

Part I: Summary						
PHA Name/Number Lorain Metropolitan Housing Authority/OH12			Locality (Lorain,Elyria,Amherst,Oberlin & Sheffield Township/Lorain & OH)		<input checked="" type="checkbox"/> Original 5-Year Plan Revision No:	
A.	Development Number and Name Wide	PHA Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022
B.	Physical Improvements Subtotal	Annual Statement	1,210,000	5,630,500	13,647,349	24,682,598
C.	Management Improvements		50,000	50,000	50,000	50,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration: 1410		217,243	268,756	268,756	268,756
F.	Other: 1430's Fees & Costs		152,084	124,000	124,000	124,000
	Other: Relocation 1495.1					400,000
G.	Operations: 1406		543,108	400,000	400,000	400,000
H.	Demolition: 1485					2,000,000
I.	Development: 1499					3,000,000
J.	Capital Fund Financing – Debt Service: 1501			500,000	500,000	500,000
K.	Total CFP Funds		2,172,435	6,973,256	14,990,105	31,425,354
L.	Total Non-CFP Funds					
M.	Grand Total		2,172,435	6,973,256	14,990,105	31,425,354

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 3 FFY 2020			Work Statement for Year 3 FFY 2020		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement	AMP 1 Leavitt Homes (OH12-1)	198 Units		AMP 1 Westgate (OH12-12)	12 Units
	Insulate Common Walls	61 Bldgs	120,000	Parking Lot Resurface/Repair/Seal/Stripe	12	30,000
	Storm Sewer/Catch Basin Repair/Replace in Existing Trenches	61 Bldgs	600,000			
	Subtotal of Estimated Cost		\$720,000	Subtotal of Estimated Cost		\$30,000
	Westview Terrace (OH12-2)	143 Units		8 Scattered Sites (OH12-120)	8 Units	
	Insulate Common Walls/Fire Walls	143	120,000	Replace Sump Pumps/Plumbing/Crocks in Existing Trenches	8	9,600
	Exterior Upgrade: Replace Windows and Siding; Tuckpoint; Paint	143	382,000	Interior Floor Repairs	8	12,000
	Storm Sewer/Catch Basin Repair/Replace in Existing Trenches	40 Bldgs	350,000	Repair Crawl Space	8	14,400
	Drainage & Sanitary Sewer Repairs in Existing Trench	40 Bldgs	300,000			
	Exterior Renovations: Remove ACM Under Siding	40 Bldgs	300,000			
	Subtotal of Estimated Cost		\$1,452,000	Subtotal of Estimated Cost		\$36,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 3 FFY 2020			Work Statement for Year 3 FFY 2020		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement	AMP 4 John Frederick Oberlin Homes (OH12-4) Bath/Kitchen Upgrade Hirise, Exhausts Lightning Arrestors	51 Hirise Units 2 Family 51 1 Bldg	 120,000 50,000	AMP 4 Southside Gardens (OH12-13/14) Interior Doors Sanitary/Storm Sewer Cleanout in Existing Trench Plumbing Stack Repair Electric Meter Base Replacement	 108 108 48 Bldgs 108 48 Bldgs
	Subtotal of Estimated Cost		\$170,000	Subtotal of Estimated Cost		\$449,000
	Albright Terrace (OH12-11) Exhaust Fans	50 Units 50	 10,000	18 Scattered Sites (OH12-420) Replace Sump Pumps/Plumbing/Crocks in Existing Trenches Interior Floor Repairs Repair Crawl Space	18 Units 18 18 18	 21,600 27,000 32,400
	Subtotal of Estimated Cost		\$10,000	Subtotal of Estimated Cost		\$81,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year 4 FFY 2021		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 1			AMP 1		
Leavitt Homes (OH12-1)	198 Units		Westgate (OH12-12)	12 Units		
Replace Windows & Heavy Duty Screens	198	450,000	Heating & Plumbing Upgrades	12	10,000	
504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	4 Units	300,000	Repair Balconies/Doors/Windows	8	20,000	
Replace Refrigerators-Energy Efficient	198	101,188	Bathroom Upgrades: plumbing, tub, surround, toilet, sink, vanity, med cabinet, flooring,	12	60,000	
Site Lighting	198	20,000	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	12	5,000	
Kitchen Rehabilitation	198	750,000	Install Keyless Entry	12	5,000	
A/C Installation	198	400,000				
Tree Removal/Replacement	198	10,000				
Upgrade Interior Walls/Flooring	198	500,000				
Subtotal of Estimated Cost			\$2,531,188	Subtotal of Estimated Cost		\$100,000
Westview Terrace (OH12-2)	143 Units		8 Scattered Sites (OH12-120)	8 Units		
Interior Kitchen Upgrades	143	200,000	Exterior Repairs: siding, painting, tuckpoint, brick seal	8	40,000	
504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	18 Units	85,000	New Refrigerators-Energy Efficient	8	4,048	
New Refrigerators-High Efficiency	143	72,358	Exterior & Interior Doors Replacement	8	20,000	
Repair 1st Floors-Units & Laundry Rm Upgrade	143	150,000	Install A/C	8	32,000	
A/C Installation	132	528,000	Replace Furnaces	8	20,000	
Tree Removal/Replacement	143	10,000	Replace Hot Water Tanks	8	6,800	
Replace Sunset PL 13 Lighting	10	25,000	Landscaping/Grading	8	12,800	
Upgrade/Add Site Lighting	143	20,000	Tree Removal/Replacement	8	1,600	
			Driveway Repair/Resurface	8	2,400	
			Replace Garage Doors	8	8,000	
Subtotal of Estimated Cost			\$1,090,358	Subtotal of Estimated Cost		\$147,648

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year 4 FFY 2021		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 2	145 Hirise		AMP 2		
Kennedy Plaza (OH12-5)	32 Cottages		10 Scattered Sites (OH12-220)	10 Units		
A/C Cottages	32	8,250	Exterior Repairs: Siding, Painting, Tuckpoint, Brick Seal	10	50,000	
Balcony Improvements	Hirise	35,000	Replace Stoves	10	4,220	
Replace Flooring Units & Halls	Hirise	223,000	New Refrigerators Energy Efficient	10	7,000	
Security Lighting	177 Units	20,000	Exterior & Interior Door Replacement	10	25,000	
Handrail Upgrade	Hirise	27,000	Install A/C	10	40,000	
Replace A/C Common Areas	Hirise	20,000	Replace Furnaces	10	8,500	
Community Kitchen/Café Rehab	Hirise	400,000	Replace Hot Water Tanks	10	20,000	
Lobby Refurbishment	Hirise	400,000	Landscaping/Grading	10	16,000	
Rehab Cottage Exteriors	9 Bldgs	125,000	Tree Removal/Replacement	10	2,000	
AMP Office/Maintenance Upgrade	Hirise	20,000	Driveway Repair/Resurface	10	3,000	
504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements		120,000	Replace Garage Doors	10	10,000	
Subtotal of Estimated Cost			\$1,398,250	Subtotal of Estimated Cost		
Lakeview Plaza (OH12-10)	210 Units		Subtotal of Estimated Cost		\$185,720	
Improve/Expand Parking Lot Lighting	210	50,000				
Flooring-Units & Halls	Bldg	333,128				
504 Compliance Conversion: Combine Efficiencies into Accessible 1-BR Units	2 Floors	500,000				
Upgrade Storm/Sanitary Sewers in Existing Trenches	Bldg	15,000				
Security Lighting	210	10,000				
Laundry Room Upgrade	2nd Floor	50,000				
Refurbish Kitchen/Café	1st Floor	300,000				
Subtotal of Estimated Cost			\$1,258,128	Subtotal of Estimated Cost		
				\$0		

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 4 FFY 2021			Work Statement for Year 4 FFY 2021		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement	AMP 4	51 Hirise Units		AMP 4	108 Units
	John Frederick Oberlin Homes (OH12-4)	2 Family		Southside Gardens (OH12-13/14)		
	Handrails Hirise	5 Floors	25,000	Kitchen/Flooring Upgrade	108	345,000
	Upgrade Interior Common Areas	Hirise	100,000	Repair Basement/Foundations	108	650,000
	Tree Removal/Replacement	Hirise & 2 Family	20,000	Exterior Repairs II	108	500,000
	Site Improvements: Grading, Resurface Pavement, Drainage in Existing Trench	Hirise	75,000	Repair Site Lighting	108	25,000
	New A/C Common Areas	Hirise	10,000	Interior Repairs	108	500,000
	New Refrigerators Energy Efficient	Hirise	49,875	AMP Office-Maintenance Rehab	1 Bldg	150,000
	Replace Unit Entry Doors	51	35,000	AMP Maintenance Garage Expansion	1 Bldg	40,782
	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	Hirise	25,000	Kitchen/Flooring Rehab III	108	394,000
	Hirise Units Kitchen Upgrade	51	50,000	Utility Room Upgrade/Furnace/A/C	108	650,000
	AMP Office/Maintenance Rehab	1 Bldg	150,000	Replace Windows	108	350,000
				504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	108	21,000
				Interior Bath Renovations I	108	400,000
				Drainage in Existing Trench/Grading/Down Spouts	108	300,000
	Subtotal of Estimated Cost		\$539,875	Subtotal of Estimated Cost		\$4,325,782
	Albright Terrace (OH12-11)	50 Units		18 Scattered Sites (OH12-420)	18 Units	
	Replace Stoves	50	25,000	Exterior Repairs: Siding, Painting, Tuckpoint, Brick Seal	18	72,000
	Replace Refrigerators: Energy Efficient	50	30,000	Refrigerators Energy Efficient	18	12,600
	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	50	50,000	Replace Stoves	18	7,600
	Install Intercom System	4 Bldgs	20,000	Install A/C	18	72,000
	Install Piping Insulation	4 Bldgs	25,000	Exterior/Interior Door Replacement	18	45,000
				Replace Hot Water Tanks	18	15,300
				Landscaping/Grading	18	28,800
				Tree Removal/Replacement	18	18,000
				Driveway Repair/Resurface	18	5,400
				Replace Garage Doors	18	18,000
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$294,700

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2018	Work Statement for Year 5 FFY 2022			Work Statement for Year 5 FFY 2022		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement	AMP 1 Leavitt Homes (OH12-1)	198 Units		AMP 1 Westgate (OH12-12)	12 Units
	Replace Utility Room Doors	198	140,000	Install Emergency Generator	1 Bldg	65,000
	Install Global Observation System		24,720	Replace Roof	1 Bldg	150,000
	Install Emergency Generator	1 Bldg	50,000	Install Intercom System	12 Units	12,000
	Replace Underground Utilities	198	500,000	Inspect Building Exterior	1 Bldg	10,000
	Enlarge Parking Lot		100,000	Refrigerators Energy Efficient	12	6,072
	Recoat Stucco	37 Bldgs	60,211	Upgrade Interior Lighting	12 Units	11,356
	Repair/Replace Storm Drains/Sewers in Existing Trenches	61 Bldgs	1,000,000	Add/Upgrade Site Lighting	12 Units	600
	Brick Repair, Tuckpoint, Stain & Seal	35 Bldgs	290,000	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	1 Bldg	10,000
	Site Improvements: Grading & Resurfacing Pavement	198	200,000	Install Global Observation System		12,000
	Upgrade Interior Lighting	198	55,952	Replace Stoves	12	5,100
	Replace Gas Stoves	198	83,556			
	Subtotal of Estimated Cost		\$2,504,439	Subtotal of Estimated Cost		\$282,128
	Westview Terrace (OH12-2)	143 Units		8 Scattered Sites (OH12-120)	8 Units	
	Replace Exterior Doors Front & Back	132	264,000	Fence Repair/Replacement	8	4,000
	Install Global Observation System		22,614	Improve Roof Ventilation	8	8,000
	Install Emergency Generator	1 Bldg	40,000	Replace Gutters/Gutter Guards/Downspouts/Splash Blocks	8	40,000
	Replace Underground Utilities	143	500,000	Repair Porches: Paint/Replace Wood	8	16,000
	Unit Roofs & Community Center Roof	41 Bldgs	500,000	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	8	15,000
	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	41 Bldgs	35,000	Upgrade Interior Lighting	8	2,320
	Upgrade Interior Lighting	143	40,906	Replace Gas Stoves	8	3,376
	Replace Gas Stoves	143	60,346			
	Subtotal of Estimated Cost		\$1,462,866	Subtotal of Estimated Cost		\$88,696

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 5 FFY 2022			Work Statement for Year 5 FFY 2022		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 2	145 Hirise Units		AMP 2		
Kennedy Plaza (OH12-5)	32 Cottages		Lakeview Plaza (OH12-10)	210 Units		
Replace Entry Door Hirise	Hirise	25,000	PM Inspect Roof Top Safety Systems	1 Bldg	1,250	
Inspect & Repair Hirise Exterior	Hirise	110,000	Add Smoking Shelter	1 Bldg	5,000	
Alternative Energy Source	Hirise	500,000	Replace Windows	1 Bldg	740,000	
Add Smoking Shelter	Hirise/Cottages	5,000	Add West Entrance Enclosure	1 Bldg	30,000	
Install Global Observation System		70,000	Add/Upgrade Site Lighting	1 Bldg	1,760	
Replace Window Glass (70)	Hirise	25,000	Alternative Energy Source	1 Bldg	500,000	
Replace Underground Utilities Cottages	32	450,000	Install Global Observation System		70,000	
Install Gas Chillers/Duct Work Hirise	1 Bldg	400,000	Replace Window Glass (60)	Hirise	25,000	
Replace Air Handler	1 Bldg	150,000	Install Gas Chillers/Duct Work	1 Bldg	400,000	
Abate ACM's Popcorn, Pipe Coverings, Flooring & Mastic	1 Bldg	1,000,000	Abate ACM's Popcorn, Pipe Coverings, Flooring & Mastic	1 Bldg	1,000,000	
Repair, Seal & Stripe Blacktop	Hirise/Cottages	20,000	Install A/C Covers	210	31,500	
Maintenance area: Install Employee Bathroom/Shower	1 Bldg	30,000	Add/Upgrade Interior Lighting	1 Bldg	77,710	
Replace Cottage Boilers	8 Bldgs	42,000	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	1 Bldg	35,000	
Replace Windows Hirise	1 Bldg	500,000	Inspect & Repair Building Exterior	1 Bldg	110,000	
Add/Upgrade Site Lighting	Hirise/Cottages	46,001	Subtotal of Estimated Cost			\$3,027,220
PM Inspect Roof Top Safety Systems	1 Bldg	1,250	AMP 2			
Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	Hirise/Cottages	50,000	10 Scattered Sites (OH12-220)	10 Units		
Install A/C Covers	Hirise/Cottages	26,550	Fence Repair/Replacement	10	5,000	
Electrical Upgrade: Replace Panels, Add Circuits	Hirise/Cottages	185,000	Improve Roof Ventilation	10	10,000	
Add/Upgrade Interior Lighting	Hirise/Cottages	51,330	Repair Porches: Paint/Replace Wood	10	20,000	
			Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	10	15,000	
			Upgrade Interior Lighting	10	2,900	
Subtotal of Estimated Cost			\$3,687,131	Subtotal of Estimated Cost		\$52,900

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Work Statement for Year 1 FFY 2018	Work Statement for Year 5 FFY 2022			Work Statement for Year 5 FFY 2022		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP 4	51 Hirise		AMP 4		
John Frederick Oberlin Homes (OH12-4)	2 Family		Albright Terrace (OH12-11)	50 Units		
Alternative Energy Source	Hirise	50,000	Parking Lot Repairs & Seal/Stripe	50	20,000	
Modernize Community Room	Hirise	15,000	Add Smoking Shelter	4 Bldgs	5,000	
Upgrade Interior Lighting	Hirise	25,382	Upgrade Community Room HVAC	1 Bldg	18,000	
Add/Upgrade Site Lighting	Hirise	4,402	Upgrade Boiler Room/Energy Conservation	50	325,000	
Install Roll-in Showers	Hirise	204,000	Exteriors/Masonry Repair/Clean	4 Bldgs	75,000	
Add Smoking Shelter	Hirise	5,000	Install Roll-in Showers	50 Units	200,000	
Upgrade Laundry Rooms	Hirise	40,000	Replace Flooring Halls & Common Areas	4 Bldgs	35,000	
Install A/C Covers	Hirise	7,650	Seal/Stripe Parking Deck	50 Units	5,000	
Inspect & Repair Building Exterior	Hirise	35,000	Replace Kitchen Hoods	50 Units	12,000	
			PM Inspect/Recoat Parking Deck & Steel	50 Units	100,000	
			Install A/C Covers	50	7,500	
			Replace Windows	50	75,000	
			Community Room/Kitchen Upgrade	1 Bldg	50,000	
			Upgrade Interior Lighting	50 Units	15,033	
			Add/Upgrade Site Lighting	50 Units	6,422	
			Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	50 Units	10,000	
	Subtotal of Estimated Cost		\$386,434	Subtotal of Estimated Cost		\$958,955
	Southside Gardens (OH12-13/14)	108 Units		18 Scattered Sites (OH12-420)		
	Replace Entrance Steps Front & Back	108	100,000	Fence Repair/Replacement	18	9,000
	Install Global Observation System	108	50,000	Improve Roof Ventilation	18	18,000
	Install Emergency Generator	1 Bldg	50,000	Repair Porches: Paint/Replace Wood	18	36,000
	Infrastructure Upgrade	108	1,200,000	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	18	10,000
	Replace Exhaust Fans	108	50,400	Upgrade Interior Lighting	18	5,220
	New Furnaces & Central A/C	108	648,000			
	Demolition (1485)	108	1,000,000			
	Relocation (1495.1)	108	200,000			
	Development Activities (1499)	108	1,500,000			
	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	108	50,000			
	Upgrade Interior Lighting	108	31,320			
	Subtotal of Estimated Cost		\$4,879,720	Subtotal of Estimated Cost		\$78,220

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2018	Work Statement for Year 5 FFY 2023			Work Statement for Year 5 FFY 2023		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See Annual Statement	AMP 4 25 Scattered Sites (OH12-021)	25 Units			
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

