

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 2017	Work Statement for Year 2 FFY 2018	Work Statement for Year 3 FFY 2019	Work Statement for Year 4 FFY 2020	Work Statement for Year 5 FFY 2021
B.	Physical Improvements Subtotal	Annual Statement	8,364,300	4,400,500	14,597,267	25,261,348
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration: 1410		268,756	268,756	268,756	268,756
F.	Other: 1430's Fees & Costs		284,000	124,000	124,000	124,000
	Other: Relocation 1495.1					400,000
G.	Operations: 1406		400,000	400,000	400,000	400,000
H.	Demolition: 1485					2,000,000
I.	Development: 1499		500,000			3,000,000
J.	Capital Fund Financing – Debt Service: 1501		500,000	500,000	500,000	500,000
K.	Total CFP Funds		10,317,056	5,693,256	15,890,023	31,954,104
L.	Total Non-CFP Funds					
M.	Grand Total		10,317,056	5,693,256	15,890,023	31,954,104

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018			Work Statement for Year 2 FFY 2018		
	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 Highrise Units			AMP 2	
Kennedy Plaza (OH12-5)	32 Cottages			10 Scattered Sites (OH12-220)	10 Units	
Upgrade Laundry Rooms Highrise & Cottages	10 Rooms	30,000		Hardwire/Battery Smoke Detectors	10	1,000
Electrical Upgrade: replace panels, add circuits	145 & 32 Units	442,500				
Hardwire/Battery Smoke Detectors	145 & 32 Units	18,000				
Upgrade Fire Alarm System	Highrise	350,000				
Subtotal of Estimated Cost			\$840,500	Subtotal of Estimated Cost		
Lakeview Plaza (OH12-10)	210 Units					\$1,000
Plumbing/Kitchen/Bath Upgrade	210	700,000				
Upgrade Exterior Underground Wiring	1 Bldg.	110,000				
Hardwire/Battery Smoke Detectors	210	20,000				
Electrical Upgrade: replace panels, add circuits	210	525,000				
Subtotal of Estimated Cost			\$1,355,000	Subtotal of Estimated Cost		
				\$0		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2017	Work Statement for Year 3 FFY 2019			Work Statement for Year 3 FFY 2019		
	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	 108 108 48 Bldgs 108
	Subtotal of Estimated Cost		\$170,000	Subtotal of Estimated Cost		\$249,000
	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 2017	Work Statement for Year 4 FFY 2020			Work Statement for Year 4 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 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
	Replace Stoves	177	69,200			
	Subtotal of Estimated Cost		\$1,467,450	Subtotal of Estimated Cost		\$185,720
	Lakeview Plaza (OH12-10)	210 Units				
	Improve/Expand Parking Lot Lighting	210	50,000			
	Flooring-Units & Halls	Bldg	333,128			
	Replace Stoves	210	84,000			
	Elevator Upgrade	Bldg	650,000			
	Security Lighting	210	10,000			
	Laundry Room Upgrade	2nd Floor	50,000			
	Refurbish Kitchen/Café	1st Floor	300,000			
	504 Compliance Conversion: combine efficiencies into accessible 1-BR units	2 Floors	500,000			
	Upgrade Storm/Sanitary Sewers in Existing Trenches	Bldg	15,000			
	Subtotal of Estimated Cost		\$1,992,128	Subtotal of Estimated Cost		\$0

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

Work Statement for Year 1 FFY 2017	Work Statement for Year 4 FFY 2020			Work Statement for Year 4 FFY 2020		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
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
	Seal Parking Lot	Hirise	40,000	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	Kitchen/Flooring Rehab III	108	394,000
	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	Hirise	25,000	Utility Room Upgrade/Furnace/A/C	108	650,000
	Hirise Units Kitchen Upgrade	51	50,000	Replace Windows	108	350,000
	AMP Office/Maintenance Rehab	1 Bldg	150,000	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	108	21,000
	Tree Removal/Replacement	Hirise & 2 Family	20,000	Interior Bath Renovations I	108	400,000
				Drainage in Existing Trench/Grading/Down Spouts	108	300,000
	Subtotal of Estimated Cost		\$579,875	Subtotal of Estimated Cost		\$4,285,000
	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	Replace Furnaces	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
				Exterior/Interior Door Replacement	18	45,000
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$339,700

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

Work Statement for Year 1 FFY 2017	Work Statement for Year 5 FFY 2021			Work Statement for Year 5 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 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 2017	Work Statement for Year 5 FFY 2021			Work Statement for Year 5 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 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	
Replace Fire Alarm System	Hirise	100,000	Replace Fire Alarm System	4 Bldgs	100,000	
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	
Replace Boiler System	Hirise	250,000	Install Roll-in Showers	50 Units	200,000	
Seal & Stripe Parking Lot	Hirise	30,000	Replace Flooring Halls & Common Areas	4 Bldgs	35,000	
Site Improvements: grading, drainage in existing trenches & resurfacing pavement	Hirise	18,000	Seal/Stripe Parking Deck	50 Units	5,000	
Inspect Building Exterior	Hirise	35,000	Replace Kitchen Hoods	50 Units	12,000	
Install A/C Covers	Hirise	7,650	PM Inspect/Recoat Parking Deck & Steel	50 Units	100,000	
Modernize Community Room	Hirise	15,000	Install A/C Covers	50	7,500	
Upgrade Laundry Rooms	Hirise	40,000	Replace Windows	50	75,000	
Add Smoking Shelter	Hirise	5,000	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	
			Add Smoking Shelter	4 Bldgs	5,000	
	Subtotal of Estimated Cost	\$784,434	Subtotal of Estimated Cost	\$1,058,955		
	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		

