

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Bethlehem Housing Authority		Locality (City/County & State)				
PHA Number: PA011		☒ Original 5-Year Plan ☐ Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	PARK / LYN (PA011000003)	\$570,233.00	\$1,614,741.00	\$2,235,233.00	\$199,459.00	\$791,256.84
	NORTHEAST (PA011000001)	\$1,682,741.00	\$500,000.00	\$265,000.00	\$2,900,030.00	\$2,193,030.00
	HIGH RISES (PA011000004)	\$875,647.00	\$969,880.00	\$784,388.00	\$115,507.00	\$90,000.00
	AUTHORITY-WIDE	\$1,783,665.84	\$1,793,665.84	\$1,793,665.84	\$1,854,290.84	\$1,850,000.00
	BAYARD HOMES (PA011000005)	\$233,375.16	\$233,375.16	\$233,375.16	\$233,375.16	\$233,375.16
	MARVINE (PA011000002)	\$216,000.00	\$250,000.00	\$50,000.00	\$59,000.00	\$204,000.00

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARK / LYN (PA011000003)			\$570,233.00
ID0000311	Parkridge - Replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace approximately 40,000 S.F of sidewalks and patios.		\$370,233.00
ID0000322	Parkridge - Replace storage room doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace storage and mechanical room doors at 100 apartments.		\$100,000.00
ID0000334	Parkridge - Install Porch Posts(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Install porch posts at kitchen entrance.		\$50,000.00
ID0000338	Lynfield/Parkridge - Replace sewer Lines(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace sewer lines at 10 apartments.		\$50,000.00
	NORTHEAST (PA011000001)			\$1,682,741.00
ID0000312	Pheifle - Replace roofs (Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Install new asphalt shingle roofs and gutters on 9 buildings.		\$175,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000315	Fairmount - Replace siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Install new siding, fascia and soffit on 6 buildings.		\$100,000.00
ID0000317	Fairmount - Replace electrical service(Dwelling Unit-Interior (1480)-Electrical)	replace electrical panel and service for 60 apartments.		\$156,000.00
ID0000318	Pembroke - Repave courts(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repave Merriman and Mansfield parking courts.		\$100,000.00
ID0000319	Fairmount - Replace heating system(Dwelling Unit-Interior (1480)-Mechanical)	Replace piping, convectors and boilers in 30 apartments.		\$450,000.00
ID0000320	Fairmount - Replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Other)	Replace/replace 25,000 SF of sidewalks.		\$215,000.00
ID0000321	Fairmount - Repave rear parking courts(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repave parking courts at 6 buildings		\$216,741.00
ID0000327	Security(Dwelling Unit-Exterior (1480)-Other)	Site cameras and equipment.		\$45,000.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000335	Pembroke - Renovate apartments (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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate kitchens, bathrooms and flooring in 20 apartments.		\$200,000.00
ID0000337	Fairmount - Replace sewer Lines(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace sewer lines at 5 apartments.		\$25,000.00
	HIGH RISES (PA011000004)			\$875,647.00
ID0000313	Monocacy Tower - Repave parking lot(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repave parking lot.		\$89,459.00
ID0000314	Litzenberger House - Replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace approximately 3,600 s.f. of concrete sidewalk.		\$100,000.00
ID0000316	Bodder House - Repair facade blocks(Dwelling Unit-Exterior (1480)-Other)	Repair pre-cast concrete panels that have shifted		\$25,000.00
ID0000329	Monocacy Tower - Renovate apartments (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)-Tubs and Showers)	Replace kitchen cabinets, counters, sinks, ranges, bathrooms and electrical devices in 40 Monocacy apartments.		\$494,188.00

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000331	High Rises - Replace Bi-fold doors (Non-Dwelling Interior (1480)-Doors)	Replace existing electric bi-fold doors at Bodder, Bartholomew and Litzenberger		\$25,000.00
ID0000332	Bartholomew House - Repair facade blocks(Dwelling Unit-Exterior (1480)-Other)	Repair pre-cast concrete panels that have shifted		\$15,000.00
ID0000333	Litzenberger House - Repair facade (Non-Dwelling Exterior (1480)-Other)	Replace exterior brickwork and lentils		\$65,000.00
ID0000339	Litzenberger - Replace heating boilers(Non-Dwelling Interior (1480)-Mechanical)	Replace heating boilers.		\$62,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,783,665.84
ID0000323	Operations(Operations (1406))	For AMPS 1, 2, 3, 4, 5		\$1,193,665.00
ID0000324	Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	For Director of Capital Improvements and other staff that work with the capital fund program.		\$360,000.84

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Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000325	Relocation costs(Contract Administration (1480)-Relocation)	Moves.		\$30,000.00
ID0000326	Architect/Engineering and Inspection fees (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	For design contracts, consultants and misc. testing. To include related work for the Pembroke CN project.		\$200,000.00
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0000328	Bayard Homes - Debt service(Loan Debt Obligation (9002))	CFFP loan.		\$233,375.16
	MARVINE (PA011000002)			\$216,000.00
ID0000330	Marvine - Replace sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace/repair approximately 40,000 SF of sidewalk.		\$166,000.00
ID0000336	Marvine - Replace sewer Lines(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace sewer lines at 10 apartments.		\$50,000.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000341	Parkridge - Renovate apartments (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Exterior (1480)-Exterior Doors,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 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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate kitchens, bathrooms, living and bedrooms. Replace cabinets, fixtures, lighting and flooring in 30 apartments.		\$1,564,741.00
ID0000357	Lynfield/Parkridge - Replace sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Interior (1480)-Plumbing)	Replace sewer lines at 10 apartments.		\$50,000.00
	HIGH RISES (PA011000004)			\$969,880.00
ID0000342	Bartholomew House - Replace Heating and DHW System (Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace heating and domestic water boilers and storage/exchanger tank.		\$140,000.00
ID0000343	Bodder House - Replace Heating and DHW System (Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace heating and domestic water boilers and storage/exchanger tank.		\$140,000.00
ID0000351	Litzenberger - Install new AC System(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical)	Install new split system AC for community room and laundry.		\$125,459.00
ID0000352	Monocacy Tower - Renovate apartments (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,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	Replace kitchen cabinets, counters, sinks, ranges, bathrooms and electrical devices in 40 Monocacy apartments.		\$564,421.00

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Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Tubs and Showers)			
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0000344	Bayard Homes - Debt service(Loan Debt Obligation (9002))	CFFP loan.		\$233,375.16
	AUTHORITY-WIDE (NAWASD)			\$1,793,665.84
ID0000345	Operations(Operations (1406))	For AMPS 1, 2, 3, 4, 5		\$1,193,665.00
ID0000346	Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	For Director of Capital Improvements and other staff that work with the capital fund program.		\$360,000.84
ID0000347	Architect/Engineering and Inspection fees (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	For design contracts, consultants and misc. testing. To include related work for the Pembroke CN project.		\$200,000.00

Form HUD-50075.2(4/2008)

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PARK / LYN (PA011000003)			\$2,235,233.00
ID0000358	Parkridge - Renovate apartments (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows,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 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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate kitchens, bathrooms, living and bedrooms. Replace cabinets, fixtures, lighting, flooring, entry doors, windows and storm doors in 40 units.		\$2,185,233.00
ID0000369	Lynfield/Parkridge - Replace sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Interior (1480)-Plumbing)	Replace sewer lines at 10 apartments.		\$50,000.00
	NORTHEAST (PA011000001)			\$265,000.00
ID0000359	Security(Dwelling Unit-Exterior (1480)-Other)	Site cameras and equipment.		\$40,000.00
ID0000366	Pembroke - Renovate apartments (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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate kitchens, bathrooms and flooring in 20 apartments.		\$200,000.00
ID0000368	Fairmount - Replace sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Interior (1480)-Plumbing)	Replace sewer lines at 5 apartments.		\$25,000.00

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Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,793,665.84
ID0000360	Relocation costs(Contract Administration (1480)-Relocation)	Moves.		\$40,000.00
ID0000361	Architect/Engineering and Inspection fees (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	For design contracts, consultants and misc. testing. To include related work for the Pembroke CN project.		\$200,000.00
ID0000362	Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	For Director of Capital Improvements and other staff that work with the capital fund program.		\$360,000.84
ID0000363	Operations(Operations (1406))	For AMPS 1, 2, 3, 4, 5		\$1,193,665.00
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0000364	Bayard Homes - Debt service(Loan Debt Obligation (9002))	CFFP loan.		\$233,375.16

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARVINE (PA011000002)			\$59,000.00
ID0000370	Marvine - Regrade at retaining walls(Dwelling Unit-Site Work (1480)-Landscape)	Re-grade areas around 10 retaining walls due to erosion.		\$9,000.00
ID0000386	Marvine - Replace sewer Lines(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace sewer lines at 10 apartments.		\$50,000.00
	HIGH RISES (PA011000004)			\$115,507.00
ID0000371	Litzenberger House - Install DHW valves(Dwelling Unit-Interior (1480)-Plumbing)	Install shut off valves to isolate fixtures.		\$85,507.00
ID0000372	Litzenberger House - Replace trash chute(Dwelling Unit-Interior (1480)-Other)	Install new trash chute.		\$30,000.00
	NORTHEAST (PA011000001)			\$2,900,030.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000373	Fairmount - Bathroom Exhaust Fans(Dwelling Unit-Interior (1480)-Mechanical)	Install bathroom exhaust fans in 120 apartments.		\$60,000.00
ID0000374	Fairmount - Repoint Chimneys(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repoint existing chimneys.		\$10,000.00
ID0000376	Fairmount - Replace heating system(Dwelling Unit-Interior (1480)-Mechanical)	Replace piping, convectors and boilers in 30 apartments.		\$450,000.00
ID0000382	Security(Dwelling Unit-Exterior (1480)-Other)	Site cameras and equipment.		\$60,000.00
ID0000383	Fairmount - Renovate Apartments (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Other)	Renovate kitchens, bathrooms, living and bedrooms. Replace cabinets, fixtures, lighting, doors, windows and flooring in 10 apartments.		\$2,095,030.00
ID0000385	Pembroke - Renovate apartments (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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate kitchens, bathrooms and flooring in 20 apartments.		\$200,000.00

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Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000387	Fairmount - Replace sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Interior (1480)-Plumbing)	Replace sewer lines at 5 apartments.		\$25,000.00
	PARK / LYN (PA011000003)			\$199,459.00
ID0000375	Lynfield - Replace sidewalks and driveways(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Replace/repair sidewalks and driveways at 25 apartments.		\$114,459.00
ID0000384	Lynfield - Site work(Dwelling Unit-Site Work (1480)-Landscape)	Re-grade around retaining walls due to erosion.		\$35,000.00
ID0000388	Lynfield/Parkridge - Replace sewer Lines(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace sewer lines at 10 apartments.		\$50,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,854,290.84
ID0000377	Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	For Director of Capital Improvements and other staff that work with the capital fund program.		\$360,000.84

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000378	Operations(Operations (1406))	for AMPS 1, 2, 3, 4, 5.		\$1,193,665.00
ID0000380	Relocation costs(Contract Administration (1480)-Relocation)	Moves.		\$45,000.00
ID0000381	Architectural/Engineering and Inspections(Dwelling Unit-Interior (1480)-Other)	For design contracts, consultants and misc. testing. To include related work for the Pembroke CN project.		\$255,625.00
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0000379	Bayard Homes - Debt service(Loan Debt Obligation (9002))	CFFP loan.		\$233,375.16
	Subtotal of Estimated Cost			\$5,361,662.00

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Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTHEAST (PA011000001)			\$2,193,030.00
ID0000389	Pembroke Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$26,000.00
ID0000390	Fairmount - Renovate Apartments (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,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)-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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Renovate kitchens, bathrooms, living and bedrooms. Replace cabinets, fixtures, lighting, doors, windows and flooring in 10 apartments.		\$2,095,030.00
ID0000402	Fairmount- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$16,000.00
ID0000403	Pfeifle- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$6,000.00
ID0000411	Security(Dwelling Unit-Exterior (1480)-Other)	Site cameras and equipment		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARVINE (PA011000002)			\$204,000.00
ID0000404	Marvine- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$54,000.00
ID0000416	Replace garage doors at CSS(Non-Dwelling Exterior (1480)-Doors)	Replace 15 garage doors and have openers installed at CSS maintenance buildings		\$150,000.00
	PARK / LYN (PA011000003)			\$791,256.84
ID0000405	Parkridge- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$14,000.00
ID0000410	Parkridge- Renovate apartments(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows,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 Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Renovate kitchens, bathrooms, living and bedrooms. Replace cabinets, fixtures, lighting, flooring, entry doors, windows and storm doors in 10 units.		\$777,256.84
	HIGH RISES (PA011000004)			\$90,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000406	Monocacy- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$20,000.00
ID0000407	Bartholomew House- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$8,000.00
ID0000408	Bodder House- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$8,000.00
ID0000409	Litzenberger House- Radon Testing(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon)	Test units for Radon and mitigate if necessary		\$14,000.00
ID0000417	Replace Garage doors at the 4 High-rise buildings(Non-Dwelling Exterior (1480)-Doors)	Replace the garage doors and install openers at the 4 high-rise buildings		\$40,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,850,000.00
ID0000412	Operations(Operations (1406))	For AMPS 1,2,3,4,5		\$1,200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000413	Salaries and Benefits(Administration (1410)-Salaries)	For Capital Improvements Manager and other staff that work with the capital fund program.		\$400,000.00
ID0000415	Architect/Engineering and Inspection fees(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	For design contracts, consultants and misc. testing. To include related work for the Pembroke CN project.		\$250,000.00
	BAYARD HOMES (PA011000005)			\$233,375.16
ID0000414	Bayard Homes- Debt service(Loan Debt Obligation (9002))	CFFP loan		\$233,375.16
	Subtotal of Estimated Cost			\$5,361,662.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,193,665.00
Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	\$360,000.84
Relocation costs(Contract Administration (1480)-Relocation)	\$30,000.00
Architect/Engineering and Inspection fees (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	\$200,000.00
Subtotal of Estimated Cost	\$1,783,665.84

Form HUD-50075.2(4/2008)

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Relocation costs(Contract Administration (1480)-Relocation)	\$40,000.00
Architect/Engineering and Inspection fees (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	\$200,000.00
Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	\$360,000.84
Operations(Operations (1406))	\$1,193,665.00
Subtotal of Estimated Cost	\$1,793,665.84

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2029	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Salaries and Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	\$360,000.84
Operations(Operations (1406))	\$1,193,665.00
Relocation costs(Contract Administration (1480)-Relocation)	\$45,000.00
Architectural/Engineering and Inspections(Dwelling Unit-Interior (1480)-Other)	\$255,625.00
Subtotal of Estimated Cost	\$1,854,290.84

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,200,000.00
Salaries and Benefits(Administration (1410)-Salaries)	\$400,000.00
Architect/Engineering and Inspection fees(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	\$250,000.00
Subtotal of Estimated Cost	\$1,850,000.00