# Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By: 02/28/2022

Part	I: Summary					
	Name: Housing Authority of Henderson  Number: KY012	Locality (City/Co X Original 5-Yo		Revised 5-Year l	Plan (Revision No:	)
Α.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$432,312.00	\$457,802.00	\$407,830.00	\$422,309.00	\$352,312.00
	SCATTERED SITES (4 SITES) (KY012000001)	\$474,418.00	\$339,562.00	\$131,750.00	\$312,921.00	\$333,100.00
	SCATTERED SITES (4 SITES) (KY012000002)	\$146,550.00	\$255,916.00	\$513,700.00	\$318,050.00	\$367,868.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$432,312.00
ID0112	Operations(Operations (1406))	Operations		\$210,656.00
ID0113	Administration(Administration (1410)-Other)	Administers activities for CFP		\$105,328.00
ID0114	Management Improvement(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	ongoing staff training to sustain employees certification for pest control, lead based paint, electrical, plumbing. Drug free workplace, and FHEO training, Technology upgrades for computer software and server, ongoing installation of security cameras and security LED lighting		\$105,328.00
ID0115	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00
ID0116	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Other Fees and Costs		\$10,000.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$474,418.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cos</b>
ID0117	PTAC Units Replacement-AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Replace PTAC units-AMP 1 15 units Lawndale 5 units Dixon 5 units Madison 5 units		\$9,750.00
ID0120	Furnace - Prototype-AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Install Prototype Furnace -1 unit AMP 1 Dixon		\$2,383.00
ID0121	Barret Roof Air Conditioner Units-Replace-AMP 1(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace Administration building air conditioner units-AMP 1- 2 units		\$20,000.00
ID0122	Windows/Security Screen Replacement-AMP 1(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows and Security Screens at Madison Court -14 units		\$84,000.00
ID0137	Sewer Cleanouts-AMP 1 - Install(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Install Sewer Cleanouts Lawndale 68,000 Dixon 32,000		\$100,000.00
ID0138	Barret Roof Replacement(Non-Dwelling Exterior (1480)-Roofs)	Replace Barret Roof 1 setion		\$56,638.00
ID0139	Window Replacement - Dixon(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows Dixon Apartments 66 units		\$137,531.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cos</b>
ID0149	Windows-Lawndale-Replace(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows at Lawndale Apts. 14 units		\$38,626.00
ID0180	Barret Entrance/Key Fobs(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	Change Entrance Doors /Locks		\$25,490.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$146,550.00
ID0123	PTAC units Replacement-AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Replace PTAC units AMP 2- 47 units 840 North Adams- 25 units Fagan Square - 5 units 8th Street- 12 units Dixon and Ingram- 5 units		\$30,550.00
ID0124	Windows/Security Screens Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows and Security Screens at 8th Street - 14 units		\$84,000.00
ID0125	Sewer Line Replacement- AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer Drains- 840 North Adams- 3 units		\$9,000.00
ID0126	Closet Doors Replacement-AMP 2(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Closet Doors at 840 North Adams - 3 units		\$3,000.00

Part II: Supporting Pages - Physical Ne	eds Work Statements (s)
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Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0127	Baseboard Heater Replacement-AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	Replace Baseboard Heaters at 840 N. Adams - 20 units		\$5,000.00
ID0128	Replace Showers/Bath Remodel-AMP 2(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace Showers/Bath Remodel at 840 N Adams 10 units		\$15,000.00
	Subtotal of Estimated Cost			\$1,053,280.00

Work Statement for Year 2

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
SCATTERED SITES (4 SITES) (KY012000001)			\$339,562.00
Window Replacement - Lawndale(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows at Lawndale Apartments 120 units		\$339,562.00
SCATTERED SITES (4 SITES) (KY012000002)			\$255,916.00
Metal Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace metal roof at 840 North Adams Complex		\$245,916.00
Street Resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Resurface Street at 840 N. Adams complex		\$10,000.00
AUTHORITY-WIDE (NAWASD)			\$457,802.00
Operations(Operations (1406))	Operations		\$210,656.00
	SCATTERED SITES (4 SITES) (KY012000001)  Window Replacement - Lawndale(Dwelling Unit-Exterior (1480)-Windows)  SCATTERED SITES (4 SITES) (KY012000002)  Metal Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)  Street Resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)  AUTHORITY-WIDE (NAWASD)	SCATTERED SITES (4 SITES) (KY012000001)  Window Replacement - Lawndale (Dwelling Unit-Exterior (1480)-Windows)  Replace Windows at Lawndale Apartments 120 units  SCATTERED SITES (4 SITES) (KY012000002)  Metal Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)  Replace metal roof at 840 North Adams Complex  Street Resurface (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)  Resurface Street at 840 N. Adams complex	SCATTERED SITES (4 SITES) (KY012000001)  Window Replacement - Lawndale (Dwelling Unit-Exterior (1480)-Windows)  Replace Windows at Lawndale Apartments 120 units  SCATTERED SITES (4 SITES) (KY012000002)  Metal Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)  Replace metal roof at 840 North Adams Complex  Street Resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)  Resurface Street at 840 N. Adams complex  AUTHORITY-WIDE (NAWASD)

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0144	Administration(Administration (1410)-Other)	Administration CFP		\$105,328.00		
ID0145	Management Improvement(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	ongoing staff training to sustain employee certifications for pest control, Lead Based Paint, Electrical, Plumbing, Drug Free Workplace, FHEI. Technology upgrades for computer software and server, Ongoing updates to Security cameras and lighting.		\$105,328.00		
ID0146	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$10,000.00		
ID0147	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00		
ID0182	Purchase vacant abandoned foreclosed property(Non-Dwelling Construction-New Construction (1480)-Other)	purchase property		\$25,490.00		
	Subtotal of Estimated Cost			\$1,053,280.00		

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$407,830.00
ID0150	Operations(Operations (1406))	Operations		\$210,656.00
ID0151	Administration(Administration (1410)-Other)	Administers Capital Funds and all contracts		\$105,328.00
ID0152	Management Improvement(Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	ongoing staff training to sustain employee certificates for pest control, Lead Based Paint, Electrical, Plumbing, Drug Free Workplace, and FHEO		\$70,846.00
ID0153	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer Costs associated with Capital Fund Program		\$10,000.00
ID0154	Relocation(Contract Administration (1480)-Relocation)	Reloction		\$1,000.00
ID0155	Landscape(Non-Dwelling Site Work (1480)-Landscape)	Tree Removal associated with Electrical Distribution		\$5,000.00

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
ID0156	Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks as needed		\$5,000.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$131,750.00
ID0157	Tile Floors-Replacement -AMP 1(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Tile Floors- Lawndale-5 units Dixon-5 units Madison-2 units		\$12,000.00
ID0158	PTAC Units Replacement-AMP 1(Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Electrical)	Replace PTAC units-AMP 1 15 units Lawndale 5 units Dixon 5 units Madison 5 units		\$9,750.00
ID0159	Washer/Sewer Line Drain Replacement-AMP 1(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer Drains Lawndale 12000 Dixon 12000 Madison 18000		\$42,000.00
ID0161	Vent Pipe Replacement-AMP 1(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes in AMP 1 Lawndale 12 units - 12000.00 Dixon 8 units - 8000.00 Madison 4 units 4000.00		\$24,000.00
ID0162	Tuckpointing - AMP 1(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing Brick in AMP 1 Lawndale- 2 buildings- 10000 Dixon-1 building-5000 Madison-1 Building-5000		\$20,000.00

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0163	Electrical Breaker Box Replacement-AMP 1(Dwelling Unit-Interior (1480)-Electrical)	Replace Electrical Breaker Boxes at AMP 1 Lawndale - 18 units-14400.00 Dixon - 9 units - 7200.00 Madison - 3 units - 2400.00		\$24,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$513,700.00
ID0165	Electrical Panel Update -AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Panel Update 840 North Adams - 10 units		\$8,000.00
ID0166	600 AMP Electrical Upgrade - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	600 AMP Electrical Upgrade 840 N. Adams 1 building 70000.00		\$70,000.00
ID0167	Bathroom Vanity Replacement - AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom Vanity Replacement 840 North Adams-100 units 15,000.00		\$15,000.00
ID0168	PTAC Replacement - AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement 840 N Adams - 5 units 3250.00 Fagan Square - 5 units - 3250.00 8th St 5 unit - 3250.00 Dixon & Ingram and N Adams- 5 units 3250.00		\$13,000.00
ID0169	Tile Floor Replacement - AMP 2(Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement - AMP 2 840 N. Adams 10 units 5000.00 Fagan Square 7 units 4900.00 8th St. Ct. 5 units 6000.00 Dixon & Ingram 2 units 1400.00 North Adams 2 units 1400.00		\$18,700.00

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0170	840 N Adams Asphalt - AMP 2(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	840 N. Adams Asphalt Resurfacing-AMP 2		\$10,000.00
ID0171	Sewer Line Replacement - AM 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Line Replacement - AMP 2 840 N. Adams 5 units - 20000.00 Fagan Square 6 units - 18000.00 Dixon & Ingram 1 unit - 3000.00 8th Street - 8 units - 36000.00		\$77,000.00
ID0172	Stairwell Prototype - 840 N Adams(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Stairwell Prototype 1 set		\$50,000.00
ID0173	ADA Bathroom Upgrade - AMP 2(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)	ADA Bathroom Upgrade Fagan Square 2 units 10000.00 Dixon & Ingram 1 unit 5000.00		\$15,000.00
ID0174	Tuckpointing - AMP 2(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Tuckpointing AMP 2 8th St 1 building 5000.00 Fagan Square - 1 building 5000.00		\$10,000.00
ID0175	Electrical Breaker Box Replacement - AMP 2(Dwelling Unit-Interior (1480)-Electrical)	Electrical Breaker Box Replacement - AMP 2 8th St 11 units 8800.00 N Adams 2 units 1600.00 Dixon & Ingram 2 units 1600.00 Fagan Square 5 units 4000.00		\$16,000.00
D0176	Vent Pipe Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Other)	Vent Pipe Replacement - AMP 2 8th St 4 units 4000.00		\$4,000.00

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 3 2024						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0178	Entrance and Storm Door Replacement - AMP 2(Dwelling Unit-Exterior (1480)-Exterior Doors)	Entrance and Storm Door Replacement - AMP 2 Fagan Square - 47 units 141000.00 Dixon and Ingram - 10 unit 30000.00 North Adams - 10 units - 30,000.00		\$207,000.00		
	Subtotal of Estimated Cost			\$1,053,280.00		

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	SCATTERED SITES (4 SITES) (KY012000001)			\$312,921.00
ID0183	Barret Roof - Replace(Non-Dwelling Exterior (1480)-Roofs)	Replace roof on Administration Building		\$100,000.00
ID0184	Maintenance Shop - Construct(Non-Dwelling Construction-New Construction (1480)-Shop)	Construct a new maintenance shop		\$100,000.00
ID0185	Water Line Replacement-Madison (Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Madison 22 units Replace Water Line		\$68,921.00
ID0186	Vent Pipe Replacement - Madison(Dwelling Unit-Exterior (1480)-Other)	Replace Vent Pipes at Madison - 20 units		\$20,000.00
ID0187	Central Air Conditioning(Dwelling Unit-Interior (1480)-Mechanical)	Madison 4 units		\$24,000.00
	SCATTERED SITES (4 SITES) (KY012000002)			\$318,050.00

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0188	Stairwell at 840 N Adams - Replace(Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Replace 1 Stairwell at 840 N Adams	P	\$50,000.00
ID0189	Soffit, Fascia, Gutters - Replace -Fagan(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits)	Replace Soffitt, Fascia, Gutters at Fagan Square - 4 Buildings		\$52,000.00
ID0190	Bathroom Remodel-Replace Showers AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers)	Bathroom Remodel-Replace Showers at AMP 2 Fagan-6, D&I-3, N. Adams-3		\$60,000.00
ID0191	Sewer, Washer drain replace AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Sewer/Washer Drain Fagan- 2- 4000 8th St -1 -2000 D&I- 1 -2000 N. Adams - 1-2000		\$10,000.00
ID0192	Storage Buildings-8th StReplace(Dwelling Unit-Site Work (1480)-Other)	Replace Storage Buildings at 8th St. 20 units		\$80,000.00
ID0193	Vent Pipe Replace at 8th St.(Dwelling Unit-Interior (1480)-Other)	Replace Vent Pipes at 8th St 32 units 32000.00		\$32,000.00
ID0194	Central Air Conditioning -8th St Install (Dwelling Unit-Interior (1480)-Mechanical)	Install Central Air Conditioning at 8th St. 4 units		\$24,000.00

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0195	Entrance Door Hardware/ Locks -AMP 2-Replace(Dwelling Unit-Interior (1480)-Other)	Replace Entrance Door Hardware/Locks- AMP 2 Fagan 47 units Dixon and Ingram - 10 units N. Adams - 10 units		\$10,050.00
	AUTHORITY-WIDE (NAWASD)			\$422,309.00
ID0196	Operations(Operations (1406))	Operations		\$130,653.00
ID0197	Administration(Administration (1410)-Other, Administration (1410)-Sundry)	Administration of Capital Fund Program and Contracts		\$105,328.00
ID0198	Management Improvement(Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Ongoing Staff Training to sustain employee certification in pest control, LBP. Electrical, Plumbing, and FHEO. Ongoing installation of Security Camera/Lighting and LED lighting.		\$105,328.00
ID0199	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs associated with architect/engineer and contract administration		\$10,000.00
ID0200	Relocation(Contract Administration (1480)-Relocation)	Relocation		\$1,000.00

Work Statement for Year 4

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0201	Ladnscape and Tree Removal -Elec Dist(Non-Dwelling Site Work (1480)-Landscape)	Landscape and Tree removal associated with Electrical Distribution System		\$10,000.00
ID0202	Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Replace Sidewalks		\$5,000.00
ID0203	Fecning-Replace(Dwelling Unit-Site Work (1480)-Fencing)	Fencing-Replace		\$5,000.00
ID0204	Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)	Electrical Pole Replacement		\$50,000.00
	Subtotal of Estimated Cost			\$1,053,280.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$352,312.00
ID0205	Management Improvement(Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	Staff Training, Security improvements, System Improvements HA wide		\$105,328.00
ID0206	Administration(Administration (1410)-Other,Administration (1410)-Sundry)	HA Wide -other, sundry		\$105,328.00
ID0207	Operations(Operations (1406))	Operations HA Wide		\$130,656.00
ID0208	Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Fees HA Wide \$10,0000.00 Contract administration		\$10,000.00
ID0209	Relocation(Contract Administration (1480)-Relocation)	Relocation HA Wide \$1,000.00		\$1,000.00
	SCATTERED SITES (4 SITES) (KY012000001)			\$333,100.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
ID0210	PTAC Replacement AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement - 12 units Lawndale-4 units \$3,200 Dixon - 4 units \$3,200 Madison - 4 units \$3,200		\$9,600.00
ID0211	Water Heater Replacement - AMP 1(Dwelling Unit-Interior (1480)-Appliances)	Water Heater Replacement -AMP 1 Lawndale 20 units \$10,000 Dixon 10 units \$5,000 Madison 5 units \$2,500		\$17,500.00
ID0212	Sewer Drains - AMP 1(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Drains AMP 1 15 units Lawndale 6 units \$12,000 Dixon 6 units \$12,000 Madison 3 units \$\$6,000		\$30,000.00
ID0213	Central Air Conditioner Installation AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner Installation AMP 1 Madison 16 units		\$112,000.00
ID0214	Tile Floor Replacement AMP 1(Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement AMP 1 Lawndale 5 units \$5,000 Dixon 5 units \$5,000 Madison 2 units \$2,000		\$12,000.00
ID0215	Central Air Conditoner-Heater Installation AMP 1(Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner/Heater Installation AMP 1 Lawndale 12 units \$69,000 Dixon 4 units \$23,000		\$92,000.00
ID0223	Vacancy Unit Turnaround AMP 1(Dwelling Unit-Interior (1480)-Other)	Turnaround due to vacancy percentage AMP 1 60,000.00		\$60,000.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	SCATTERED SITES (4 SITES) (KY012000002)			\$367,868.00
ID0216	Water Heater Replacement AMP 2(Dwelling Unit-Interior (1480)-Appliances)	Water Heater Replacement AMP 2 - 29 units Fagan 20 units \$10,000 N. Adams - 2 units \$1,000 8th St - 5 units \$2,500 D & I - 2 units \$1,000		\$14,500.00
ID0217	Sewer Lines Replacement AMP 2(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sewer Line Replacement AMP 2 840 N. Adams -20 units \$40,000.00 Fagan - 2 units - \$4,000.00 8th St 6 units - \$12,000.00 D&I - 1 units - \$2,000.00 N. Adams - 1 units - \$2,000.00		\$60,000.00
ID0218	Central Air Condition Installation - AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	Central Air Conditioner Installation AMP 2 8th St. 26 units \$182,000.00		\$182,000.00
ID0219	PTAC Replacement AMP 2(Dwelling Unit-Interior (1480)-Mechanical)	PTAC Replacement AMP 2 840 N Adams - 20 units- \$16,000.00 Fagan -20 units - \$16,000.00 8th St - 4 units - \$3,200.00 D&I - 2 units - \$1,600.00 N, Adams - 2 units - \$1,600.00		\$38,400.00
ID0220	840 N. Adams Shower Replacement AMP 2(Dwelling Unit-Interior (1480)-Tubs and Showers)	840 N. Adams Shower Replacement AMP 2 14 units \$28,000.00		\$28,000.00
ID0221	840 Bathroom Vanities Replacement- AMP 2(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	840 Bathroom Vanities Replacement - AMP 2 14 units \$7,000.00		\$7,000.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0222	Tile Floor Replacement AMP 2(Dwelling Unit-Interior (1480)-Flooring (non routine))	Tile Floor Replacement AMP 2 840 N. Adams - 5 units - \$5,000 Fagan - 5 units - \$5,000 8th St5 units - \$5,168 D&I - 2 units - \$1,400 N Adams - 2 units - \$1,400		\$17,968.00
ID0225	Vacancy Unit Turnaround AMP 2(Dwelling Unit-Interior (1480)-Other)	Vacancy Unit Turnaround due to percentage vacant AMP 2		\$20,000.00
	Subtotal of Estimated Cost			\$1,053,280.00

Part III: Supporting Pages - Management Needs Work Statements (s)				
Work Statement for Year 1 2022				
Development Number/Name General Description of Major Work Categories	Estimated Cost			
Housing Authority Wide				
Operations(Operations (1406))	\$210,656.00			
Administration(Administration (1410)-Other)	\$105,328.00			
Management Improvement (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	\$105,328.00			
Relocation(Contract Administration (1480)-Relocation)	\$1,000.00			
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$10,000.00			
Subtotal of Estimated Cost	\$432,312.00			

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 2 2023		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
Operations(Operations (1406))	\$210,656.00	
Administration(Administration (1410)-Other)	\$105,328.00	
Management Improvement (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	\$105,328.00	
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$10,000.00	
Relocation(Contract Administration (1480)-Relocation)	\$1,000.00	
Purchase vacant abandoned foreclosed property(Non-Dwelling Construction-New Construction (1480)-Other)	\$25,490.00	

Part III: Supporting Pages - Management Needs Work Statements (s)			
Work Statement for Year	2	2023	
Genera	Development Number/Name l Description of Major Work Categories		<b>Estimated Cost</b>
Subtotal of Estimated Cost			\$457,802.00

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 3 2024		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
Operations(Operations (1406))	\$210,656.00	
Administration(Administration (1410)-Other)	\$105,328.00	
Management Improvement (Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	\$70,846.00	
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$10,000.00	
Relocation(Contract Administration (1480)-Relocation)	\$1,000.00	
Landscape(Non-Dwelling Site Work (1480)-Landscape)	\$5,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)			
Work Statement for Year 3	2024		
Development Number/ General Description of Major			Estimated Cost
Sidewalk replacement(Dwelling Unit-Site Work (1480)-Pede	trian paving)		\$5,000.00
Subtotal of Estimated Cost			\$407,830.00

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 4 2025		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
Operations(Operations (1406))	\$130,653.00	
Administration(Administration (1410)-Other, Administration (1410)-Sundry)	\$105,328.00	
Management Improvement (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	\$105,328.00	
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$10,000.00	
Relocation(Contract Administration (1480)-Relocation)	\$1,000.00	
Ladnscape and Tree Removal -Elec Dist(Non-Dwelling Site Work (1480)-Landscape)	\$10,000.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 4 2025		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Pedestrian paving)	\$5,000.00	
Fecning-Replace(Dwelling Unit-Site Work (1480)-Fencing)	\$5,000.00	
Electrical Pole Replacement(Dwelling Unit-Site Work (1480)-Electric Distribution)	\$50,000.00	
Subtotal of Estimated Cost	\$422,309.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 5 2026		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
Management Improvement (Management Improvement (1408)-Other, Management Improvement (1408)-Security Improvements (not police or guard-non-physical), Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	\$105,328.00	
Administration(Administration (1410)-Other, Administration (1410)-Sundry)	\$105,328.00	
Operations(Operations (1406))	\$130,656.00	
Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00	
Relocation(Contract Administration (1480)-Relocation)	\$1,000.00	
Subtotal of Estimated Cost	\$352,312.00	