Replacement AMP 1/OH 12-2 Westview Terrace Property Wide(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping: Tree & Shrub Removal & Replacement AMP 1/OH 12-2 Westview Terrace Property Wide		\$25,000.00
ID0109	Replace balconies/doors/windows AMP 1/OH12-12 Westgate Apts 12 units(Non-Dwelling Exterior (1480)-Windows,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors)	Replace balconies/doors/windows AMP 1/OH12-12 Westgate Apts 12 units		\$24,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0110	Bathroom Upgrades: Plumbing, Tub, Surround, Toilet, Sink, Vanity, Medicine Cabinet & Flooring AMP 1/OH12-12 Westgate Apts 12 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Bathroom Upgrades: Plumbing, Tub, Surround, Toilet, Sink, Vanity, Medicine Cabinet & Flooring AMP 1/OH12-12 Westgate Apts 12 units		\$12,000.00
ID0111	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements AMP 1/OH12-12 Westgate Apts property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements AMP 1/OH12-12 Westgate Apts property wide		\$1,000.00
ID0113	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 1/OH12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing)	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 1/OH12-120; 8 scattered site units		\$3,200.00
ID0115	Exterior & Interior Doors Replacement AMP 1/OH12-120; 8 scattered sites(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors)	Exterior & Interior Doors Replacement AMP 1/OH12-120; 8 scattered sites		\$1,000.00
ID0119	Landscaping/Grading/drainage improvements AMP 1/OH 12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping/Grading/drainage improvements AMP 1/OH 12-120; 8 scattered site units		\$1,000.00
ID0120	Landscaping: Tree & Shrub Removal & Replacement AMP 1/OH 12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping: Tree & Shrub Removal & Replacement AMP 1/OH 12-120; 8 scattered site units		\$1,000.00
ID0121	Driveway & Sidewalk Replacement/Resurface AMP 1/OH 12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Driveway & Sidewalk Replacement/Resurface AMP 1/OH 12-120; 8 scattered site units		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0122	Replace Garage Doors AMP 1/OH 12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Doors)	Replace Garage Doors AMP 1/OH 12-120; 8 scattered site units		\$800.00
ID0415	CFP Management Fee AMP 1 361 units(Administration (1410)-Other)	CFP Management Fee AMP 1 361 units		\$87,842.00
ID0437	Window Replacement AMP 1/OH12-02 Westview Terrace 143 Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Window Replacement AMP 1/OH12-02 Westview Terrace 143 Units		\$332,500.00
	LAKEVIEW PLAZA (OH012000002)			\$280,204.00
ID0124	Balcony Improvements AMP 2/OH12-5 Kennedy Plaza 1 bldg/ 9 floors(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Balconies and Railings)	Balcony Improvements AMP 2/OH12-5 Kennedy Plaza 1 bldg/ 9 floors		\$2,700.00
ID0125	Replace Flooring Units & Hallways AMP 2/OH12-5 Kennedy Plaza 1 bldg/ 10 floors(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Non-Dwelling Interior (1480)-Common Area Flooring)	Replace Flooring Units & Hallways AMP 2/OH12-5 Kennedy Plaza 1 bldg/ 10 floors		\$17,840.00
ID0126	Handrail Replacement AMP 2/OH12-5 Kennedy Plaza 1 bldg/ 10 floors(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Other)	Handrail Replacement AMP 2/OH12-5 Kennedy Plaza 1 bldg/ 10 floors		\$2,160.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0127	Replace A/C in Units & Common Areas AMP 2/OH12-5 Kennedy Plaza 143 units/1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Other)	Replace A/C in Units & Common Areas AMP 2/OH12-5 Kennedy Plaza 143 units/1 bldg		\$5,000.00
ID0129	Lobby Refurbishment AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)	Lobby Refurbishment AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$32,000.00
ID0130	Exterior Improvements tuck point/paint AMP 2/OH12-5 Kennedy Plaza 32 cottage units(Non-Dwelling Exterior (1480)-Doors,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits)	Exterior Improvements tuck point/paint AMP 2/OH12-5 Kennedy Plaza 32 cottage units		\$16,000.00
ID0131	AMP Office/Maintenance Shop Modernization accessibility AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	AMP Office/Maintenance Shop Modernization accessibility AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$1,873.00
ID0132	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements AMP 2/OH12-5 Kennedy Plaza property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas/Accessible Common Area Improvements AMP 2/OH12-5 Kennedy Plaza property wide		\$10,000.00
ID0134	Floor Covering Replacement - Units & Hallways AMP 2/OH12-10 Lakeview Plaza 209 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Non-Dwelling Interior (1480)-Common Area Flooring)	Floor Covering Replacement - Units & Hallways AMP 2/OH12-10 Lakeview Plaza 209 units		\$26,650.00
ID0136	Upgrade Storm/Sanitary Sewers in Existing Trenches AMP 2/OH12-10 Lakeview Plaza 1 bldg (Non-Dwelling Site Work (1480)-Storm Drainage,Contract Administration (1480)-Other Fees and Costs)	Upgrade Storm/Sanitary Sewers in Existing Trenches AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$1,200.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0138	Laundry Room Upgrades AMP 2/OH12-10 Lakeview Plaza 1 bldg/1 room(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Laundry Areas)	Laundry Room Upgrades AMP 2/OH12-10 Lakeview Plaza 1 bldg/1 room		\$4,000.00
ID0140	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 2/OH12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing)	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 2/OH12-220; 10 scattered site units		\$4,000.00
ID0143	Exterior & Interior Door Replacement AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors)	Exterior & Interior Door Replacement AMP 2/OH 12-220; 10 scattered site units		\$1,000.00
ID0147	Landscaping/Grading/Drainage Improvements AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping/Grading/Drainage Improvements AMP 2/OH 12-220; 10 scattered site units		\$1,000.00
ID0148	Landscaping: Tree & Shrub Removal & Replacement AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping: Tree & Shrub Removal & Replacement AMP 2/OH 12-220; 10 scattered site units		\$1,200.00
ID0149	Driveway & Sidewalk Replacement/Resurface AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Driveway & Sidewalk Replacement/Resurface AMP 2/OH 12-220; 10 scattered site units		\$1,200.00
ID0150	Replace Garage Doors AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Doors)	Replace Garage Doors AMP 2/OH 12-220; 10 scattered site units		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0176	Site Improvements: Grading, Resurface Pavement, Drainage in Existing Trench AMP 4/OH12-4 JFO Property Wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage,Contract Administration (1480)-Other Fees and Costs)	Site Improvements: Grading, Resurface Pavement, Drainage in Existing Trench AMP 4/OH12-4 JFO Property Wide		\$6,000.00
ID0179	Replace Unit Entry Doors AMP 4/OH12-4 JFO 51 units (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Unit Entry Doors AMP 4/OH12-4 JFO 51 units		\$2,800.00
ID0180	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 4/OH12-4 JFO Property Wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 4/OH12-4 JFO Property Wide		\$2,000.00
ID0181	Kitchen Modernization AMP 4/OH12-4 JFO 51 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Kitchens)	Kitchen Modernization AMP 4/OH12-4 JFO 51 units		\$5,100.00
ID0182	AMP Office/Maintenance Shop Modernization Kitchen Modernization AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	AMP Office/Maintenance Shop Modernization Kitchen Modernization AMP 4/OH12-4 JFO 1 bldg		\$2,000.00
ID0185	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 4/OH12-11 Albright Terrace property wide(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping)	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 4/OH12-11 Albright Terrace property wide		\$2,000.00
ID0187	Install Piping Insulation in attic spaces AMP 4/OH12-11 Albright Terrace 4 bldgs(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Contract Administration (1480)-Other Fees and Costs)	Install Piping Insulation in attic spaces AMP 4/OH12-11 Albright Terrace 4 bldgs		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0188	Kitchen modernization AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization AMP 4/OH12-13/14 Southside Gardens 108 units		\$27,600.00
ID0189	Basement/Foundations waterproofing AMP 4/OH12-13/14 Southside Gardens 50 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Foundations)	Basement/Foundations waterproofing AMP 4/OH12-13/14 Southside Gardens 50 bldgs		\$50,000.00
ID0190	Exterior Upgrades: Replace siding AMP 4/OH12-13/14 Southside Gardens 50 bldgs(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)	Exterior Upgrades: Replace siding AMP 4/OH12-13/14 Southside Gardens 50 bldgs		\$40,000.00
ID0192	Replace flooring AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring AMP 4/OH12-13/14 Southside Gardens 108 units		\$40,000.00
ID0193	AMP Office/Maintenance Modernization AMP 4/OH12-13/14 Southside Gardens 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	AMP Office/Maintenance Modernization AMP 4/OH12-13/14 Southside Gardens 1 bldg		\$4,000.00
ID0194	Expand Existing Maintenance Garage for AMP Equipment AMP 4/OH12-13/14 Southside Gardens 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Shop)	Expand Existing Maintenance Garage for AMP Equipment AMP 4/OH12-13/14 Southside Gardens 1 bldg		\$10,000.00
ID0198	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 4/OH12-13/14 Southside Gardens property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements AMP 4/OH12-13/14 Southside Gardens property wide		\$2,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0199	Bathroom modernization AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom modernization AMP 4/OH12-13/14 Southside Gardens 108 units		\$54,000.00
ID0200	Storm water Drainage improvements using Existing Trench/Grading/Tie in Downspouts AMP 4/OH12-13/14 Southside Gardens 50 bldgs(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Site Work (1480)-Storm Drainage)	Storm water Drainage improvements using Existing Trench/Grading/Tie in Downspouts AMP 4/OH12-13/14 Southside Gardens 50 bldgs		\$25,000.00
ID0202	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 4/OH12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing)	Exterior Improvements: Siding, Painting, Tuckpoint, Brick Seal AMP 4/OH12-420; 18 scattered site units		\$7,200.00
ID0204	Replace Stoves AMP 4/OH 12-420; 18 scattered site units(Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 4/OH 12-420; 18 scattered site units		\$1,800.00
ID0206	Exterior/Interior Door Replacement AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors)	Exterior/Interior Door Replacement AMP 4/OH 12-420; 18 scattered site units		\$1,800.00
ID0208	Landscaping/Grading/Drainage Improvements AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping/Grading/Drainage Improvements AMP 4/OH 12-420; 18 scattered site units		\$1,800.00
ID0209	Landscaping: Tree & Shrub Removal & Replacement AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Landscape)	Landscaping: Tree & Shrub Removal & Replacement AMP 4/OH 12-420; 18 scattered site units		\$1,800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0210	Driveway & Sidewalk Replacement/Resurface AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Driveway & Sidewalk Replacement/Resurface AMP 4/OH 12-420; 18 scattered site units		\$1,800.00
ID0211	Replace Garage Doors AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Doors)	Replace Garage Doors AMP 4/OH 12-420; 18 scattered site units		\$1,800.00
ID0217	Exterior Repairs: Siding, Painting, Tuckpoint, Brick Seal AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Tuck Pointing)	Exterior Repairs: Siding, Painting, Tuckpoint, Brick Seal AMP 4/OH 12-21; 25 scattered site units		\$10,000.00
ID0219	Replace Stoves AMP 4/OH 12-21; 25 scattered site units(Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 4/OH 12-21; 25 scattered site units		\$5,000.00
ID0220	Replace Garage Doors AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Doors)	Replace Garage Doors AMP 4/OH 12-21; 25 scattered site units		\$2,500.00
ID0221	Exterior/Interior Door Replacement AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors)	Exterior/Interior Door Replacement AMP 4/OH 12-21; 25 scattered site units		\$5,000.00
ID0411	Transfer to Operations AMP 4 254 units(Operations (1406))	Transfer to Operations AMP 4 254 units		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2021			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0427	CFP Management Fee AMP 4 254 units(Administration (1410)-Other)	CFP Management Fee AMP 4 254 units		\$62,539.00
ID0438	Development Activities: AMP 4/OH12-13/14 Southside Gardens, to include grant writing, predevelopment, and planning costs; Capital Fund Financing Program - Debt Service Payments(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit - Demolition (1480))	Development Activities: AMP 4/OH12-13/14 Southside Gardens, to include grant writing, predevelopment, and planning costs;		\$125,000.00
ID0453	AMP 4/OH12-13/14 Capital Fund Financing Program - Debt Service Payments(Debt Service Bond Payment-Paid by PHA (1501))	Capital Fund Financing Program - Debt Service Payments		\$125,000.00
	OBERLIN HOMES LIHTC (OH012000005)			\$12,424.00
ID0431	CFP Management Fee AMP 5 51 units(Administration (1410)-Other)	CFP Management Fee AMP 5 51 units		\$12,424.00
	Subtotal of Estimated Cost			\$3,480,490.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$530,000.00
ID0036	Management Improvements Security Improvements COCC(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Management Improvements Security Improvements COCC		\$30,000.00
ID0047	Capital Fund Financing 2022(Debt Service Bond Payment-Paid by PHA (1501))	Capital Fund Financing-Debt Service		\$500,000.00
	LEAVITT HOMES (OH012000001)			\$735,542.00
ID0057	Insulate Common Walls/Fire stops AMP 1/OH12-1 Leavitt Homes 198 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other)	Insulate Common Walls/Fire stops AMP 1/OH12-1 Leavitt Homes 198 units		\$50,000.00
ID0060	Insulate Common Walls/Fire Walls AMP 1/OH12-2 Westview Terrace 143 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other)	Insulate Common Walls/Fire Walls AMP 1/OH12-2 Westview Terrace 143 units		\$30,000.00
ID0065	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 1/OH12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 1/OH12-120; 8 scattered site units		\$2,400.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	Floor Covering Replacement AMP 1/OH12-120 8 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor Covering Replacement AMP 1/OH12-120 8 Scattered Site Units		\$3,000.00
ID0067	Concrete install in Crawl Space AMP 1/OH12-120 8 Scattered Site Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Concrete install in Crawl Space AMP 1/OH12-120 8 Scattered Site Units		\$3,600.00
ID0222	Replace Utility Room Doors AMP 1/OH12-1 Leavitt Homes 198 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Interior Doors)	Replace Utility Room Doors AMP 1/OH12-1 Leavitt Homes 198 units		\$4,900.00
ID0225	Install Emergency Generator for Management Office AMP 1/OH12-1 Leavitt Homes (Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Emergency Generator for Management Office AMP 1/OH12-1 Leavitt Homes		\$15,000.00
ID0226	Replace Underground Utilities (water and gas supply lines) AMP 1/OH12-1 Leavitt Homes 198 units + 1 management building(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Site Utilities)	Replace Underground Utilities (water and gas supply lines) AMP 1/OH12-1 Leavitt Homes 198 units + 1 management building		\$19,900.00
ID0227	Enlarge management office parking lot AMP 1/OH12-1 Leavitt Homes 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Enlarge management office parking lot AMP 1/OH12-1 Leavitt Homes 1 bldg		\$40,000.00
ID0228	Stucco finish clean/patch/recoat AMP 1/OH12-1 Leavitt Homes 45 bldgs(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking)	Stucco finish clean/patch/recoat AMP 1/OH12-1 Leavitt Homes 45 bldgs		\$45,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0229	Replace Sanitary Sewers in Existing Trenches AMP 1/OH12-1 Leavitt Homes Property Wide (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Site Work (1480)-Site Utilities)	Replace Sanitary Sewers in Existing Trenches AMP 1/OH12-1 Leavitt Homes Property Wide		\$50,000.00
ID0230	Brick Tuck-point, Clean, & Seal AMP 1/OH12-1 Leavitt Homes 61 bldgs(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Brick Tuck-point, Clean, & Seal AMP 1/OH12-1 Leavitt Homes 61 bldgs		\$61,000.00
ID0232	Interior/Exterior lighting energy efficient (LED) AMP 1/OH12-1 Leavitt Homes 198 units(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Upgrade interior/exterior lighting energy efficient (LED) AMP 1/OH12-1 Leavitt Homes 198 units		\$1,000.00
ID0233	Replace Gas Stoves AMP 1/OH12-1 Leavitt Homes 198 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Gas Stoves AMP 1/OH12-1 Leavitt Homes 198 units		\$19,800.00
ID0234	Replace Exterior Doors Front & Back AMP 2/OH012-2 Westview Terrace 143 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Exterior Doors Front & Back AMP 2/OH012-2 Westview Terrace 143 units		\$14,300.00
ID0236	Install Emergency Generator for Community Building AMP 1/OH12-2 Westview Terrace 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Emergency Generator for Community Building AMP 1/OH12-2 Westview Terrace 1 bldg		\$15,000.00
ID0237	Replace Underground Utilities (water and gas supply lines) AMP 1/OH12-2 Westview Terrace property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Site Utilities)	Replace Underground Utilities (water and gas supply lines) AMP 1/OH12-2 Westview Terrace property wide		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0238	Replace Roofs/gutters/downspouts AMP 1/OH12-2 Westview Terrace property wide 40 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace Roofs/gutters/downspouts AMP 1/OH12-2 Westview Terrace property wide 40 buildings		\$200,000.00
ID0240	Interior/Exterior Lighting Energy Efficient (LED) AMP 1/OH12-2 Westview Terrace 143 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Interior/Exterior Lighting Energy Efficient (LED or similar) AMP 1/OH12-2 Westview Terrace 143 units		\$1,000.00
ID0241	Replace Gas Stoves AMP 1/OH12-2 Westview Terrace 143 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Gas Stoves AMP 1/OH12-2 Westview Terrace 143 units		\$14,300.00
ID0242	Install Emergency Generator AMP 1/OH12-12 Westgate Apts 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Emergency Generator AMP 1/OH12-12 Westgate Apts 1 bldg		\$10,000.00
ID0243	Replace Roof AMP 1/OH12-12 Westgate Apts 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Roofs)	Replace Roof AMP 1/OH12-12 Westgate Apts 1 bldg		\$15,000.00
ID0247	Interior/Exterior Lighting Energy Efficient (LED) AMP 1/OH12-12 12 units(Dwelling Unit-Site Work (1480)-Lighting,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Other)	Upgrade Interior/Exterior Lighting Energy Efficient (LED or similar) AMP 1/OH12-12 12 units		\$1,000.00
ID0249	Landscaping/Grading/drainage improvements in existing trenches AMP 1/OH 12-12 1 bldg(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Storm Drainage,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Landscaping/Grading/drainage improvements in existing trenches AMP 1/OH 12-12 1 bldg		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0251	Replace Stoves AMP 1/OH 12-12 12 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 1/OH 12-12 12 units		\$6,000.00
ID0252	Fence Replacement AMP 1/OH12-120 8 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Fencing)	Fence Replacement AMP 1/OH12-120 8 Scattered Site Units		\$800.00
ID0253	Roof Vent Replacement AMP 1/OH12-120 8 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Roof Vent Replacement AMP 1/OH12-120 8 Scattered Site Units		\$800.00
ID0255	Front Porch: Paint/Replace Wood AMP 1/OH12-120 8 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Front Porch: Paint/Replace Wood AMP 1/OH12-120 8 Scattered Site Units		\$800.00
ID0256	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement AMP 1/OH12-120 8 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement AMP 1/OH12-120 8 Scattered Site Units		\$800.00
ID0257	Interior/Exterior Lighting Energy Efficient (LED) AMP 1/OH12-120 8 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior/Exterior Lighting Energy Efficient (LED or similar) AMP 1/OH12-120 8 Scattered Site Units		\$500.00
ID0258	Replace Gas Stoves AMP 1/OH12-120 8 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Gas Stoves AMP 1/OH12-120 8 Scattered Site Units		\$800.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0416	CFP Management Fee AMP 1 361 units(Administration (1410)-Other)	CFP Management Fee AMP 1 361 units		\$87,842.00
	LAKEVIEW PLAZA (OH012000002)			\$448,477.00
ID0068	Replace Bathroom Exhaust Fans- AMP 2/OH12-5 Kennedy Plaza; 32 Cottages(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace Bathroom Exhaust Fans- AMP 2/OH12-5 Kennedy Plaza; 32 Cottages		\$4,800.00
ID0070	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 2/OH12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 2/OH12-220; 10 scattered site units		\$3,000.00
ID0071	Floor covering replacement AMP 2/OH12-220 10 Scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor covering replacement AMP 2/OH12-220 10 Scattered site units		\$3,750.00
ID0072	Concrete install in Crawl Space AMP 2/OH12-220 10 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Other)	Concrete install in Crawl Space AMP 2/OH12-220 10 Scattered Site Units		\$4,500.00
ID0260	Inspect/Repair 10-story high rise building exterior AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Inspect/Repair 10-story high rise exterior AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0261	Alternative Energy Source: Roof top solar power or wind turbine AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other)	Alternative Energy Source: Roof top solar power or wind turbine AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$17,500.00
ID0262	Construct Smoking Shelter AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other)	Construct Smoking Shelter AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$1,000.00
ID0264	Replace Windows and/or failed panes AMP 2/OH12-5 Kennedy Plaza 177 units + common areas(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Windows)	Replace Windows and/or failed panes AMP 2/OH12-5 Kennedy Plaza 177 units + common areas		\$17,700.00
ID0265	Replace Underground Utilities (gas, water, electric supply) AMP 2/OH12-5 Kennedy Plaza 177 8 bldgs 32 Cottages(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Site Utilities)	Replace Underground Utilities (gas, water, electric supply) AMP 2/OH12-5 Kennedy Plaza 177 8 bldgs 32 Cottages		\$32,000.00
ID0266	Install Gas Chillers/Duct Work Hirise AMP 2/OH12-5 Kennedy Plaza 143 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Install Gas Chillers/Duct Work Hirise AMP 2/OH12-5 Kennedy Plaza 143 units		\$14,000.00
ID0267	Replace Air Handlers AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Air Handlers AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$5,000.00
ID0268	Abate ACMs Popcorn Ceilings, Pipe Coverings, Flooring & Mastic Replace AMP 2/OH12-5 Kennedy Plaza 9 bldgs/177 units + common areas(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Abate ACMs Popcorn Ceilings, Pipe Coverings, Flooring & Mastic Replace AMP 2/OH12-5 Kennedy Plaza 9 bldgs/177 units + common areas		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0269	Seal & Stripe Blacktop AMP 2/OH12-5 Kennedy Plaza 3 parking lots(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Seal & Stripe Blacktop AMP 2/OH12-5 Kennedy Plaza 3 parking lots		\$7,222.00
ID0270	Maintenance Area-Install Employee Locker room Bathroom/Shower AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Shop)	Maintenance Area-Install Employee Locker room Bathroom/Shower AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$1,000.00
ID0271	Replace Cottage Boilers/Water heaters AMP 2/OH12-5 Kennedy Plaza 8 bldgs(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Cottage Boilers/water heaters AMP 2/OH12-5 Kennedy Plaza 8 bldgs		\$36,000.00
ID0275	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 2/OH12-5 Kennedy Plaza 9 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 2/OH12-5 Kennedy Plaza 9 bldgs		\$9,000.00
ID0276	Install A/C Covers AMP 2/OH12-5 Kennedy Plaza 177 units(Dwelling Unit-Interior (1480)-Other)	Install A/C Covers AMP 2/OH12-5 Kennedy Plaza 177 units		\$1,770.00
ID0278	Interior/Exterior Lighting Energy Efficient (LED) AMP 2/OH12-5 Kennedy Plaza 177 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior/Exterior Lighting Energy Efficient (LED or similar) AMP 2/OH12-5 Kennedy Plaza 177 units		\$1,000.00
ID0280	Construct Smoking Shelter AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other)	Construct Smoking Shelter AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0281	Replace Windows and/or failed panes AMP 2/OH12-10 Lakeview Plaza 209 units + common areas(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace Windows and/or failed panes AMP 2/OH12-10 Lakeview Plaza 209 units + common areas		\$20,000.00
ID0282	Add West Entrance Enclosure AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Exterior (1480)-Doors)	Add West Entrance Enclosure AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$1,000.00
ID0284	Alternative Energy Source: Roof top solar power or wind turbine AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other)	Alternative Energy Source: Roof top solar power or wind turbine AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$17,500.00
ID0285	Install camera and recording system halls, stairwells, common areas, exteriors AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Security)	Install camera and recording system halls, stairwells, common areas, exteriors AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$1,000.00
ID0287	Install Gas Chillers/Duct Work Hirise AMP 2/OH12-10 Lakeview Plaza 209 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Install Gas Chillers/Duct Work Hirise AMP 2/OH12-10 Lakeview Plaza 209 units		\$14,000.00
ID0289	Abate ACMs Popcorn ceilings, Pipe Coverings, Flooring & Mastic AMP 2/OH12-10 Lakeview Plaza 209 units + common areas(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Other)	Abate ACMs Popcorn ceilings, Pipe Coverings, Flooring & Mastic AMP 2/OH12-10 Lakeview Plaza 209 units + common areas		\$35,000.00
ID0290	Install A/C Covers AMP 2/OH12-10 Lakeview Plaza 209 units (Dwelling Unit-Interior (1480)-Other)	Install A/C Covers AMP 2/OH12-10 Lakeview Plaza 209 units		\$2,004.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0291	Interior/Exterior Lighting Energy Efficient (LED) AMP 2/OH12-10 Lakeview Plaza 209 units (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior/Exterior Lighting Energy Efficient (LED or similar) AMP 2/OH12-10 Lakeview Plaza 209 units		\$1,000.00
ID0292	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$2,000.00
ID0293	Inspect/Repair 12-story high rise Building Exterior AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Inspect/Repair 12-story high rise Building Exterior AMP 2/OH12-10 Lakeview Plaza 1 bldg.		\$3,850.00
ID0294	Fence Replacement AMP 2/OH12-220 10 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Fencing)	Fence Replacement AMP 2/OH12-220 10 Scattered Site Units		\$1,000.00
ID0295	Roof Vent Replacement AMP 2/OH12-220 10 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Roof Vent Replacement AMP 2/OH12-220 10 Scattered Site Units		\$1,000.00
ID0296	Front Porch: Paint/Replace Wood AMP 2/OH12-220 10 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Front Porch: Paint/Replace Wood AMP 2/OH12-220 10 Scattered Site Units		\$1,000.00
ID0297	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 2/OH12-220 10 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 2/OH12-220 10 Scattered Site Units		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0298	Interior/Exterior Lighting Energy Efficient (LED) AMP 2/OH12-220 10 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 2/OH12-220 10 Scattered Site Units		\$500.00
ID0406	Transfer to Operations AMP 2 396 units(Operations (1406))	Transfer to Operations AMP 2 396 units		\$50,000.00
ID0420	CFP Management Fee AMP 2 396 units(Administration (1410)-Other)	CFP Management Fee AMP 2 396 units		\$96,381.00
	WILKES-VILLA (OH012000003)			\$973,450.00
ID0076	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 3/OH12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 3/OH12-320; 14 scattered site units		\$4,200.00
ID0077	Floor covering replacement AMP 3/OH12-320 14 Scattered site units(Dwelling Unit-Interior (1480)-Flooring (non routine),Contract Administration (1480)-Other Fees and Costs)	Floor covering replacement AMP 3/OH12-320 14 Scattered site units		\$5,250.00
ID0078	Concrete install in Crawl Space AMP 3/OH12-320 14 Scattered Site Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Concrete install in Crawl Space AMP 3/OH12-320 14 Scattered Site Units		\$6,300.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0299	Entrance Doors/Porch Slab replacement AMP 3/OH12-3 Wilkes Villa 174 units(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Contract Administration (1480)-Other Fees and Costs)	Entrance Doors/Porch Slab replacement AMP 3/OH12-3 Wilkes Villa 174 units		\$7,560.00
ID0300	Interior/Exterior Lighting Energy Efficient (LED) AMP 3/OH12-3 Wilkes Villa 174 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 3/OH12-3 Wilkes Villa 174 units		\$1,000.00
ID0301	Replace Stone/Brick Thresholds AMP 3/OH12-3 Wilkes Villa 174 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Replace Stone/Brick Thresholds AMP 3/OH12-3 Wilkes Villa 174 units		\$2,100.00
ID0303	Replace Utility Cages/Fencing Replace Roofs AMP 3/OH12-3 Wilkes Villa 174 units/22 bldgs(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other)	Replace Utility Cages/Fencing Replace Roofs AMP 3/OH12-3 Wilkes Villa 174 units/22 bldgs		\$2,200.00
ID0304	Replace Gutters & Downspouts AMP 3/OH12-3 Wilkes Villa 174 units/22 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace Gutters & Downspouts AMP 3/OH12-3 Wilkes Villa 174 units/22 bldgs		\$4,970.00
ID0305	Replace Screen Doors AMP 3/OH12-3 Wilkes Villa 174 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Screen Doors AMP 3/OH12-3 Wilkes Villa 174 units		\$3,080.00
ID0307	Install exterior cameras & recording system (interior common areas, exterior property wide) AMP 3/OH12-3 Wilkes Villa(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install interior/exterior cameras and recording system AMP 3/OH12-3 Wilkes Villa property wide		\$150,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0308	Install Emergency Generator for Management building AMP 3/OH12-3 Wilkes Villa 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Emergency Generator for Management building AMP 3/OH12-3 Wilkes Villa		\$4,000.00
ID0309	Sanitary Sewer Replacement in Existing Trenches AMP 3/OH12-3 Wilkes Villa 22 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Site Work (1480)-Site Utilities)	Sanitary Sewer Replacement in Existing Trenches AMP 3/OH12-3 Wilkes Villa 22 bldgs		\$87,500.00
ID0311	Resurface/Seal/Stripe Parking Lots & Side Streets AMP 3/OH12-3 Wilkes Villa property wide(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Resurface/Seal/Stripe Parking Lots & Side Streets AMP 3/OH12-3 Wilkes Villa property wide		\$10,500.00
ID0312	Demolition AMP 3/OH12-3 Wilkes Villa - selected buildings as create development plan(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit - Demolition (1480))	Demolition AMP 3/OH12-3 Wilkes Villa - selected buildings as create development plan		\$100,000.00
ID0313	Resident Relocation for redevelopment AMP 3/OH12-3 Wilkes Villa - selected buildings as create development plan(Contract Administration (1480)-Relocation)	Resident Relocation for redevelopment AMP 3/OH12-3 Wilkes Villa - selected buildings as create development plan		\$50,000.00
ID0315	Replace Gas Stoves AMP 3/OH12-3 Wilkes Villa 174 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Gas Stoves AMP 3/OH12-3 Wilkes Villa 174 units		\$2,570.00
ID0316	Alternative Energy Source: rooftop solar power or wind turbines; AMP 3/OH12-6 Rlverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other)	Alternative Energy Source: rooftop solar power or wind turbines; AMP 3/OH12-6 Rlverview Plaza 1 bldg		\$17,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0317	Replace Toilets AMP 3/OH12-6 Riverview Plaza 180 units(Dwelling Unit-Interior (1480)-Commodes,Contract Administration (1480)-Other Fees and Costs)	Replace Toilets AMP 3/OH12-6 Riverview Plaza 180 units		\$2,629.00
ID0318	Replace Roof AMP 3/OH12-6 Riverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Roofs)	Replace Roof AMP 3/OH12-6 Riverview Plaza 1 bldg		\$8,750.00
ID0319	Replace Window Screens in Common Areas AMP 3/OH12-6 Riverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Windows)	Replace Window Screens in Common Areas AMP 3/OH12-6 Riverview Plaza 1 bldg		\$700.00
ID0320	Replace Phase III Tanks & Controls AMP 3/OH12-6 Riverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace Phase III Tanks & Controls AMP 3/OH12-6 Riverview Plaza 1 bldg		\$2,100.00
ID0321	Install Gas Chillers/Duct Work AMP 3/OH12-6 Riverview Plaza 180 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Install Gas Chillers/Duct Work AMP 3/OH12-6 Riverview Plaza 180 units		\$14,000.00
ID0322	Replace Exteriors & Common Area Doors/ADA Hardware AMP 3/OH12-6 Riverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Replace Exteriors & Common Area Doors/ADA Hardware AMP 3/OH12-6 Riverview Plaza 1 bldg		\$1,050.00
ID0323	Resurface Parking Lot Across From Riverview AMP 3/OH12-6 Riverview Plaza 1 bldg (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Storm Drainage)	Resurface Parking Lot Across From Riverview AMP 3/OH12-6 Riverview Plaza 1 bldg		\$7,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0324	Abate ACMs Popcorn Ceiling, Pipe Coverings, Flooring & Mastic AMP 3/OH12-6 Riverview Plaza 180 units and common areas(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Abate ACMs Popcorn Ceiling, Pipe Coverings, Flooring & Mastic AMP 3/OH12-6 Riverview Plaza 180 units and common areas		\$47,880.00
ID0325	Replace Windows AMP 3/OH12-6 Riverview Plaza 180 units and common areas(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace Windows AMP 3/OH12-6 Riverview Plaza 180 units and common areas		\$21,000.00
ID0326	Plumbing Upgrade Angle Stops/Danfoss Valves AMP 3/OH12-6 Riverview Plaza 180 units and common areas(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Plumbing)	Plumbing Upgrade Angle Stops/Danfoss Valves AMP 3/OH12-6 Riverview Plaza 180 units and common areas		\$1,750.00
ID0327	Install A/C Covers AMP 3/OH12-6 Riverview Plaza 180 units (Dwelling Unit-Interior (1480)-Other)	Install A/C Covers AMP 3/OH12-6 Riverview Plaza 180 units		\$945.00
ID0328	Replace Unit Flooring AMP 3/OH12-6 Riverview Plaza 180 units (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Non-Dwelling Interior (1480)-Common Area Flooring)	Replace Unit Flooring AMP 3/OH12-6 Riverview Plaza 180 units		\$52,500.00
ID0329	Replace Unit Entrance Doors/ADA Hardware AMP 3/OH12-6 Riverview Plaza 180 units (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Interior Doors,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Interior (1480)-Doors)	Replace Unit Entrance Doors/ADA Hardware AMP 3/OH12-6 Riverview Plaza 180 units		\$5,400.00
ID0330	Replace Unit Interior Doors ADA Hardware AMP 3/OH12-6 Riverview Plaza 180 units (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Interior Doors)	Replace Unit Interior Doors ADA Hardware AMP 3/OH12-6 Riverview Plaza 180 units		\$5,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0331	Interior/Exterior Lighting Energy Efficient (LED) AMP 3/OH12-6 Riverview Plaza 180 units (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 3/OH12-6 Riverview Plaza 180 units		\$1,000.00
ID0332	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 3/OH12-6 Riverview Plaza property wide(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Lighting)	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 3/OH12-6 Riverview Plaza property wide		\$1,000.00
ID0333	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-6 Riverview Plaza property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-6 Riverview Plaza property wide		\$2,000.00
ID0334	Install camera and recording system halls, stairwells, common areas, exteriors AMP 3/OH12-6 Riverview Plaza property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install camera and recording system halls, stairwells, common areas, exteriors AMP 3/OH12-6 Riverview Plaza property wide		\$1,000.00
ID0338	Construct Smoking Shelter AMP 3/OH12-6 Riverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other)	Construct Smoking Shelter AMP 3/OH12-6 Riverview Plaza 1 bldg		\$1,000.00
ID0339	Fence Replacement AMP 3/OH12-320 14 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Fencing)	Fence Replacement AMP 3/OH12-320 14 Scattered Site Units		\$1,400.00
ID0340	Roof Vent Replacement AMP 3/OH12-320 14 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Roof Vent Replacement AMP 3/OH12-320 14 Scattered Site Units		\$1,400.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0341	Replace Stoves AMP 3/OH12-320 14 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 3/OH12-320 14 Scattered Site Units		\$1,400.00
ID0342	Front Porches: Paint/Replace Wood AMP 3/OH12-320 14 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Front Porches: Paint/Replace Wood AMP 3/OH12-320 14 Scattered Site Units		\$980.00
ID0343	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-320 14 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-320 14 Scattered Site Units		\$350.00
ID0344	Interior/Exterior Lighting Energy Efficient (LED) AMP 3/OH12-320 14 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 3/OH12-320 14 Scattered Site Units		\$500.00
ID0345	Replace Stoves AMP 3/OH12-22 2 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 3/OH12-22 2 Scattered Site Units		\$200.00
ID0346	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-22 2 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-22 2 Scattered Site Units		\$1,000.00
ID0347	Interior/Exterior Lighting Energy Efficient (LED) AMP 3/OH12-22 2 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 3/OH12-22 2 Scattered Site Units		\$100.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0348	Replace Stoves AMP 3/OH12-25 3 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 3/OH12-25 3 Scattered Site Units		\$300.00
ID0349	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-25 3 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 3/OH12-25 3 Scattered Site Units		\$105.00
ID0350	Interior/Exterior Lighting Energy Efficient (LED) AMP 3/OH12-25 3 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 3/OH12-25 3 Scattered Site Units		\$100.00
ID0409	Transfer to Operations AMP 3 373 units(Operations (1406))	Transfer to Operations AMP 3 373 units		\$50,000.00
ID0424	CFP Management Fee AMP 3 373 units(Administration (1410)-Other)	CFP Management Fee AMP 3 373 units		\$90,781.00
ID0444	A/C Installation AMP 3/OH12-3 Wilkes Villa 174 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other)	A/C Installation AMP 3/OH12-3 Wilkes Villa 174 units		\$174,000.00
ID0447	Install Intercom/remote door entry System AMP 3/OH12-6 Riverview Plaza 180 units/offices/1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install Intercom/remote door entry System AMP 3/OH12-6 Riverview Plaza 180 units/offices/1 bldg		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OBERLIN HOMES (OH012000004)			\$780,597.00
ID0083	Replace Sanitary/Storm Sewer Clean-outs in Existing Trench AMP 4/OH12-13/14 Southside Gardens property wide(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace Sanitary/Storm Sewer Clean-outs in Existing Trench AMP 4/OH12-13/14 Southside Gardens property wide		\$2,500.00
ID0086	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 4/OH12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Storm Drainage)	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches AMP 4/OH12-420; 18 scattered site units		\$5,400.00
ID0087	Floor covering replacement AMP 4/OH12-420 18 Scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor covering replacement AMP 4/OH12-420 18 Scattered site units		\$6,750.00
ID0088	Concrete install in Crawl Space AMP 4/OH12-420 18 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Other)	Concrete install in Crawl Space AMP 4/OH12-420 18 Scattered Site Units		\$8,100.00
ID0089	Floor covering replacement AMP 4/OH12-21 25 Scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine))	Floor covering replacement AMP 4/OH12-21 25 Scattered site units		\$12,500.00
ID0351	Alternative Energy Source: rooftop solar power or wind turbine; AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Other)	Alternative Energy Source: rooftop solar power or wind turbine; AMP 4/OH12-4 JFO 1 bldg		\$1,750.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0352	Modernize Community Room AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Modernize Community Room AMP 4/OH12-4 JFO 1 bldg		\$1,000.00
ID0353	Interior/Exterior lighting Energy Efficient (LED) AMP 4/OH12-4 JFO 53 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade interior lighting Energy Efficient (LED or similar) AMP 4/OH12-4 JFO 53 units		\$1,000.00
ID0355	Install Roll-in Showers and/or accessible tubs AMP 4/OH12-4 JFO 3 bldgs 53 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Tubs and Showers)	Install Roll-in Showers and/or accessible tubs AMP 4/OH12-4 JFO; 3 bldgs. 53 units		\$7,140.00
ID0356	Construct Smoking Shelter AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other)	Construct Smoking Shelter AMP 4/OH12-4 JFO 1 bldg		\$1,000.00
ID0357	Upgrade 2 Laundry Rooms AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Plumbing)	Upgrade 2 Laundry Rooms AMP 4/OH12-4 JFO 1 bldg		\$1,400.00
ID0358	Install A/C Covers AMP 4/OH12-4 JFO 51 units(Dwelling Unit-Interior (1480)-Other)	Install A/C Covers AMP 4/OH12-4 JFO 51 units		\$268.00
ID0360	Replace Entrance Steps Front & Back AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace Entrance Steps Front & Back AMP 4/OH12-13/14 Southside Gardens 108 units		\$3,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0361	Install cameras and recording system (interior common areas, exterior property wide) AMP 4/OH12-13/14 Southside Gardens (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Install interior/exterior cameras and recording system AMP 4/OH12-13/14 Southside Gardens property wide		\$150,000.00
ID0362	Install Emergency Generator for management office AMP 4/OH12-13/14 Southside Gardens 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Emergency Generator for management office AMP 4/OH12-13/14 Southside Gardens 1 bldg		\$4,000.00
ID0363	Infrastructure Upgrade: replace underground utilities: water, gas, and electric supply AMP 4/OH12-13/14 Southside Gardens 50 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Site Utilities)	Infrastructure Upgrade: replace underground utilities: water, gas, and electric supply AMP 4/OH12-13/14 Southside Gardens 50 bldgs		\$42,000.00
ID0364	Replace kitchen Exhaust Fans AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace kitchen Exhaust Fans AMP 4/OH12-13/14 Southside Gardens 108 units		\$10,800.00
ID0365	Install Central A/C AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other)	Install Central A/C AMP 4/OH12-13/14 Southside Gardens 108 units		\$108,000.00
ID0367	Resident Relocation AMP 4/OH12-13/14 Southside Gardens - selected buildings as create development plan(Contract Administration (1480)-Relocation)	Resident Relocation AMP 4/OH12-13/14 Southside Gardens - selected buildings as create development plan		\$50,000.00
ID0368	Development Activities, to include Choice Neighborhood Planning Grant Application, predevelopment; AMP 4/OH12-13/14 Southside Gardens(Dwelling Unit-Development (1480)-New Construction)	Development Activities, to include Choice Neighborhood Planning Grant Application, predevelopment; AMP 4/OH12-13/14 Southside Gardens		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0369	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 4/OH12-13/14 Southside Gardens 50 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 4/OH12-13/14 Southside Gardens 50 bldgs		\$1,750.00
ID0370	Interior/Exterior Lighting Energy Efficient (LED) AMP 4/OH12-13/14 Southside Gardens 108 units(Dwelling Unit-Exterior (1480)-Exterior Lighting,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 4/OH12-13/14 Southside Gardens 108 units		\$1,000.00
ID0372	Smoking Shelter Construction AMP 4/OH12-11 Albright Terrace 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction-New Construction (1480)-Other)	Smoking Shelter Construction AMP 4/OH12-11 Albright Terrace 1 bldg		\$1,000.00
ID0375	Brick tuck-point/clean/seal AMP 4/OH12-11 Albright Terrace 4 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Brick tuck-point/clean/seal AMP 4/OH12-11 Albright Terrace 4 bldgs		\$4,000.00
ID0376	Install Roll-in Showers/Accessible Tubs AMP 4/OH12-11 Albright Terrace 50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Tubs and Showers)	Install Roll-in Showers/Accessible Tubs AMP 4/OH12-11 Albright Terrace 50 units		\$5,000.00
ID0377	Replace Flooring Halls & Common Areas AMP 4/OH12-11 Albright Terrace 4 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Flooring (non routine),Non-Dwelling Interior (1480)-Common Area Flooring)	Replace Flooring Halls & Common Areas AMP 4/OH12-11 Albright Terrace 4 bldgs		\$4,000.00
ID0378	Seal/Stripe Parking Deck AMP 4/OH12-11 Albright Terrace 4 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Seal/Stripe Parking Deck AMP 4/OH12-11 Albright Terrace 4 bldgs		\$500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0379	Replace Kitchen Hoods/Fans AMP 4/OH12-11 Albright Terrace 50 units (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace Kitchen Hoods/Fans AMP 4/OH12-11 Albright Terrace 50 units		\$500.00
ID0381	Install A/C Covers AMP 4/OH12-11 Albright Terrace 50 units (Dwelling Unit-Interior (1480)-Other)	Install A/C Covers AMP 4/OH12-11 Albright Terrace 50 units		\$500.00
ID0382	Replace Windows AMP 4/OH12-11 Albright Terrace 50 units + common areas(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace Windows AMP 4/OH12-11 Albright Terrace 50 units + common areas		\$5,000.00
ID0383	Community Room Kitchen Modernization AMP 4/OH12-11 Albright Terrace 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)	Community Room Kitchen Modernization AMP 4/OH12-11 Albright Terrace 1 bldg		\$2,000.00
ID0384	Interior/Exterior Lighting Energy Efficient (LED) AMP 4/OH12-11 Albright Terrace 50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 4/OH12-11 Albright Terrace 50 units		\$500.00
ID0386	Landscaping/Grading/Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 4/OH12-11 Albright Terrace 4 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-	Landscaping/Grading/Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 4/OH12-11 Albright Terrace 4 bldgs		\$1,000.00
ID0387	Fence Replacement AMP 4/OH12-340 18 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Fencing)	Fence Replacement AMP 4/OH12-340 18 Scattered Site Units		\$1,800.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0388	Roof Vent Replacement AMP 4/OH12-420 18 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs)	Roof Vent Replacement AMP 4/OH12-420 18 Scattered Site Units		\$1,800.00
ID0389	Front Porch: Paint/Replace Wood AMP 4/OH12-420 18 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Front Porch: Paint/Replace Wood AMP 4/OH12-420 18 Scattered Site Units		\$1,800.00
ID0390	Landscaping/Grading/Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 4/OH12-420 18 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-	Landscaping/Grading/Drainage in Existing Trenches & Resurfacing Disturbed Pavement AMP 4/OH12-420 18 Scattered Site Units		\$1,800.00
ID0391	Interior/Exterior Lighting Energy Efficient (LED) AMP 4/OH12-420 18 Scattered Site Units(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting,Contract Administration (1480)-Other Fees and Costs)	Upgrade Interior Lighting Energy Efficient (LED or similar) AMP 4/OH12-420 18 Scattered Site Units		\$500.00
ID0392	Fence Replacement AMP 4/OH12-21 25 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Fencing)	Fence Replacement AMP 4/OH12-21 25 Scattered Site Units		\$5,000.00
ID0393	Foundation and structural supports for units Settling AMP 4/OH12-21 25 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations)	Foundation and structural supports for units Settling AMP 4/OH12-21 25 Scattered Site Units		\$5,000.00
ID0394	Interior/Exterior Lighting Energy Efficient (LED) AMP 4/OH12-21 25 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Lighting)	Upgrade Interior/Exterior Lighting Energy Efficient (LED or similar) AMP 4/OH12-21 25 Scattered Site Units		\$500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0395	Porch improvements: Paint/Replace Wood/Columns AMP 4/OH12-21 25 Scattered Site Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Contract Administration (1480)-Other Fees and Costs)	Front Porch improvements: Paint/Replace Wood AMP 4/OH12-21 25 Scattered Site Units		\$5,000.00
ID0396	Landscaping/Grading/drainage in existing trenches AMP 4/OH12-21 25 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Landscaping/Grading/drainage in existing trenches AMP 4/OH12-21 25 Scattered Site Units		\$1,000.00
ID0412	Transfer to Operations AMP 4 254 units(Operations (1406))	Transfer to Operations AMP 4 254 units		\$50,000.00
ID0428	CFP Management Fee AMP 4 254 units(Administration (1410)-Other)	CFP Management Fee AMP 4 254 units		\$62,539.00
ID0508	Demolition AMP 4/OH12-13/14 Southside Gardens - selected buildings as create development plan(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit - Demolition (1480))	Demolition AMP 4/OH12-13/14 Southside Gardens - selected buildings as create development plan		\$100,000.00
	OBERLIN HOMES LIHTC (OH012000005)			\$12,424.00
ID0432	CFP Management Fee AMP 5 51 units(Administration (1410)-Other)	CFP Management Fee AMP 5 51 units		\$12,424.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OBERLIN HOMES (OH012000004)			\$992,062.00
ID0022	Replace Fire Alarm System & smoke/CO detectors AMP 4/OH12-4 JF Oberlin Homes 3 bldgs-53 units(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Security,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace Fire Alarm System AMP 4/OH12-4 - JF Oberlin Homes 3 bldgs;53 units		\$150,000.00
ID0082	Replace Interior Doors AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Interior Doors)	Replace Interior Doors AMP 4/OH12-13/14 Southside Gardens 108 units		\$108,000.00
ID0084	Plumbing Stack Replacement AMP 4/OH12-13/14 Southside Gardens 108 Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Stack Replacement AMP 4/OH12-13/14 Southside Gardens 108 Units		\$54,000.00
ID0178	Replace Refrigerators-Energy Efficient AMP 4/OH12-4 JFO 51 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators-Energy Efficient AMP 4/OH12-4 JFO 51 units		\$1,000.00
ID0183	Replace Stoves AMP 4/OH12-11 Albright Terrace 50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 4/OH12-11 Albright Terrace 50 units		\$1,000.00
ID0184	Replace Refrigerators: Energy Efficient AMP 4/OH12-11 Albright Terrace 50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators: Energy Efficient AMP 4/OH12-11 Albright Terrace 50 units		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0196	Replace furnaces AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace furnaces AMP 4/OH12-13/14 Southside Gardens 108 units		\$270,000.00
ID0197	Replace Windows & Doors AMP 4/OH12-13/14 Southside Gardens 108 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Windows)	Replace Windows & Doors AMP 4/OH12-13/14 Southside Gardens 108 units		\$189,523.00
ID0203	Replace Refrigerators Energy Efficient AMP 4/OH 12-420; 18 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators Energy Efficient AMP 4/OH 12-420; 18 scattered site units		\$1,000.00
ID0213	Replace Refrigerators Energy Efficient AMP 4/OH 12-21; 25 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators Energy Efficient AMP 4/OH 12-21; 25 scattered site units		\$1,000.00
ID0359	Inspect/Repair 5 story Building Exterior AMP 4/OH12-4 JFO 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Inspect/Repair 5 story Building Exterior AMP 4/OH12-4 JFO 1 bldg		\$1,000.00
ID0373	Replace A/C in units & Community Room AMP 4/OH12-11 Albright Terrace 50 units/4 bldgs(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace A/C in units & Community Room AMP 4/OH12-11 Albright Terrace 50 units/4 bldgs		\$1,000.00
ID0442	Parking Lot improvements seal stripe AMP 4/OH12-11 Albright Terrace 4 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and	Parking Lot improvements-seal-stripe AMP 4/OH12-11 Albright Terrace 4 bldgs		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0479	Replace Fire Alarm System & smoke/CO detectors AMP 4/OH12-11 Albright Terrace 4 bldgs/50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace Fire Alarm System & smoke/CO detectors AMP 4/OH12-11 Albright Terrace 4 bldgs/50 units		\$100,000.00
ID0483	CFP Management Fee AMP 4 254 units(Administration (1410)-Other)	CFP Management Fee AMP 4 254 units		\$62,539.00
ID0487	Transfer to Operations AMP 4 254 units(Operations (1406))	Transfer to Operations AMP 4 254 units		\$50,000.00
	LEAVITT HOMES (OH012000001)			\$1,088,842.00
ID0048	Site Work: Storm sewer replacement and swale grading in existing trenches, Resurfacing disturbed pavement; AMP 1/OH12-1 Property Wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Storm Drainage)	Site Work: Storm sewer replacement and swale grading in existing trenches, Resurfacing disturbed pavement; AMP 1/OH12-1 Property Wide		\$200,000.00
ID0058	Storm Sewer/Catch Basin Replacement in Existing Trenches - AMP 1/OH12-1 Leavitt Homes entire property(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Storm Sewer/Catch Basin Replacement in Existing Trenches - AMP 1/OH12-1 Leavitt Homes entire property		\$200,000.00
ID0062	Storm Sewer/Catch Basin Replacement in Existing Trenches - AMP 1/OH12-2 Westview Terrace - entire property(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Storm Drainage)	Storm Sewer/Catch Basin Replacement in Existing Trenches - AMP 1/OH12-2 Westview Terrace - entire property		\$200,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0092	Window & Screen Replacement AMP 1/OH12-01 Leavitt Homes 198 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Windows)	Window & Screen Replacement AMP 1/OH12-01 Leavitt Homes 198 units		\$400,000.00
ID0114	New Refrigerators-Energy Efficient AMP 1/OH12-120; 8 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	New Refrigerators-Energy Efficient AMP 1/OH12-120; 8 scattered site units		\$1,000.00
ID0480	CFP Management Fee AMP 1 361 units(Administration (1410)-Other)	CFP Management Fee AMP 1 361 units		\$87,842.00
	LAKEVIEW PLAZA (OH012000002)			\$362,381.00
ID0050	Fire Alarm System Upgrade AMP 2/OH12-5 Kennedy Plaza; 1 bldg, 143 units(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Fire Alarm System Upgrade AMP 2/OH12-5 Kennedy Plaza; 1 bldg, 143 units (incl A/E & construction observation)		\$200,000.00
ID0051	Replace Stoves AMP 2/OH12-5 Kennedy Plaza 177 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 2/OH12-5 Kennedy Plaza 177 units		\$1,000.00
ID0052	Replace Stoves AMP 2/OH12-10 Lakeview Plaza 209 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 2/OH12-10 Lakeview Plaza 209 units		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0069	Replace Standpipe System AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Replace Standpipe System AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$5,000.00
ID0123	Replace A/C Cottages AMP 2/OH12-5 Kennedy Plaza 32 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other)	Replace A/C Cottages AMP 2/OH12-5 Kennedy Plaza 32 units		\$1,000.00
ID0141	Replace Stoves AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 2/OH 12-220; 10 scattered site units		\$1,000.00
ID0142	Replace Refrigerators-Energy Efficient AMP 2/OH 12-220; 10 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators-Energy Efficient AMP 2/OH 12-220; 10 scattered site units		\$1,000.00
ID0274	Inspect Roof Top Safety Systems AMP 2/OH12-5 Kennedy Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Roofs)	Inspect Roof Top Safety Systems AMP 2/OH12-5 Kennedy Plaza 1 bldg		\$2,500.00
ID0279	Inspect Roof Top Safety Systems AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Roofs)	Inspect Roof Top Safety Systems AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$2,500.00
ID0283	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 2/OH12-10 Lakeview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Upgrade Site Security Lighting Halls, stairwells, common areas, exterior AMP 2/OH12-10 Lakeview Plaza 1 bldg		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0481	CFP Management Fee AMP 2 396 units(Administration (1410)-Other)	CFP Management Fee AMP 2 396 units		\$96,381.00
ID0485	Transfer to Operations AMP 2 396 units(Operations (1406))	Transfer to Operations AMP 2 396 units		\$50,000.00
	WILKES-VILLA (OH012000003)			\$811,781.00
ID0074	Furnace Replacement AMP 3/OH 12-3 Wilkes Villa 174 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Furnace Replacement AMP 3/OH 12-3 Wilkes Villa 174 units		\$174,000.00
ID0075	Replace Sanitary Sewer Clean-outs in Existing Trench AMP 3/OH 12-3 Wilkes Villa - property wide(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Site Work (1480)-Site Utilities)	Replace Sanitary Sewer Clean-outs in Existing Trench AMP 3/OH 12-3 Wilkes Villa - property wide		\$100,000.00
ID0157	Replace Stoves AMP 3/OH12-6 Riverview Plaza 180 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Stoves AMP 3/OH12-6 Riverview Plaza 180 units		\$1,000.00
ID0161	Replace Refrigerators-Energy Efficient AMP 3/OH 12-320; 14 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Appliances)	Replace Refrigerators-Energy Efficient AMP 3/OH 12-320; 14 scattered site units		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0302	Replace Roofs/gutters/downspouts AMP 3/OH12-3 Wilkes Villa 174 units/22 bldgs(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Roofs)	Replace Roofs/gutters/downspouts AMP 3/OH12-3 Wilkes Villa 174 units/22 bldgs		\$220,000.00
ID0310	Replace Hot Water Tanks AMP 3/OH12-3 Wilkes Villa 174 units(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical)	Replace Hot Water Tanks AMP 3/OH12-3 Wilkes Villa 174 units		\$174,000.00
ID0337	Inspect/Repair 13-story high rise building exterior AMP 3/OH12-6 Riverview Plaza 1 bldg(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	Inspect/Repair 13-story high rise building exterior AMP 3/OH12-6 Riverview Plaza 1 bldg		\$1,000.00
ID0482	CFP Management Fee AMP 3 373 units(Administration (1410)-Other)	CFP Management Fee AMP 3 373 units		\$90,781.00
ID0486	Transfer to Operations AMP 3 373 units(Operations (1406))	Transfer to Operations AMP 3 373 units		\$50,000.00
	OBERLIN HOMES LIHTC (OH012000005)			\$225,424.00
ID0090	Fire Stop Installation between house and storage shed AMP 5/OH12-27 LMHA Oberlin HOMes LIHTC 51 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Other)	Fire Stop Installation between house and storage shed AMP 5/OH12-27 LMHA Oberlin Homes LIHTC 51 units		\$102,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0091	HVAC Improvements - Replace flex duct; AMP 5/OH12-27 LMHA Oberlin Homes LIHTC 50 units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	HVAC Improvements - Replace flex duct; AMP 5/OH12-27 LMHA Oberlin Homes LIHTC 50 units		\$50,000.00
ID0397	Landscaping/Grading/drainage in existing trenches AMP 5/OH12-27 LIHTC 51 Scattered Site Units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Storm Drainage)	Landscaping/Grading/drainage in existing trenches AMP 5/OH12-27 LMHA LIHTC 51 Scattered Site Units		\$10,000.00
ID0398	Landscaping: Tree & Shrub Removal & Replacement AMP 5/OH 12-27; 51 scattered site units(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Landscape)	Landscaping: Tree & Shrub Removal & Replacement AMP 5/OH 12-27; 51 scattered site units		\$51,000.00
ID0484	CFP Management Fee AMP 5 51 units(Administration (1410)-Other)	CFP Management Fee AMP 5 51 units		\$12,424.00
	Subtotal of Estimated Cost			\$3,480,490.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements - Document Imaging blueprints/specs - COCC(Management Improvement (1408)-Other)	\$15,000.00
Security Improvements, Cameras, recorders, access control; COCC 1600/1604(Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Doors,Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Interior (1480)-Administrative Building)	\$30,000.00
Parking lots: resurface seal stripe; asphalt/concrete COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	\$395,000.00
Roof/canopy replacement/improvements; gutters downspouts soffits skylights COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	\$220,000.00
HVAC replacement or improvements; COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	\$55,000.00
Exterior brick replacement; tuck-point; seal; paint COCC 1600/1604 Kansas Ave. (NAWSD)(Contract Administration (1480)-Other Fees and Costs,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Tuck Pointing)	\$28,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$743,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements - paperless applications, recertifications, inspections - COCC(Management Improvement (1408)-System Improvements)	\$15,000.00
Subtotal of Estimated Cost	\$15,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements Agency Wide - computer system improvements(Management Improvement (1408)-System Improvements)	\$80,000.00
Subtotal of Estimated Cost	\$80,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements Security Improvements COCC(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	\$30,000.00
Capital Fund Financing 2022(Debt Service Bond Payment-Paid by PHA (1501))	\$500,000.00
Subtotal of Estimated Cost	\$530,000.00