

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	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	Wide					
	FFY of Grant:	FFY	FFY	FFY	FFY	FFY
	2019	2019	2020	2021	2022	2023
B.	Physical Improvements Subtotal	Annual Statement	1,210,000	5,630,500	13,956,299	25,493,598
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	15,299,055	32,236,354
L.	Total Non-CFP Funds					
M.	Grand Total		2,172,435	6,973,256	15,299,055	32,236,354

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2019	Work Statement for Year 2 FFY 2020			Work Statement for Year 2 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	AMP 3			AMP 3		
Annual	Wilkes Villa (OH12-3)	174 Units		14 Scattered Sites (OH12-320)	14 Units	
Statement	No Work Planned			No Work Planned		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0
	Riverview Plaza (OH12-6)	180 Units		2 Scattered Sites (OH12-22)	2 Units	
	Parking Lot Improvements		100,000	No Work Planned		
	Subtotal of Estimated Cost		\$100,000	Subtotal of Estimated Cost		\$0

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2019	Work Statement for Year 2 FFY 2020			Work Statement for Year 2 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	AMP 4	51 Hirise Units		AMP 4	
Annual Statement	John Frederick Oberlin Homes (OH12-4)	2 Family		Southside Gardens (OH12-13/14)	108 Units	
	No Work Planned			No Work Planned		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0
	Albright Terrace (OH12-11)	50 Units		18 Scattered Sites (OH12-420)	18 Units	
	Replace Interior/Exterior Doors	50	8,000	No Work Planned		
	Replace Sliding Doors	50	60,000			
	Replace Patio Slabs	50	60,000			
	Subtotal of Estimated Cost		\$128,000	Subtotal of Estimated Cost		\$0

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2019	Work Statement for Year 2 FFY 2020			Work Statement for Year 2 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	AMP 5				
Annual	LMHA Oberlin Homes (OH12-27)	51 Units				
Statement						
	No Work Planned					
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2019	Work Statement for Year 3 FFY 2021			Work Statement for Year 3 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	AMP 1		AMP 1		
Annual Statement	Leavitt Homes (OH12-1)	198 Units		Westgate (OH12-12)	12 Units	
	Insulate Common Walls	61 Bldgs	120,000	Parking Lot Resurface/Seal/Stripe	12	30,000
	Storm Sewer/Catch Basin Replacement/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 Replacement	8	12,000
	Storm Sewer/Catch Basin Replacement/Replace in Existing Trenches	40 Bldgs	350,000	Crawl Space Improvements/concrete	8	14,400
	Drainage & Sanitary Sewer Replacement 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 2019	Work Statement for Year 4 FFY 2022			Work Statement for Year 4 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	AMP 1			AMP 1		
Annual Statement	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	Replacement 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	
				Exterior Improvements: siding, painting, tuckpoint, brick seal	8	40,000
	Interior Kitchen Upgrades	143	200,000	New Refrigerators-Energy Efficient	8	4,048
	504 Compliance-Accessible Sidewalks/Parking Areas, Accessible Common Area Improvements	18 Units	85,000	Exterior & Interior Doors Replacement	8	20,000
	New Refrigerators-High Efficiency	143	72,358	Install A/C	8	32,000
	Replace flooring 1st Floors & Laundry Rm Upgrade	143	150,000	Replace Furnaces	8	20,000
	A/C Installation	132	528,000	Replace Hot Water Tanks	8	6,800
	Tree Removal/Replacement	143	10,000	Landscaping/Grading	8	12,800
	Replace Sunset PL 13 Lighting	10	25,000	Tree Removal/Replacement	8	1,600
	Upgrade/Add Site Lighting	143	20,000	Driveway 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 2019	Work Statement for Year 4 FFY 2022			Work Statement for Year 4 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	AMP 2	145 Hirise		AMP 2		
Annual	Kennedy Plaza (OH12-5)	32 Cottages		10 Scattered Sites (OH12-220)	10 Units	
Statement	Replace A/C and sleeves in Units	177	115,050	Exterior Improvements 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 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			
			\$1,505,050			
	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			
	Replace A/C and sleeves in Units	210	136,500			
			Subtotal of Estimated Cost		Subtotal of Estimated Cost	\$0
			\$1,394,628			

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2019	Work Statement for Year 4 FFY 2022			Work Statement for Year 4 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	AMP 4	51 Hirise Units	AMP 4	108 Units	
Annual Statement	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	Basement/Foundations improvements	108	650,000
	Tree Removal/Replacement	Hirise & 2 Family	20,000	Exterior Improvements: Siding/windows/doors	108	500,000
	Site Improvements: Grading, Resurface Pavement, Drainage in Existing Trench	Hirise	75,000	Replace Site Lighting	108	25,000
	Replace A/C Common Areas	Hirise	10,000	Interior Wall Replacement	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
	Replace A/C and sleeves in Units	51 units	33,150	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		\$573,025	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 Improvements: 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 Building Intercom/Remote entry/video 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 A/C and sleeves in Units	50 units	32,500	Replace Hot Water Tanks	18	15,300
				Landscaping/Grading	18	28,800
				Tree Removal/Replacement	18	18,000
				Driveway Resurface	18	5,400
				Replace Garage Doors	18	18,000
	Subtotal of Estimated Cost		\$182,500	Subtotal of Estimated Cost		\$294,700

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2019	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	AMP 1		AMP 1		
Annual Statement	Leavitt Homes (OH12-1)	198 Units		Westgate (OH12-12)	12 Units	
	Replace Utility Room Doors	198	140,000	Install Emergency Generator	1 Bldg	65,000
	Install Global Observation/Camera Recording System	61 bldgs	24,720	Replace Roof	1 Bldg	150,000
	Install Emergency Generator	1 Bldg	50,000	Install Building Intercom/Remote entry/video 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
	Replace Storm Drains/Sewers in Existing Trenches	61 Bldgs	1,000,000	Add/Upgrade Site Lighting	12 Units	600
	Brick Replacement/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/Camera Recording System	1 Bldg	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 Replacement	8	4,000
	Install Global Observation/Camera Recording System	1 Bldg	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	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 2019	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	AMP 2	145 Hirise Units		AMP 2	
Annual	Kennedy Plaza (OH12-5)	32 Cottages		Lakeview Plaza (OH12-10)	210 Units	
Statement				PM Inspect Roof Top Safety Systems	1 Bldg	1,250
	Replace Entry Door Hirise	Hirise	25,000	Add Smoking Shelter	1 Bldg	5,000
	Inspect & Improve Hirise Exterior	Hirise	110,000	Replace Windows	1 Bldg	740,000
	Alternative Energy Source: wind or solar power	Hirise	500,000	Add West Entrance Enclosure	1 Bldg	30,000
	Add Smoking Shelter	Hirise/Cottages	5,000	Add/Upgrade Site Lighting	1 Bldg	1,760
	Install Global Observation/Camera Recording System	9 Bldgs	70,000	Alternative Energy Source: wind or solar power	1 Bldg	500,000
	Replace Window Glass (70)	Hirise	25,000	Install Global Observation/Camera Recording System	1 Bldg	70,000
	Replace Underground Utilities Cottages	32	450,000	Replace Window Glass (60)	Hirise	25,000
	Install Gas Chillers/Duct Work Hirise	1 Bldg	400,000	Install Gas Chillers/Duct Work	1 Bldg	400,000
	Replace Air Handler	1 Bldg	150,000	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	Install A/C Covers	210	31,500
	Parking Lot Resurface/Seal & Stripe	Hirise/Cottages	20,000	Add/Upgrade Interior Lighting	1 Bldg	77,710
	Maintenance area: Install Employee Bathroom/Shower	1 Bldg	30,000	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	1 Bldg	35,000
	Replace Cottage Boilers	8 Bldgs	42,000	Inspect & Improve Building Exterior	1 Bldg	110,000
	Install Building Intercom/Remote entry/video System	1 Bldg	150,000	Install Building Intercom/Remote entry/video System	1 Bldg	150,000
	Replace Windows Hirise	1 Bldg	500,000	Stack Cleaning Improvements & Lateral Plumbing replacement	1 Bldg	50,000
	Add/Upgrade Site Lighting	Hirise/Cottages	46,001			
	PM Inspect Roof Top Safety Systems	1 Bldg	1,250	Subtotal of Estimated Cost		\$3,227,220
	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	Hirise/Cottages	50,000	AMP 2		
	Install A/C Covers	Hirise/Cottages	26,550	10 Scattered Sites (OH12-220)	10 Units	
	Electrical Upgrade: Replace Panels, Add Circuits	Hirise/Cottages	185,000	Fence Repair/Replacement	10	5,000
	Add/Upgrade Interior Lighting	Hirise/Cottages	51,330	Improve Roof Ventilation	10	10,000
	Stack Cleaning Improvements & Lateral Plumbing replacement	Hirise	50,000	Porches: Paint/Replace Wood	10	20,000
	Cottages - replace tubs with walk-in showers or accesible tubs	32 Cottages	80,000	Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	10	15,000
				Upgrade Interior Lighting	10	2,900
	Subtotal of Estimated Cost		\$3,967,131	Subtotal of Estimated Cost		\$52,900

Part II:						
Work Statement for Year 1 FFY 2019	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	AMP 3			AMP 3		
Annual Statement	Wilkes Villa (OH12-3)	174 Units		Riverview Plaza (OH12-6)	180 Units	
	Entrance Doors/Porch Slabs	174	216,000	Alternative Energy Source: wind or solar power	1 Bldg	50,000
	Upgrade Interior Lighting	174	50,460	Replace Toilets	180	75,115
	Replace Brick Thresholds	174	60,000	Replace Roof	1 Bldg	250,000
	Replace Roofs	174	400,000	Upgrade Screens In Common Areas	1 Bldg	20,000
	Replace Utility Cages	24 Bldgs	52,000	Phase III Tanks & Controls	1 Bldg	60,000
	Replace Gutters & Downspouts	174	142,000	Install Gas Chillers/Duct Work	1 Bldg	400,000
	Replace Screen Doors	174	88,000	Replace Exterior & Common Area Doors/ADA Hardware	1 Bldg	30,000
	Roof Inspection/Repair	174	20,000	Resurface Parking Lot Across From Riverview		200,000
	Install Global Observation/Camera Recording System	174	75,000	Removal of ~80,000 sq. ft. of ACM's Popcorn, Pipe Coverings, Flooring & Mastic	1 Bldg	1,368,000
	Install Emergency Generator	1 Bldg	65,000	Replace Windows	1 Bldg	600,000
	Sanitary Sewer Replacement in Existing Trenches	174	2,500,000	Plumbing Upgrade Angle Stops/Danfoss Valves	1 Bldg	50,000
	Replace Hot Water Tanks	172	172,000	Install A/C Covers	180	27,000
	Resurface/Seal/Stripe Parking Lots & Side Streets	174	300,000	Replace Unit Floors	180	1,500,000
	Demolition (1485)	174	1,000,000	Replace Unit Entrance Doors/ADA Hardware	180	171,000
	Resident Relocation (1495.1)	174	200,000	Replace Unit Interior Doors	180	180,000
	Development Activities (1499)	174	1,500,000	Upgrade Interior Lighting	1 Bldg	40,721
	Replace Gas Stoves	174	73,428	Upgrade Site Lighting	1 Bldg	3,655
				Site Improvements: Grading, Drainage in Existing Trenches & Resurfacing Pavement	1 Bldg	50,000
				Install Observation/camera recording System: All Floors	1 Bldg	75,200
				Replace A/C and sleeves in Units	180	117,000
				Inspect & Repair Building Exterior	1 Bldg	110,000
				Add Smoking Shelter	1 Bldg	5,000
				Install Building Intercom/Remote entry/video System	1 Bldg	150,000
				Stack Cleaning Improvements & Lateral Plumbing replacement	1 Bldg	50,000
	Subtotal of Estimated Cost		\$6,913,888	Subtotal of Estimated Cost		\$5,582,691

Part II:						
Work Statement for Year 1 FFY 2019	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	AMP 4	51 Hirise		AMP 4		
Annual	John Frederick Oberlin Homes (OH12-4)	2 Family		Albright Terrace (OH12-11)	50 Units	
Statement	Alternative Energy Source: wind or solar power	Hirise	50,000	Parking Lot Resurface/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 improvements/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			
	Inspect & Repair Building Exterior	Hirise	35,000	Replace Kitchen Hoods	50 Units	12,000
	Install Building Intercom/Remote entry/video System	Hirise	75,000	PM Inspect/Recoat Parking Deck & Steel	50 Units	100,000
	Stack Cleaning Improvements & Lateral Plumbing replacement	Hirise	25,000	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		\$486,434	Subtotal of Estimated Cost		\$953,955
	Southside Gardens (OH12-13/14)	108 Units		18 Scattered Sites (OH12-420)		
	Replace Entrance Steps Front & Back	108	100,000	Fence Replacement	18	9,000
	Install Global Observation/Camera Recording System	108	50,000	Improve Roof Ventilation	18	18,000
	Install Emergency Generator	1 Bldg	50,000	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)

for Year 1 FFY 2019	Work Statement for Year 5 FFY 2024			Work Statement for Year 5 FFY 2024		
	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	AMP 3			AMP 3		
Annual	Wilkes Villa (OH12-3)			Riverview Plaza (OH12-6)		
Statement		174 Units			180 Units	
	Replace Interior Doors	174	174,000	Electrical Upgrade: replace panels, add circuits	180	20,000
	Kitchen Renovations: replace cabinets/countertops	174	350,000			
	Electrical Upgrade: replace breaker panels, exterior breakers, add circuit for Kit, LR, A/C	174	522,000			
	Replace Tub Surrounds (Phase 2)	55	75,000			
	Bath & Plumbing Renovations	174	415,000			
	Subtotal of Estimated Cost		\$1,536,000	Subtotal of Estimated Cost		\$20,000

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

for Year 1 FFY 2019	Work Statement for Year 5 FFY 2024			Work Statement for Year 5 FFY 2024		
	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	AMP 3			AMP 3		
Annual	14 Scattered Sites (OH12-320)	14 Units		3 Scattered Sites (OH12-25)	3 Units	
Statement						
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0
	2 Scattered Sites (OH12-22)	2 Units				
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

