

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING



ANNUAL PLAN FOR FISCAL YEAR 2025

PLEASE DO NOT REMOVE FROM THE OFFICE.

**APPROVED BY THE BOARD OF COMMISSIONERS AT THEIR REGULAR MONTHLY
MEETING HELD ON JANUARY 16, 2025**

The Housing Authority of the City of Newport
5 YEAR PHA PLAN - 2025-2029
FOR BOARD APPROVAL ON JANUARY 16, 2025

A. PHA Information
A.1
 PHA Name: **The Housing Authority of the City of Newport**
 PHA Code: **RI005** **CY: 2025**
 The Five-Year Period of the Plan (i.e. 2019-2023): **2025-2029**
 PHA Plan for Fiscal Year Beginning (MM/YYYY): **04/2025**
 PHA Plan Submission Type: **5-Year Plan Submission**

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan:
 The Annual Plan has been made available on the agency’s website (www.newporthousing.org), our Administrative and Management Offices, at Newport City Hall, and a copy has been provided to the Newport Residents Council/Resident Advisory Board.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) N/A

B1. MISSION:

The mission of the Housing Authority of the City of Newport, Rhode Island is to provide decent, safe, sanitary, affordable housing, and to promote homeownership, economic development, and economic self-sufficiency for public housing residents and a living environment free from discrimination and crime.

B.2 GOALS & OBJECTIVES

1. Preservation and Production of Affordable Rental, Aging-in-Place, and Homeownership Housing Opportunities
 This includes mixed- finance development, Project Based Vouchers, RAD, Faircloth/Faircloth consortia/partnerships, Choice Neighborhoods, Demolition, Disposition, Acquisition and/or Development of single-family homes, condos, tiny homes, modular/boxable-type homes, HCV Homeownership, Section 32 Homeownership and other available tools.

- a. Complete the Redevelopment of Park Holm (Phase 4, 5A, & 5B).
- b. Expand opportunities for Homeownership (Begin Next Phase of Homeownership).
- c. Preserve Newport Heights ACC units through RAD or other redevelopment tools.
- d. Address the Capital Needs of other Properties as Identified in the Capital Needs Assessment (for example: Chapel Terrace, Donovan Manor, and the Scattered Sites).
- e. Address Aging-in-Place needs (through capital improvements, assisted-living initiatives, service partnerships, elderly designated housing communities, and more).

2. Community & Supportive Services to Enhance Resident Quality of Life

- a. Work with Resident Services, Resident Associations, Senior Centers, and Service Providers on service partnerships for place-based and off-site services.

- b. Continue/Expand Partnerships with EBCAP, Edward King House, Salve Regina University, Martin Luther King, Jr. Center, Health Equity Zone, Boys & Girls Club, Fab Newport, Newport Mental Health, Bike Newport, Aquidneck Community Table & others to ensure residents have access to needed community and supportive services.
- f. Explore Aging-in-Place partnerships, on-site assisted-living services, physical modifications to units/buildings serving seniors and more.
- g. Leverage the Florence Gray Community Learning Center for expanded opportunities for services.

3. Maximize Utilization of Non-Dwelling Space

- a. Renovation of the Florence Gray Community Learning Center through municipal partnerships to allow for services in Education, Employment & Health Monitoring.
- b. Continue leasing non-dwelling space and/or sell/dispose of non-dwelling space or land to improve services to residents and overall improved public benefit.

4. Investments in Technology Enhancements

- a. Modernize business operations through technology, including Applicant, Tenant, Landlord Portals for online services such as applications, recertifications, inspections, work order requests, bill payments, secure building entry systems, and more.

5. Strong Performances in PHAS, SEMAP, and NSPIRE

- a. Achieve High Performer/Standard Status in PHAS & SEMAP to ensure quality program delivery.
- b. Achieve High Passing/Passing Scores in NSPIRE to ensure safe, quality housing is being provided.

6. Employee Retention, Recruitment & Satisfaction

- a. Provide competitive compensation and benefit packages.
- b. Continue investments in professional development, career growth and succession planning.
- c. Promote a culture of teamwork, respect, and purpose-driven-work that values employees and customers (residents, participants, landlords, business partners, and community).
- d. Create opportunities for agency-wide employee engagement

B.3 Progress Report.

The Housing Authority of the City of Newport (HACN) continues to pursue its mission to provide decent, safe, sanitary and affordable housing and to promote homeownership, economic development, economic self-sufficiency for public housing residents and HCV Section 8 participants and a living environment free of discrimination and crime.

Development and Redevelopment:

The Park Holm Revitalization Program is nearing construction completion on its 4th phase of redevelopment which will complete 218 of 262 apartments. This has been a highly successful and transformative community revitalization program. In addition, we completed the interior renovations of all 68 apartments at Chapel Terrace.

Homeownership Opportunities:

The Housing Authority completed 3 Phases of Homeownership Programs, including 2 Lease-to-Purchase Homeownership Programs, for a total of 15 Homes.

Expanding Housing Opportunities:

HACN continues to explore neighborhood revitalization efforts, supportive housing, market rate housing, mixed-use housing, modular housing, and energy efficient building initiatives on a regular basis as part of our ongoing development goals.

Operations and HCV:

The Housing Authority continues to advance its technology application via the use of the HACN website. Customers can obtain housing applications, check waiting list status, respond to Request for Proposals, and more. We received proposals for digitization of files and plan to begin this project in 2025. We are participating in software demonstrations for full service online portal systems for community facing program operations.

HACN earned "HUD High Performer" designation status in the HCV Section 8 Program and Standard Performer in the Public Housing. In addition, HACN earned passing and high passing NSPIRE scores for physical property conditions Authority-wide.

Energy Efficiency:

HACN entered into a solar net metering program that will kick off in late 2024/early 2025 to supplement our 2013 Energy Performance Contract to realize greater energy efficiency and cost savings.

Community and Supportive Service (CSS) Programs:

Broadband-Free high-speed reliable wi-fi has been provided to residents of nearly all HACN-owned apartments and is continuing to expand through various broadband funding opportunities.

Florence Gray Community Learning Center-Major investments have been made through \$600K in CDBG grants and additional funds for visioning and planning grants from the VanBeuern Charitable Foundation. We recently secured \$7.5 Million in municipal funding for the renovations to our community center for health, education, and employment programs.

Aging in Place Services-Wellness activities continued at Donovan through partnerships with the Edward King House Sr. Center, Salve Regina University and Newport Mental Health.

Park Holm Resident Services-We contracted with the East Bay Community Action Program to provide resident services to residents of Park Holm through a LIHTC supportive services grant.

Non-dwelling Space- we continue to maximize non-dwelling space with leases at the Florence Gray Center, Donovan Manor, and Edgar Court for resident services programs. Space continues to be provided to the Newport Police Department for the operation of 2 substations, one at Park Holm (family housing community) and one at Pond Avenue (elderly housing community).

B.4 VIOLENCE AGAINST WOMEN ACT (VAWA) GOALS

Goal: Ensure the Protections of the Violence Against Women Act (VAWA).

Objective: Assist residents, program participants, and applicants who are victims of domestic violence, dating violence, sexual assault, and stalking. VAWA's protections apply regardless of sex, sexual orientation, or gender identity.

Activities:

- a) Non-discrimination: It is illegal to deny admission to or assistance under, or to evict from or terminate participation in, a covered housing program if a member of a household is or has been a survivor of VAWA violence/abuse. A member of a household must be otherwise eligible for the program.
- b) Notification of Occupancy Rights Provided.
- c) Emergency Transfers Made Available.
- d) Maintain the confidentiality of the fact that a person is a survivor of domestic violence, dating violence, sexual assault, or stalking.
- e) Lease Bifurcations Made Available to impacted families.

HACN recognizes that access to safe and stable housing is a lifeline for survivors of domestic violence and will assist applicants, residents, and program participants in these efforts.

HACN has a special admissions preference in its Housing Choice Voucher Program for Public Housing and Tax Credit residents who are victims of domestic violence seeking to relocate out of the housing community. HACN also provides transfers in its Public Housing & Tax Credit Programs for victims of domestic violence seeking to relocate to another housing community. In addition, the Housing Authority's Florence Gray Center has an office leased by the Women's Resource Center (a domestic violence prevention/intervention organization) where they operate a wellness hub known as the Health Equity Zone and make services available to the community.

C1. SIGNIFICANT AMENDMENT OR MODIFICATION

HACN has updated its definition of Significant Amendment/Modification to provide additional details related to RAD at Newport Heights.

The Housing Authority of the City of Newport (HACN) will amend its agency Annual Plan and/or Capital Fund Program (CFP) Five-Year Plan upon the occurrence of any of the following events during the term of an approved plan(s):

- 1. Changes to rent or admissions policies, including organization of the waiting list, not already included in the Annual Plan, unless such changes are required by HUD, federal regulation, or other state regulations;
- 2. Additions of non-emergency and non-urgent Capital Fund Program work items, not included in the current CFP Annual Statement or CFP 5-Year Action Plan, of more than \$100,000 per project; and excluding projects arising out of federally declared major disasters;
- 3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities that has not been included in an Annual or Five-Year Plan; excluding: the decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance through the Rental Assistance Demonstration (RAD) Program at Newport Heights, changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; changes to the construction and rehabilitation plan for each approved RAD conversion at Newport Heights; and

changes to the financing structure for each approved RAD conversion at Newport Heights as further described below; and

4. Any other item or event that the Authority determines to be a significant amendment or modification of an approved Annual Plan and/or Capital Fund Program Five-Year Action Plan.

Significant Amendment/Modification for the Rental Assistance Demonstration Program

Newport Heights RAD Conversions

The Housing Authority of the City of Newport’s (HACN’s) Annual Plan provides that HACN will amend its agency Annual Plan and/or Capital Fund Program (CFP) Five-Year Plan upon the occurrence of any change with regard to demolition or disposition, designation, homeownership programs or conversion activities that has not been included in an Annual or Five-Year Plan, excluding: the decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance through the Rental Assistance Demonstration (RAD) Program at Newport Heights, changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; changes to the construction and rehabilitation plan for each approved RAD conversion at Newport Heights; and changes to the financing structure for each approved RAD conversion at Newport Heights.

The HACN Board of Commissioners adopted on March 9, 2023, Resolution #2039 authorizing the Executive Director to execute a Rental Assistance Demonstration (RAD) Program Application with the U.S. Department of Housing and Urban Development (HUD) for each phase of the Newport Heights development and certifying an agreement to comply with all requirements of the program and PIH Notice 2012-32, as currently amended; authorizing the execution of all applicable award agreements and the implementation of the RAD Program Plan as described in the application; and authorizing the HACN Executive Director of HACN and Board Chair to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effectuate the consummation of the transactions described above.

Newport Heights currently consists of three phases, each with two subphases, totaling 299 units, all of which are owned by affiliates of Trinity Financial. The units include five Public Housing AMPs containing a total of 132 Public Housing units. HACN intends to work with Trinity Financial to convert at least 31 and up to all 132 of the Public Housing Units to Project-based Voucher Assistance under HUD’s RAD program in conjunction with rehab of the units. All units to be converted are the existing Public Housing units at Newport Heights and there will be no transfer of assistance. The units to be converted are all family units. The units being considered and their bedroom mix of the units are as follows:

	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Phase I-A	5	19	5	0	2	31
Phase II-A	30	4	1	1	0	36
Phase II-B	0	7	19	2	0	28
Phase III-A	0	3	10	1	3	17
Phase III-B	0	10	6	4	0	20
Total	35	43	41	8	5	132

	There will be no change in the number of units or the bedroom mix of the units. There are also no planned changes in the policies about who is eligible to move the converted RAD units upon the occurrence of a vacancy.

C. Other Document and/or Certification Requirements.

C.2 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the PHA Plan?

Y N
X

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
See attached comments.

C.3 Certification by State or Local Officials.

Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached.

C.4 Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N
X

If yes, include Challenged Elements.
See attached comments and response.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: N/A
<u>Describe fair housing strategies and actions to achieve the goal</u>

**Annual PHA Plan
(Standard PHAs)**

HUD 50075-ST (03/31/24)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 03/31/2024

**FOR BOARD APPROVAL ON
JANUARY 16, 2025**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: The Housing Authority of the City of Newport PHA Code: RI005 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/01/2025 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 557 Number of Housing Choice Vouchers (HCVs) 620 Total Combined Units/Vouchers 1177 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The Annual Plan has been made available on the agency's website (www.newporthousing.org), at Newport City Hall, and a copy has been provided to the Newport Residents Council.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- X Statement of Housing Needs and Strategy for Addressing Housing Needs
- X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- X Financial Resources.
- X Rent Determination.
- X Operation and Management.
- X Grievance Procedures.
- X Homeownership Programs.
- X Community Service and Self-Sufficiency Programs.
- X Safety and Crime Prevention.
- X Pet Policy.
- X Asset Management.
- X Substantial Deviation.
- X Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

1. HACN plans to seek HUD approval for 120% AMI Income Limit for the Homeownership Program.
2. HACN would support Occupancy by Management for safety, program integrity, and community connections.

Financial Resources (*see attached)

HACN has updated the planned financial resources for 2025, which is attached.

Rent Determination (*see attached)

HUD published the 2025 Fair Market Rents (a decrease from the 2024 FMRs). HACN uses these to determine the 2025 Flat Rents (80% of the Fair Market Rents) and 2025 Voucher Payment Standards (HACN adopted Exception Payment Standards up to 120% of FMR). The 2025 Fair Market Rents, Flat Rents, and Payment Standards are attached.

Operations & Management

1. HOTMA-In accordance with HUD regulations certain HOTMA implementation has been delayed.
2. HOTMA INSPECTIONS - Voucher Program
 - a. HUD delayed the implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) for the HCV Program to at least 10/1/2025.
 - b. HACN intends to move toward biennial inspections and inspections of a percentage of a property as allowed by HUD.
 - c. HACN will allow for landlord/tenant certification of cured inspection deficiencies.
 - d. HACN will allow for remote video inspections when in-person inspections cannot be performed.

Homeownership Programs

1. Acquisition/Development

HACN will expand opportunities for Homeownership, including, but not limited to acquisition, development (single family homes, condos, tiny homes, modular/boxable-type homes, etc.), HCV Homeownership, Section 32 Homeownership, Land-trust models, and other available homeownership expansion strategies.

2. Eligibility

To increase access to affordable homeownership opportunities we plan to increase the income limits for eligibility to the homeownership program up to 120% AMI subject to HUD approval. This amount is essentially the HOTMA over-income limit for Public Housing and therefore this could be a transition into homeownership for families. According to the 2024 Housing Works RI Factbook, the average cost of a home in Newport is \$893,000 and the annual income needed to afford a home at this price would be \$284,479. Low-and-moderate income families have been priced out of the housing market and increasing the income limit would allow families within this income level to realize the dream of homeownership and participate in the wealth creation it affords families.

Safety & Crime Prevention

HACN supports Occupancy by Management as part of its crime prevention and safety efforts in addition to on-site police substations, security camera systems and other technology enhancements. HACN will seek HUD approval for Occupancy by Police Officers and Occupancy by Management in order to increase safety, program integrity, and establish greater community connections with law enforcement, staff, and residents of the neighborhood.

Significant Amendment/Modification (*see attached)

HACN has updated its definition of Significant Amendment/Modification to provide additional details related to RAD at Newport Heights. Please see attached.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

In conformance with QHWRA and HUD's Final Rule, 24CFR Part 903.7 (c) (2) with respect to deconcentration of very low-income families and income mixing, the Authority certifies that:

1. The income mix is consistent with the requirements for deconcentration of poverty and income mixing, despite the categorization of the covered developments as above and below the Established Income Range; and
2. The income mix of such development or developments is consistent with and furthers the locally determined goals of the PHA's Annual and Five- Year Plans.

B.2

New Activities.

- Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?
- Y N
- X Hope VI or Choice Neighborhoods.
- X Mixed Finance Modernization or Development.
- X Demolition and/or Disposition.
- X Conversion of Public Housing to Tenant Based Assistance.
- X Conversion of Public Housing to Project-Based Assistance under RAD.
- X Project Based Vouchers.
- X Units with Approved Vacancies for Modernization.
- X Other Capital Grant Programs (i.e., Capital Fund Community Facilities or Emergency Safety & Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

HACN will consider applying for HOPE VI or Choice Neighborhoods as part of its housing preservation and production efforts.

HACN will pursue mixed finance activities to complete the redevelopment of Park Holm and for other properties if appropriate after further analysis. Park Holm 5A (45 apartments); 5B (50 apartments with office space, Senior Center and other community space and possible maintenance garage). Homeownership (up to 50 homes).

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HACN will pursue Aging-In-Place services, included assisted living services and Designated Housing Plans for the Elderly at one or more elderly/disabled housing communities, including AMP 4 (Scattered Sites) and AMP 5 (Donovan Manor).

HACN will submit demolition/disposition applications to complete the redevelopment of Park Holm

- a) 5A – Demo/dispo 20 units and rebuild 45 units.
- b) 5B – Demol/dispo Park Holm Management Office & Park Holm Senior Center and rebuild 50 apartments with office space, Sr. Center space, other community space, and possibly a maintenance garage on-site or on nearby vacant land).
- c) Homeownership- Demo/Dispo Administration Office and HACN owned vacant land to build up to 50 new homes.
- d) We will consider disposition applications for vacant land, and non-dwelling space, including office building/space, to allow for the creation of additional housing opportunities and community and supportive services and/or other commensurate public benefit activities.

HACN intends to convert its public housing units to PBV RAD with Trinity Management for at least 31 units in Phase I over the next fiscal year and up to all 132 public housing units at Newport Heights in future years. HACN is considering RAD as a housing preservation tool for some or all of our Public Housing units in our elderly/disabled apartment communities in AMP 4 (Scattered Sites), AMP 5 (Donovan Manor) and the ACC/Tax Credit units based on the results of a RAD feasibility analysis.

HACN supports Occupancy by Police Officers and will work with the Newport Police Department to explore this opportunity.

HACN will use Project Based Vouchers (PBVs) to preserve and produce affordable housing opportunities for families, including, but not limited to:

- a) 40 in Park Holm 4
- b) 40 in Park Holm 5A
- c) 50 in Park Holm 5B.
- d) Up to 132 in Newport Heights through the RAD Program and/or other housing preservation programs
- e) Approximately 50 throughout RI in partnership with the Public Housing Association of RI, RI Housing, the State of RI and/or other development partners, possibly in conjunction with Faircloth to RAD.

HACN will submit units for Approved Vacancies for Modernization, including Park Holm Phase 5's eight (8) unrenovated units that do not yet have a demo/dispo application submitted. In addition, HACN will consider units in the elderly/disabled housing communities that are in need of modernization, including AMP 4 (Scattered Sites) and AMP 5 (Donovan Manor), as needed.

HACN intends to apply for any funds made available for Capital Fund Community Facilities Grants for renovations to the Florence Gray Community Learning Center, Donovan Manor Wellness Center, Park Holm Sr. Center and other community space. We intend to apply for any Emergency Safety & Security Grants for security enhancements at all properties.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

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(46)

	-Non-dwelling Space- we continue to maximize non-dwelling space with leases at the Florence Gray Center, Donovan Manor, and Edgar Court for resident services programs. Space continues to be provided to the Newport Police Department for the operation of 2 substations, one at Park Holm (family housing community) and one at Pond Avenue (elderly housing community).
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. 2024-2028 Five Year Action Plan approved by HUD on 7/15/2024. 2025-2029 Five Year Capital Fund Action Plan included with this submission.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N X <input type="checkbox"/> (FYE 2023) (b) If yes, please describe: 1) Internal Controls over Financial Reporting; and 2) Procurement
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N X <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached comments and response.
C.2	Certification by State or Local Officials. <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached.</i>
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached.</i>
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N X <input type="checkbox"/> If yes, include Challenged Elements. See attached comments and response.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A
 X
(b) If yes, please describe: N/A

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: N/A

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal: N/A

Describe fair housing strategies and actions to achieve the goal

**ELEMENT #2: FINANCIAL RESOURCES:
2025 Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2025 grants)		
a) Public Housing Operating Fund	\$2,378,532	
b) Public Housing Capital Fund	\$2,357,943	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$9,109,574	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant	\$120,239	FGC Renovations
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI01P005501-20	\$254,226	CFP
RI01P005501-21	\$169,037	CFP
RI01P005501-22	\$45,389	CFP
RI01P005501-23	\$1,739,644	CFP
Sub-total Unobligated Federal Grants	\$2,208,296	
3. Public Housing Dwelling Rental Income	\$1,742,856	PH Operations
4. Other income		
Investment Income S8		S8 Operations
Other Government Grants		PH Operations (Acct. 70800)
Fraud Collection S8	\$5,400	S8 Operations
Other Revenue	\$251,508	PH & S8 Operations
S8 Port Fees	\$15,000	S8 Operations
4. Non-federal sources (list below)		
Rhode Island House and Senate	\$4,000	Youth and Elderly Services, FGC
RI Office of Healthy Aging	\$5,000	Elderly Services
RI Office of Healthy Aging	\$14,166	Security Services
City of Newport - Civic Grant	\$1,700	Elderly Services
Total Resources	\$18,214,214	

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2025 ANNUAL PLAN – ELEMENT: RENT DETERMINATION

2025 Fair Market Rents – Public Housing Flat Rents – Voucher Payment Standards

Bedroom Size	2025 Fair Market Rents	80% of 2025 Fair Market Rents = Public Housing Flat Rents	2025 Housing Choice Voucher (HCV) Exception Payment Standards (Up to 120% FMR)
0	\$1666	\$1332	\$1999
1	\$1677	\$1341	\$2012
2	\$2200	\$1760	\$2640
3	\$2937	\$2349	\$3524
4	\$3328	\$2662	\$3993
5	\$3827	\$3061	\$4592
6	\$4326	\$3460	\$5191

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2025 Annual Plan – Elements
Operations & Management; Homeownership and Eligibility & Selection, Admissions (for Homeownership)
and Safety & Crime Prevention

1	Public Housing, Housing Choice Voucher (HCV), Blended Subsidy, i.e., Tax Credit Programs	Admissions & Continued Occupancy Policy (ACOP), HCV Admin Plan, Management Plans	Operations & Management: HOTMA Implementation (Housing Opportunities Through Modernization Act of 2016) HUD delayed HOTMA implementation.
2	HCV Program	HCV Administrative Plan	Operations & Management: INSPECTIONS <ul style="list-style-type: none"> a. HUD delayed the implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) for the HCV Program to no later than October 1, 2025 currently. b. HACN intends to move toward biennial inspections and inspections of a percentage of a property as allowed by HUD. c. HACN will allow for landlord/tenant certification of cured inspection deficiencies. d. HACN will allow for remote video inspections when in-person inspections cannot be performed.
3	Homeownership Program	Section 32 Homeownership Program	Homeownership Program Eligibility To increase access to affordable homeownership opportunities we plan to increase the income limits for eligibility to the homeownership program up to 120% AMI subject to HUD approval. This amount is essentially the HOTMA over-income limit for Public Housing and therefore this could be a nice transition into homeownership for families. According to the 2024 Housing Works RI Factbook, the average cost of a home in Newport is \$893,000 and the annual income needed to afford a home at this price would be \$284,479. Low-and-moderate income families have been completed priced out of the housing market and increasing our limit could allow families within this income level to realize the dream of homeownership and participate in the wealth creation it affords families.
4	Public Housing, Tax Credit and Homeownership Programs	ACOP, Management Plans, Section 32 Homeownership Program	Safety & Crime Prevention HACN supports <i>Occupancy by Management</i> as part of its crime prevention and safety efforts in addition to on-site police substations, security camera systems and other technology enhancements. HACN will seek HUD approval for Occupancy by Management in order to increase safety, program integrity, and establish greater community connections with law enforcement, staff, and residents of the neighborhood.

2025 Annual Plan – Element: Substantial Deviation & Significant Amendment/Modification

SUBSTANTIAL DEVIATION & SIGNIFICANT AMENDMENT/MODIFICATION

The Housing Authority of the City of Newport (HACN) will amend its agency Annual Plan and/or Capital Fund Program (CFP) Five-Year Plan upon the occurrence of any of the following events during the term of an approved plan(s):

1. Changes to rent or admissions policies, including organization of the waiting list, not already included in the Annual Plan, unless such changes are required by HUD, federal regulation, or other state regulations;
2. Additions of non-emergency and non-urgent Capital Fund Program work items, not included in the current CFP Annual Statement or CFP 5-Year Action Plan, of more than \$100,000 per project; and excluding projects arising out of federally declared major disasters;
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities that has not been included in an Annual or Five-Year Plan, excluding: the decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance through the Rental Assistance Demonstration (RAD) Program at Newport Heights (further described on next page), changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; changes to the construction and rehabilitation plan for each approved RAD conversion at Newport Heights; and changes to the financing structure for each approved RAD conversion at Newport Heights; and
4. Any other item or event that the Authority determines to be a significant amendment or modification of an approved Annual Plan and/or Capital Fund Program Five-Year Action Plan.

2025 PHA Annual Plan

Significant Amendment/Modification for the Rental Assistance Demonstration Program

Newport Heights RAD Conversions

The Housing Authority of the City of Newport's (HACN's) Annual Plan provides that HACN will amend its agency Annual Plan and/or Capital Fund Program (CFP) Five-Year Plan upon the occurrence of any change with regard to demolition or disposition, designation, homeownership programs or conversion activities that has not been included in an Annual or Five-Year Plan, excluding: the decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance through the Rental Assistance Demonstration (RAD) Program at Newport Heights, changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; changes to the construction and rehabilitation plan for each approved RAD conversion at Newport Heights; and changes to the financing structure for each approved RAD conversion at Newport Heights.

The HACN Board of Commissioners adopted on March 9, 2023, Resolution #2039 authorizing the Executive Director to execute a Rental Assistance Demonstration (RAD) Program Application with the U.S. Department of Housing and Urban Development (HUD) for each phase of the Newport Heights development and certifying an agreement to comply with all requirements of the program and PIH Notice 2012-32, as currently amended; authorizing the execution of all applicable award agreements and the implementation of the RAD Program Plan as described in the application; and authorizing the HACN Executive Director of HACN and Board Chair to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effectuate the consummation of the transactions described above.

Newport Heights currently consists of three phases, each with two subphases, totaling 299 units, all of which are owned by affiliates of Trinity Financial. The units include five Public Housing AMPs containing a total of 132 Public Housing units. HACN intends to work with Trinity Financial to convert at least 31 and up to all 132 of the Public Housing Units to Project-based Voucher Assistance under HUD's RAD program in conjunction with rehab of the units. All units to be converted are the existing Public Housing units at Newport Heights and there will be no transfer of assistance. The units to be converted are all family units. The units being considered and their bedroom mix of the units are as follows:

	1 BR	2 BR	3 BR	4 BR	5 BR	Total
Phase I-A	5	19	5	0	2	31
Phase II-A	30	4	1	1	0	36
Phase II-B	0	7	19	2	0	28
Phase III-A	0	3	10	1	3	17
Phase III-B	0	10	6	4	0	20
Total	35	43	41	8	5	132

There will be no change in the number of units or the bedroom mix of the units. There are also no planned changes in the policies about who is eligible to move the converted RAD units upon the occurrence of a vacancy.

2025 ANNUAL PLAN

DECONCENTRATION & INCOME MIXING POLICY

In conformance with QHWRA and HUD's Final Rule, 24CFR Part 903.7 (c) (2) with respect to deconcentration of very low-income families and income mixing, the Authority certifies that:

1. The income mix is consistent with the requirements for deconcentration of poverty and income mixing, despite the categorization of the covered developments as above and below the Established Income Range; and
2. The income mix of such development or developments is consistent with and furthers the locally determined goals of the PHA's Annual and Five- Year Plans.

Comments to HACN 2025 Annual Plan
By the Newport Residents Council

The Newport Residents Council (NRC) offers the following comments and suggestions with regard to the 2025 Annual Plan. These comments are not necessarily presented in order of importance. In addition, the NRC notes that because few changes have been proposed in the Annual Plan, our comments are similarly brief. Also note a number of comments are the same as offered last year but remain important to the NRC. The NRC is appreciative in having a good collaborative working relationship with the Newport Housing Authority (HACN) as we are involved in relative issues of policy, parking, crime prevention, resident service, and redevelopment as well as other community related matters.

- 1) **HACN Open Buildings** – The NRC, as well as numerous individual residents have previously commented, and have continually still made several requests to HACN of the importance and need to have all HACN buildings opened in regard to providing a greater service for residents. The NRC also believes transparency will reflect a showing to residents of HACN's good practices, a high level of respect, good faith, as well as a better implications of communication. The NRC and the residents believes that an explanation still has not yet been revealed to the residents, nor have we, the NRC been given any verbal or written forms as to why HACN continues to keep its buildings closed, especially the Management Offices where viable re-certifications paper work, rents are regularly received and calculated without providing a receipt upon payments. The NRC would like to additionally think, that HACN should've first considered the concerns of the residents before this tremendous step was taken. The NRC still hopes HACN will take into consideration the reopening all it buildings soon.
- 2) **Admission & Other Policy Changes** -The NRC has previously noted in its comments that it would like to continue to be a part of the process and appreciated the HACN's consideration in this regard. The NRC wishes to reiterate the importance of having residents' participation more in these process and discussions including the waiting list, as well other changes. As stated in the above paragraph our working relationship is operatively important as both agencies are vested in the lives of our residents.
- 3) **Operation and HCV**- The NRC is excited with HACN for its continued advancement in technology applications in reference to proposed business adventures; however we caution HACN that information pertaining to usage of the website and digitization file for

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outside business Request for Proposals (RFP) etc., the NRC can agree with HACN, but the NRC and Residents however strongly request that **residents' information and files not be used in this manner**, due to the sever hacking issues occurring though-out the state, nation and world, where theives collect viable information and misuse it, causing millions of people debtful harm. The NRC would not desire for any of our residents to find themselves being in this state of trouble.

- 4) **Rent Receipts** The NRC is still concerned during these already difficult times, that HACN's choice to eliminate the, "**rent receipt**" one of its best practices regarding the residents. The HACN shortage and stopping of resident's rent payment receipts and other payments calculation receipts does not have the best interest of the resident in mind. The importance of a timely received computerized receipt print-out which have showings of all the resident's payments associated with their account make it easy to to see current balances, as well as an opportunity to dispute any incorrect ending balances, therefore allowing residents, also staff to make immediate corrections. The NRC is requesting that HACN will see and reconsider this as a hardship for residents; and noting that finding other time consuming, and/or even a costly resource expense regarding proof of payments when payment has already been made directly to HACN without a receipt is counteractive.
- 5) **Rent Configurations/ 30 Day Notice/ Subsidies** - The NRC, Rhode Island Legal Services and the Board of Tenant Affairs continues to receive request from the residents regarding their needing more knowledge of rent configurations during and after their recercifications, along with a timely written rent increase 30 day notice justification, also residents are still unsure of which payment subsidy their household is alignment with.
- 6) **Rent Payments Only/Divided Drop Box** -The NRC thanks HACN for the larger drop box ,but we have still received requests that a drop box with aa inside divider and signage is needed and be adhered at the management office building properties just for "**rent payments only**". As previously stated, receipts are of a very greatest importance for residents, plus the NRC have severe concerns that residents have paid their rent on time but due the several types of paper work in the drop boxes, somehow the rent payments have been misplaced and then found later on an inside office staff member's desk, prehaps the drop box can have a divider placed within it to separate the items. The NRC ask that HACN also considers this request soon. Residents are still receiving notices adhered to their file, that their rent payments and/or recercifications papers have not been turned in. **NOTE:** So, if the resident does not have copies of payments and/or recertification paperwork they are therefore requested to redo the process and/or bring proof of such items.
- 7) **Occupancy by Police Office**-The NRC's notations are of strong concern and comments; and that we also with residents, are in disagreement with HACN at this time to put a living-in police officer on HACN's property. Residents believe the 2 assigned COP offices through-out the development properties are suffice. The NRC continues to understand times are difficult and troubling for us all; however across the board again, we agree with the residents that having a police officer living on the property with residents

is a devastating consequences for residents; also this will in many ways continue to **marginalize** and make the residents feel like they are living within and/or also on a prison institution ground. The NRC believes that the city of Newport itself is far too small and HACN's properties according to the HACN's Board of Commissioners' COP Monthly Reports submitted by the police are not reporting any extreme preventative and/or intensified executed high levels of detrimental crimes on HACN's properties. HACN doesn't have any such exaggerated serious crimes for requirements of a police officer to live on HACN's properties. The City of Newport itself do not regularly experience such drastic occurrences either. Why is the Housing Authority taking on the payment for the city's employment issues? This will be grievous and detrimental to the morale standard of enjoyment of living for the residents, to be policed 24 hours and 7 days a week. Residents and the NRC therefore believes this infringement, truly transgresses residents' relationship with HACN, and also with law enforcement of a not a coming together. It is the suggestion of the NRC, that HACN be more creatively sensitive and more resident friendly in about finding another way, than the police living on HACN property.

- 8) **Rental Assistance Demonstration (RAD)** – The NRC at this time look forward to some of HACN's updates and/or current work shop meetings with the residents for residents to gain clarity and better knowledge of the expansion usage of this conversion resource.
- 9) **Moving to Work** - The NRC still strongly repeats its comments from last year's objections regarding the Moving to Work program. The NRC have viewed information that would be harmful to the residents, should HACN "consider" to participate in the MTW program, or/if that means applying to the program without first determining what policy and practice changes it would be considering in light of the additional "flexibility" offered by MTW. In that way the NRC could provide comment on the potential pros and cons from the residents' perspective of applying to participate in the program.

Of course, the HACN can consider applying for the program at any time during the 2025 fiscal year but should not be applying to the program before the issues raised in the above paragraph are considered and shared with the residents. Some PHAs have used their MTW designation to raise minimum rents above the \$50 maximum, to establish time limits on assistance, to raise tenant rents in general, to establish work requirements and to divert funds from the Voucher program, resulting in fewer available vouchers. It is these types of actions that greatly concern the NRC.

It is our understanding that HUD gives no extra funds to participating jurisdictions and the PHA must serve substantially the same number of families. Therefore, unless there are regulations, etc. that significantly inhibit HACN; we are unclear as to the value of this program for residents or the HACN. Also, because your 2020 Annual Plan mentions possible savings that can be used to possibly help residents. The NRC is still doubtful that significant savings can be realized without harming residents. Such matters are worthy of further discussion. Again these are the NRC's list of concerns that proves harmful to the residents:

1. Evictions
2. Residents Displacement

3. Homelessness
4. HACN Raising Minimum Rent above \$ 50.00
5. General Rents Raising
6. Establishing Time Limits On Assistance (Living within PHA Housing)
7. Work Requirements
8. Divert funds from voucher program
9. Fewer vouchers to resident usage
10. HACN receives no extra benefit funds.

- 10) **Security Cameras** – The NRC has received more requests that security cameras be on at all times to allow retrieval for needed footage for unwarranted behaviors and vital safety reasons. Also, several cars have received damages, with residents requesting police and management reviewing the footage; however the cameras were off., leaving residents to pay the cost for the damage, along with the increase in insurance expense.
- 11) **Tripod Storage Stairs** – The NRC and several residents continue to await for the outside storage stairs in some of Phase I renovated units that had been proposed during HACN's FY 2022-2024 Capital Improvement Budgets. However, the NRC was amissed not to find the outside storage unit stairs not mentioned in this upcoming fiscal year 2025 proposal. The outside stairs not being proposed or mentioned is disappointing, because the residents still find it taxing to put away items within the storage units without stairs. Some residents have failed inspections for untidy or cluttered apartments, for not able to climb up in the storage area to organize items properly, also receiving failed inspection notices having had to redo an inspection over and/or reschedule with threats against their subsidy being taken away.
- 12) **Parking** – The NRC and residents are pleased and continue to look forward to the new developmental parking area designs through-out HACN properties.
- 13) **Maintenance Garage/Non-Dwelling Resident Service Offices** – The NRC looks forward to hearing and seeing the design plans regarding HACN maintenance garage and other non-dwelling office spaces.

Respectfully submitted
By Yvette Harris-Evans
On behalf of the NRC



**2025 Annual Plan and Five-Year Capital Fund Action Plan
Response to Comments Received
(C = Comment and R = Response)**

Below, please find the written comments received by the Newport Residents Council (NRC) in regards to the agency's 2025 Annual Plan and Five-Year Capital Fund Plan.

Comment topic listed below. Please see attached for detailed comments.

C1 – HACN Open Buildings

R1 - The Housing Authority appreciates the comments of the NRC. As a result of the pandemic, it became evident that certain operations can be performed remotely, primarily for health and safety reasons, but for operational efficiencies as well. Our offices remain open by appointment only, as needed. For example, in-person appointments may be scheduled to sign paperwork, however, for other matters, generally a phone call or phone appointment can adequately address the matter.

C2 – Admission & Other Policy Changes

R2 – The Housing Authority's Annual Plan states the importance of a resident participation process and will continue to work with the NRC on any proposed lease or other policy changes. We too value our relationship with the NRC and residents and appreciate their partnership.

C3 – Operations and HCV

R3 – The Housing Authority appreciates the comments of the NRC. Technological advancements, automated and digitized services are quite common for both public and private industries, including education, government, business and more. Cyber security is of utmost importance and that wholly factors into all technology enhancements we explore and/or implement. HUD operates with online systems (i.e. PIC) and we have been using these systems for decades. Again, we appreciate the comment, understand the concern, and are committed to the safety and security of all personal data.

C4 – Rent Receipts

R4 – The Housing Authority appreciates the comments of the NRC. It's important to note that the Housing Authority does provide account statements to residents upon request as opposed to sending out monthly rent receipts to nearly 600 households who have not requested them. Residents have personal payment receipts, such as their cancelled checks, money order receipts, credit card records and debit card records. A resident in need of an account statement to review

charges and payments may request it from the management office and one will be provided.

C5 – Rent Configurations/30 Day Notice/Subsidies

R5 – The Housing Authority is happy to continue to work with the NRC and residents to share information about rent configurations/subsidy types, for example, apartments that are tax credit only, or tax credit apartments with other forms of subsidy such as Public Housing, Project-based Section 8, HOME, and Housing Trust Funds. Residents can contact their Property Management Team at any time for clarification on this. We again stress that residents may also refer to their lease and the lease addendums they sign which includes this information. We are happy to provide additional information and would welcome the input of the NRC as to what may work best to continue to highlight this information. In terms of providing a 30-day notice of a rent increase, this is provided unless the resident delays the completion of their recert then they would not be entitled to a 30-day notice.

C6 – Rent Payments Only/Divided Drop Box

R6 – The Housing Authority installed a post office size free-standing mailbox that is large enough to secure rents and all other information. Mail is retrieved and disbursed daily during business hours and we believe reasonably resolves the matter.

C7 – Occupancy by Police Office

R7 – The Housing Authority appreciates the comments of the NRC. The intent of allowing occupancy by police was to help increase security in housing, deter crime and build relationships between the resident community and law enforcement. The intention was not to have police adversely impact the morale of the resident community or have residents feel over-policed. The Housing Authority will pause this matter in order to work with the NRC to explore this matter further before authorizing occupancy of police officers who would otherwise not be eligible for housing. We've been successful with our Occupancy by Management Program and received positive feedback about this at the Public Hearing so will look to expand this further for now as opposed to the occupancy by police.

C8 – Rental Assistance Demonstration (RAD)

R8 – The Housing Authority appreciates the comments of the NRC and over the last year has been working with the Council, the NRC attorney, and other residents to further pursue a RAD conversion at Newport Heights with Trinity Management, and will continue to explore these options for HACN properties with the NRC, including, but not limited to Park Holm 5B, Homeownership and sites that may offer straight conversion opportunities.

C9 - Moving to Work

R9 – The HACN appreciates the NRC's feedback concerning the MTW Program. The HACN

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will continue to consider exploring the MTW Program and will work with the NRC on any proposed policy changes prior to submitting an application.

C10 – Security Cameras

R10 – The HACN appreciates the NRC’s comments and again shares that the security cameras do run at all times, however most record based on motion only. Some cameras actively record at all times regardless of motion based on need. While no camera is turned off, cameras do malfunction or experience weather-related interruptions. In those instances, we contact our tech support to bring any offline cameras back online as quickly as possible.

C11 – Tripod Storage Stairs

R11 – The HACN appreciates the NRC’s comments and will continue this work through the remaining 2023 Capital Fund grants as funds still remain for that purpose, however, we will also add this item to the 2025 Five Year Plan as well should additional funds be needed.

C12 – Parking

R12 – The HACN will continue to work to expand and improve parking options for our valued residents. We performed an assessment over the last year and while parking options are limited, there are some locations where additional parking can be added. We have gone out to bid for engineering services to pursue this work and plan to start at Donovan Manor, while continuing to add parking at Park Holm through the redevelopment program.

C13 – Maintenance Garage/Non-Dwelling Residents Service Offices

R13 – The HACN appreciates the NRC’s comments and will continue to explore opportunities to enhance non-dwelling space. We applied for funding from RI Housing to do pre-development work which was approved. We have hired an architect for this work and are excited to work with the NRC and residents on this project.

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**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Xaykham Khamsyvoravong, the Mayor, certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 4/1/2025 of the Newport Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


City of Newport, Rhode Island
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Redevelopment of Park Holm is consistent with the State's goals of preserving affordable housing, improving accessibility, health, safety and energy efficiency and ensuring access to quality, affordable housing. Our consideration of a homeless preference is consistent with the goal to prevent and end homelessness. We provide tenant based and project based rental assistance and are participating in the Centralized Statewide waiting list for vouchers. We also offer homeownership opportunities and access to an array of community and supportive services.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Xaykham Khamsyvoravong	Title: Mayor
Signature: 	Date: 11/25/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the XX 5-Year and/or XX Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/01/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary		Locality (City/County & State)							
PHA Name: The Housing Authority of the City of Newport		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)							
PHA Number: RI005									
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029			
	CHAPEL TERRACE (RI005000002)	\$358,391.00	\$328,463.00	\$278,463.00	\$762,854.86	\$762,854.00			
	AUTHORITY-WIDE	\$236,794.00	\$235,794.00	\$325,794.00	\$325,794.00	\$325,794.86			
	DONOVAN MANOR (RI005000005)	\$451,367.75	\$207,746.00	\$212,746.00	\$252,746.00	\$237,746.00			
	SCATTERED SITE ELDERLY (RI005000004)	\$536,352.00	\$358,732.80	\$358,732.80	\$570,732.80	\$585,732.80			
	PARK HOLM (RI005000001)	\$775,038.25	\$1,227,207.20	\$1,182,207.20	\$445,815.34	\$445,815.34			

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000664	CHAPEL TERRACE (R1005000002) Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Interior (1480)-Tubs and Showers,Housing Related Hazards (1480)-Bathrooms,Non-Dwelling Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodore,Dwelling Unit-Interior (1480)-Other,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s) Boiler installation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Tub/shower conversions, HUD/504 compliant doors, handles, UFA hardware, ramps etc for 3 units.		\$358,391.00
ID0000665		Furnish and install 5 condensing high efficiency boilers		\$15,000.00
ID0000712	Non-dwelling exterior(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits)	Exterior Non-dwelling renovations. Exterior siding, doors, screens. Parking. 4 buildings.		\$20,000.00
ID0000747	Fees and costs - Exterior redesign(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Exterior renovations, fees and costs for design and specifications required for the project. 15 units.		\$50,000.00
ID0000748	Plumbing Repairs (Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Repair and/or replace plumbing.		\$208,391.00
ID0000749	Mini split heating(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnish and install mini split heating.		\$15,000.00

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- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of Newport

PHA Name

RI005

PHA Number/HA Code

XX Annual PHA Plan for Fiscal Year 2025

XX 5-Year PHA Plan for Fiscal Years 2025 - 2029

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director: **Rhonda Mitchell**

Name Board Chairman: **Nicole Vazquez**

Signature

Date 1/16/2025

Signature

Date 1/16/2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$236,794.00
ID0000674	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$235,794.00
ID0000734	Acquisitions(Dwelling Unit-Development (1480)-Site Acquisition)	Purchase available and/or contiguous property for development.		\$1,000.00
	DONOVAN MANOR (R1005000005)			\$451,367.75
ID0000677	Operations(Operations (1406))	Transfer to operations		\$313,367.75
ID0000678	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Interior (1480)-Commodes)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 6 units.		\$15,000.00
ID0000888	Interior Upgrades(Dwelling Unit-Interior (1480)-Appliances,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)-Tubs and Showers)	Upgrade interior units. Repair or replace areas of water damages.		\$10,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000889	Keyless Access(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Install keyless system to 19 Chapel St.		\$50,000.00
ID0000890	Kitchen/bath/unit renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Exterior renovations, kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, security cameras, and painting. 15 units		\$25,000.00
ID0000891	Boiler installation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Furnish and install 5 condensing high efficiency boilers		\$23,000.00
ID0000957	Elevator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Repair or upgrade elevator		\$15,000.00
	SCATTERED SITE ELDERLY (R1005000004)			\$536,352.00
ID0000683	Operations(Operations (1406))	Transfer to operations		\$146,352.00
ID0000684	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub/shower conversions, HUD/504 and ADA compliant doors, handles, ramps etc for 7 units.		\$20,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000687	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows for final building (Codd)		\$20,000.00
ID0000704	Interior and exterior renovations - plumbing(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)-Appliances,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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior renovations Amp 4. 50 units, plumbing; exterior renovations, roof replacement, other as needed.		\$100,000.00
ID0000732	Parking Upgrades(Dwelling Unit-Site Work (1480)-Parking)	Parking upgrades and lining and striping where needed. 6 units.		\$50,000.00
ID0000759	Mail Box Installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install new mailboxes		\$10,000.00
ID0000760	Exterior lighting upgrade(Dwelling Unit-Exterior (1480)-Windows)	Lighting upgrades for scattered sites.		\$20,000.00
ID0000761	Electrical upgrades(Dwelling Unit-Interior (1480)-Electrical)	Interior electrical upgrades.		\$10,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000892	Mini split heating(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Furnish and Install mini split heating.		\$50,000.00	
ID0000893	Keyless Access(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Install keyless system to 19 Chapel St.		\$50,000.00	
ID0000896	Interior Upgrades(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,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors)	Upgrade interior units and add 1st floor non-dwelling laundry facilities.		\$50,000.00	
ID0000958	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. Earl, Pond, Edgar Ct., DeBlois, Coddington, low-risc.		\$10,000.00	
	PARK HOLM (R1005000001)			\$775,038.25	
ID0000693	Operations(Operations (1406))	Transfer to operations		\$129,766.00	
ID0000699	Building Demo and Construction 5A (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-	Complete demolition and rebuild, mixed finance project or other development. Demo 20 units, disposition land, rebuild 45 mixed finance apartments. Furnish and install exterior stairs to storage units - 6 units.		\$200,000.00	

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
(1480)-Tack-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)				
ID0000701	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$10,272.25
ID0000710	Non-dwelling (Management offices, FGC, and Admin office) renovations, including landings and railings,, painting and caulking(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Non-dwelling renovations - roof, exterior landings and railings, painting and caulking. Management offices, FGC and Admin office building, FGC generator.		\$25,000.00
ID0000711	Training(Management Improvement (1408)-Staff Training)	Management Training to upgrade the operation of the PHA's developments and to sustain physical improvements at those developments.		\$5,000.00
ID0000727	Upgrade interior lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Repair, replace or provide new interior lighting. 5 units.		\$5,000.00
ID0000733	Roof replacement admin building(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on admin buildings, approx. 10,000 sq ft.		\$25,000.00
ID0000735	Renovations at Florence Gray center and other non-dwelling space(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Non-dwelling renovations at Florence gray and other non-dwelling spaces, interior and exterior.		\$1,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		1	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000767	Server for Cameras(Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Other)	Upgrade servers for security cameras		\$25,000.00	
ID0000768	Relocation Costs(Contract Administration (1480)-Relocation)	Costs to move existing tenants.		\$37,000.00	
ID0000769	Acquisition(Dwelling Unit-Development (1480)-Site Acquisition)	Acquiring other property		\$1,000.00	
ID0000770	Speed bumps(Dwelling Unit-Site Work (1480)-Other)	Install speed bumps in campus.		\$5,000.00	
ID0000772	Building Construction - Homeowner(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development - Homeowner program...		\$1,000.00	
ID0000774	Demo 3 buildings and make parking(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Lighting)	Demolish 3 buildings and pave over land and create lighting.		\$100,000.00	

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000897	Generator Upgrade(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair, replace, or add generator		\$5,000.00
ID0000948	Building Demo and Construction 5B (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development. Demo Park Holm management office and Park Holm Senior Center. Rebuild 50 mixed finance apartments w/CSS space and maintenance garage. Demo/dispo admin building.		\$150,000.00
ID0000949	Homeownership Project (Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Dispo Housing Authority vacant land to build 50 homes. Demo/dispo admin building.		\$50,000.00
	Subtotal of Estimated Cost			\$2,357,943.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHAPEL TERRACE (R1005000002)			\$328,463.00
ID0000779	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0000781	Non-dwelling Parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Curb and Gutter;Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00
ID0000782	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed. 72 units.		\$120,000.00
ID0000793	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-Fi for campus residents.		\$20,000.00
ID0000794	Parking Lot Expansion, Improvement and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot as well as parking lot expansion and re-paving.		\$15,000.00
ID0000950	Non-dwelling exterior(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits)	Exterior Non-dwelling renovations. 4 buildings.		\$50,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$235,794.00
ID0000780	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$235,794.00
	DONOVAN MANOR (R1005000005)			\$207,746.00
ID0000783	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0000784	Donovan Manor Lower level renovations - Recreation Room(Non-Dwelling Construction-New Construction (1480)-Other,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling renovations -Donovan Manor lower level Recreation Room. 2 rooms		\$50,000.00
ID0000795	Non-dwelling Parking expansion, paving, striping and curbing.(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, paving, curbing and striping.		\$50,000.00
ID0000796	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents - Amp 5.		\$20,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000797	Parking Lot Expansion, Improvement, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, and re-paving.			\$15,000.00
	SCATTERED SITE ELDERLY (RU05000004)				\$358,732.80
ID0000785	Operations(Operations (1406))	Transfer to operations			\$155,732.80
ID0000786	Exterior renovations and paintings, including Edgar Ct and Pond St,(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. 20 units.			\$40,000.00
ID0000787	Interior renovations and painting, including Edgar Ct and Pond St(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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior renovations, including painting, Amp 4. Kitchen cabinets, sinks and faucets. Tubs and showers. 20 units.			\$40,000.00
ID0000792	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows per building x 1 buildings (Codd.)			\$38,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000798	Parking, Lot Expansion, Re-paving, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.		\$15,000.00
ID0000799	Non-dwelling Parking expansion, improvement, and paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, as well as parking lot expansion and improvement.		\$50,000.00
ID0000800	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents		\$20,000.00
	PARK HOLM (R1005000001)			\$1,227,207.20
ID0000788	Operations(Operations (1406))	Transfer to operations		\$162,600.00
ID0000789	Building Construction (approx. 41 units)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior(1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. 41 units.		\$508,549.20

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000790	Building renovations to rental office(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Docks	Moderate building rehabilitation, replace roof, siding, windows, floors, walls, and ceilings as needed at the rental office location. 6 rooms.			\$1.00
ID0000791	Generator Upgrades at Florence Gray and Senior Center and other non-dwelling(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators ay Florence Gray and Senior Center, and other non-dwelling spaces.			\$10,000.00
ID0000801	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.			\$20,000.00
ID0000802	Building Construction (approx. 51 units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches)	Complete demolition and rebuild, mixed finance project or other development. 51 units			\$1.00
ID0000803	Parking Lot Expansion, re-paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Parking lot expansion, re-paving, curbing and striping.			\$15,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000804	Relocate the maintenance garage(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area) Interior and Exterior Painting of Admin Building(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Other)	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00
ID0000805	Interior and Exterior Painting of Admin Building(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Other)	Paint interior offices and common areas of the Admin building at 120B Hillside. 12 rooms/offices and 3 hallways.		\$15,000.00
ID0000806	Furnish and install stairs to storage units at Park Holm 1 and 2. (Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Furnish and install stairs to storage units at Park Holm 1 and 2. 4 units.		\$10,000.00
ID0000951	Building Demo and Construction 3/3 (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development. Demo Park Holm management office and Park Holm Senior Center. Rebuild 50 mixed finance apartments w/CSS space and maintenance garage. Demo/dispo.		\$150,000.00
ID0000952	Building Demo and Construction 5A (Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Complete demolition and rebuild, mixed finance project or other development. Demo 20 units, disposition land, rebuild 45 mixed finance apartments.		\$200,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
1D0000953	Homeownership Project (Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc) Subtotal of Estimated Cost	Dispo Housing Authority vacant land to build 50 homes. Demo admin building.		\$50,000.00
				\$2,357,943.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHAPEL TERRACE (R1005000002)			\$278,463.00
ID0000807	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0000809	Non-dwelling Parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00
ID0000810	Security Camcra upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Repair. replace or provide security camera where needed. 72 units.		\$120,000.00
ID0000832	Parking Lot Expansion, Improvement and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot as well as parking lot expansion and re-paving.		\$15,000.00
ID0000835	Broadband intrastucture and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$325,794.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000808	Administration - COCC(Administration (1410)-Other;Administration (1410)-Salaries)	Administration - COCC		\$235,794.00
ID0000825	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00
ID0000827	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00
ID0000828	5-year Physical needs assessment(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Site Work (1480)-Other)	Required physical needs assessment professionally done.		\$50,000.00
	DONOVAN MANOR (R1005000005)			\$212,746.00
ID0000811	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0000812	Donovan Manor Lower level renovations - Recreation Room(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling renovations -Donovan Manor lower level Recreation Room. 2 rooms		\$50,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000822	Non-dwelling Parking expansion, paving, striping and curbing.(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, paving, curbing and striping.		\$50,000.00
ID0000823	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents - Amp 5.		\$20,000.00
ID0000824	Parking Lot Expansion, Improvement, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, and re-paving.		\$15,000.00
ID0000826	Rear Exit Door redesign and replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Threshold needs to be replaced with redesigned door.		\$5,000.00
	SCATTERED SITE ELDERLY (R1005000004)			\$358,732.80
ID0000813	Operations(Operations (1406))	Transfer to operations		\$155,732.80
ID0000814	Non-dwelling Parking expansion, improvement, and paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, as well as parking lot expansion and improvement.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000815	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-Fi for campus residents			\$20,000.00
ID0000830	Exterior renovations and painting(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. 20 units.			\$40,000.00
ID0000831	Interior renovations and painting(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)-Commodities,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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets. Tubs and showers. 20 units.			\$40,000.00
ID0000836	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows per building x 1 buildings (Codd.)			\$38,000.00
ID0000837	Parking Lot Expansion, Re-paving, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.			\$15,000.00
	PARK HOLM (R1005000001)				\$1,182,207.20

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000839	Operations(Operations (1406))	Transfer to operations		\$162,600.00
ID0000954	Building Demo and Construction 5A (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical(1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development. Demo 20 units, disposition land, rebuild 45 mixed finance apartments.		\$200,000.00
ID0000955	Building Demo and Construction 5B (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical(1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development. Demo Park Holm management office and Park Holm Senior Center. Rebuild 50 mixed finance apartments w/CSS space and maintenance garage. Demo/dispo.		\$150,000.00
ID0000956	Homeownership Project (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical(1480)-Security - Fire Alarm)	Demo Housing Authority vacant land to build 50 homes. Demo admin building.		\$50,000.00
	Subtotal of Estimated Cost			\$2,357,943.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	SCATTERED SITE ELDERLY (R005000004)			\$570,732.80	
ID0000840	Exterior renovations and painting. Lighting upgrades.(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Thick-Painting,Dwelling Unit-Exterior	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. Lighting upgrades. Install or repair mailboxes. 20 units.		\$60,000.00	
ID0000841	Interior renovations and painting, smoke detectors,(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),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)-Commodies,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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other,Housing Related Hazards (1480)-Clearance Examinations,Housing Related Hazards (1480)-Relocation)	Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets, tubs and showers, and smoke detectors. 20 units.		\$40,000.00	
ID0000846	Window and door replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows per building (all locations). Furnish and install exterior doors as needed.		\$50,000.00	
ID0000849	Parking Lot Expansion, Re-paving, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.		\$15,000.00	
ID0000855	Operations(Operations (1406))	Transfer to operations		\$155,732.80	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000816	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-Fi for campus residents.		\$20,000.00
ID0000817	Building Construction (approx. 51 units)(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other)	Complete demolition and rebuild, mixed finance project or other development, including Homeownership properties. 51 units		\$1.00
ID0000818	Parking Lot Expansion, re-paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Parking lot expansion, re-paving, curbing and striping.		\$15,000.00
ID0000819	Relocate the maintenance garage(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00
ID0000820	Interior and Exterior Painting of Admin Building(Non-Dwelling Interior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Paint interior offices and common areas of the Admin building at 120B Hillside. 12 rooms/offices and 3 hallways.		\$15,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000821	Furnish and install stairs to storage units at Park Holm 1 and 2. (Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Furnish and install stairs to storage units at Park Holm 1 and 2. 4 units.		\$10,000.00
ID0000829	Senior Center vestibule and chairs(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Community Building)	Repair or replace tiles in Senior Center vestibule and add new chairs.		\$10,000.00
ID0000833	Building Construction, including Homeownership units.(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior,(1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. Up to 50 Homeownership units.		\$453,549.20
ID0000834	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.		\$10,000.00
ID0000838	Building renovations to rental office(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop)	Moderate building rehabilitation, replace roof, siding, windows, floors, walls, and ceilings as needed at the rental office location. 6 rooms.		\$1.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000862	Non-dwelling Parking expansion, improvement, and paving(Dwelling Unit-Site Work (1480)-Curb and Gutter;Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, as well as parking lot expansion and improvement.		\$50,000.00
ID0000863	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents		\$20,000.00
ID0000879	Architect Design fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 2 buildings make-over.		\$150,000.00
ID0000880	Plumbing and electrical upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Upgrade to plumbing and electrical facilities at Earl, Pond and Coddington.		\$15,000.00
ID0000881	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00
	PARK HOLM (R005000001)			\$445,815.34
ID0000842	Operations(Operations (1406))	Transfer to operations		\$162,600.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000843	Building Construction (approx. 41 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. 41 units.		\$115,157.34
ID0000844	Building renovations to rental office(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shon)	Moderm building rehabilitation, replace roof, siding, windows, floors, walls, and ceilings as needed at the rental office location. 6 rooms.		\$1.00
ID0000845	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.		\$10,000.00
ID0000864	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0000865	Building Construction (approx. 51 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. 51 units		\$1.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
4	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000866	Parking Lot Expansion, re-paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Parking lot expansion, re-paving, curbing and striping.		\$15,000.00
ID0000867	Relocate the maintenance garage(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors) Interior and Exterior Painting of Admin Building(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Other)	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00
ID0000868	Interior and Exterior Painting of Admin Building(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Other)	Paint interior offices and common areas of the Admin building at 120B Hillside. 12 rooms/offices and 3 hallways.		\$15,000.00
ID0000869	Senior Center vestibule and chairs and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Interior renovations, including repair or replacing tiles in Senior Center vestibule and add new chairs. Replace furniture and equipment.		\$10,000.00
ID0000870	Furnish and install stairs to storage units at Park Holm 1 and 2. (Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Furnish and install stairs to storage units at Park Holm 1 and 2. 4 units.		\$10,000.00

Construction - Mechanical (1480)-Security - Fire Alarm

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000882	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm, Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed. 50 units.		\$1,000.00
ID0000883	Non-dwelling (Florence Gray Center) renovations, including landings and railings,, painting and caulking(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Non-dwelling renovations - roof, exterior landings and railings, painting and caulking. Florence Gray Center.		\$1,000.00
	CHAPEL TERRACE (RI005000002)			\$762,854.86
ID0000847	Broadband infrastructure and maintenance(Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0000848	Parking Lot Expansion, Improvement and Striping(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Parking)	Repair or add striping to parking lot as well as parking lot expansion and re-paving.		\$15,000.00
ID0000850	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0000851	Non-dwelling Parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000852	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair: replace or provide security camera where needed. 72 units.		\$120,000.00
ID0000873	Architect Design fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 2 buildings make-over.		\$150,000.00
ID0000874	Building rehabilitation and exterior improvements for Amp 2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,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)-Call-for-Aid Systems,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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Building rehabilitation, including roofs, siding, windows, walls, ceilings, and doors as needed.		\$304,391.86
ID0000875		Replace or repair needed plumbing and updates.		\$5,000.00
ID0000876	Replace or install smoke detectors(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace and install smoke detectors where needed.		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000877	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00	
	DONOVAN MANOR (R1005000005)			\$252,746.00	
ID0000853	Operations(Operations (1406))	Transfer to operations		\$72,746.00	
ID0000854	Donovan Manor Lower level renovations - Recreation Room(Dwelling Unit-Interior (1480)-Other;Non-Dwelling Construction-New Construction (1480)-Other;Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other;Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling renovations -Donovan Manor lower level Recreation Room. 2 rooms		\$50,000.00	
ID0000858	Rear Exit Door redesign and replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Threshold is a trip hazard and need to replace with redesigned door.		\$5,000.00	
ID0000860	Non-dwelling Parking expansion, paving, striping and curbing.(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, paving, curbing and striping.		\$50,000.00	
ID0000861	Parking Lot Expansion, Improvement, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, and re-paving.		\$15,000.00	

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000872	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents - Amp 5.		\$20,000.00
ID0000884	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$5,000.00
ID0000885	Replace or install smoke detectors(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace and install smoke detectors where needed.		\$10,000.00
ID0000886	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00
ID0000887	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 10 windows per building (all locations).		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$325,794.00
ID0000856	Administration - COCC(Administration (1410)-Salaries,Administration (1410)-Other)	Administration - COCC		\$235,794.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000857	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00	
ID0000859	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00	
ID0000871	Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Housing production - acquisition, Rehab., and or new construction. 100 units.		\$45,000.00	
ID0000878	Fees and Costs - Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Architect and consultants' fees and costs associated with housing production.		\$5,000.00	
	Subtotal of Estimated Cost			\$2,357,943.00	

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 5 2029					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000898	SCATTERED SITE ELDERLY (R1005000004)	Exterior renovations and painting. Lighting upgrades. (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc. Dwelling Unit-Exterior (1480)-Columns and Porches. Dwelling Unit-Exterior (1480)-Exterior Doors. Dwelling Unit-Exterior (1480)-Exterior Lighting. Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking. Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape. Dwelling Unit-Exterior (1480)-Landings and Railings. Dwelling Unit-Exterior (1480)-Mail Facilities. Dwelling Unit-Exterior (1480)-Other. Dwelling Unit-Exterior (1480)-Roofs. Dwelling Unit-Exterior (1480)-Siding. Dwelling Unit-Exterior (1480)-Soffits. Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes. Dwelling Unit-Exterior (1480)-Tuck-Painting. Dwelling Unit-Exterior (1480)-Interior renovations and painting, smoke detectors. (Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s). Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s). 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)-Commodities. 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)-Mechanical. Dwelling Unit-Interior (1480)-Other. Dwelling Unit-Interior (1480)-Plumbing. Dwelling Unit-Interior (1480)-Tubs and Showers. Dwelling Unit-Interior (1480)-Other. Housing Related Hazards (1480)-Clearance Examinations. Housing Related Hazards (1480)-Relocation)		\$585,732.80	
ID0000899		Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets, tubs and showers, and smoke detectors. 20 units.		\$60,000.00	
ID0000904	Window and door replacement (Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows per building (all locations). Furnish and install exterior doors as needed.		\$50,000.00	
ID0000907	Parking Lot Expansion, Re-paving, and Striping (Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit-Site Work (1480)-Parking)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.		\$15,000.00	
ID0000913	Operations (Operations (1406))	Transfer to operations		\$155,732.80	

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000920	Non-dwelling Parking expansion, improvement, and paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, as well as parking lot expansion and improvement.		\$50,000.00	
ID0000921	Broadband infrastructure and maintenance(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities,Dwelling Unit-Site Work (1480)-Other)	Maintaining Wi-Fi for campus residents		\$20,000.00	
ID0000937	Architect Design fees and costs(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Fees and costs for design architect for Amp 2 buildings make-over.		\$150,000.00	
ID0000938	Plumbing and electrical upgrades(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Electrical)	Upgrade to plumbing and electrical facilities at Earl, Pond and Coddington.		\$15,000.00	
ID0000939	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00	
ID0000940	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00	
	PARK HOLM (R1005000001)			\$445,815.34	

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000900	Operations(Operations (1406))	Transfer to operations			\$162,600.00
ID0000901	Building Construction (approx. 41 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior(1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. 41 units.			\$115,157.34
ID0000902	Building renovations to rental office(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shops)	Moderate building rehabilitation, replace roof, siding, windows, floors, walls, and ceilings as needed at the rental office location. 6 rooms.			\$1.00
ID0000903	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.			\$10,000.00
ID0000922	Broadband infrastructure and maintenance(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities,Dwelling Unit-Site Work (1480)-Other)	Maintaining Wi-Fi for campus residents.			\$20,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2029		
5	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000923	Building Construction (approx. 51 units)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development. 51 units		\$1.00
ID0000924	Parking Lot Expansion, re-paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Parking)	Parking lot expansion, re-paving, curbing and striping.		\$15,000.00
ID0000925	Relocate the maintenance garage(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00
ID0000926	Interior and Exterior Painting of Admin Building(Non-Dwelling Interior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Paint interior offices and common areas of the Admin building at 120B Hillside. 12 rooms/offices and 3 hallways.		\$15,000.00
ID0000927	Senior Center vestibule and chairs and equipment(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Interior renovations, including repair or replacing tiles in Senior Center vestibule and add new chairs. Replace furniture and equipment.		\$10,000.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year		5	2029	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000928	Furnish and install stairs to storage units at Park Holm 1 and 2. (Non-Dwelling Construction-New Construction (1480)-Storage Area, Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Furnish and install stairs to storage units at Park Holm 1 and 2. 4 units.		\$10,000.00
ID0000941	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm, Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair. replace or provide security camera where needed. 50 units.		\$1,000.00
ID0000942	Non-dwelling (Florence Gray Center) renovations, including landings and railings, painting and caulking(Non-Dwelling Exterior (1480)-Landings and Railings, Non-Dwelling Exterior (1480)-Lighting, Non-Dwelling Exterior (1480)-Paint and Caulking, Non-Dwelling Exterior (1480)-Roofs, Non-Dwelling Interior (1480)-Administrative Building, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Other)	Non-dwelling renovations - roof, exterior landings and railings, painting and caulking. Florence Gray Center.		\$1,000.00
	CHAPEL TERRACE (R1005000002)			\$762,854.00
ID0000905	Broadband infrastructure and maintenance(Non-Dwelling Construction - Mechanical (1480)-Other, Dwelling Unit-Site Work (1480)-Other, Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0000906	Parking Lot Expansion, Improvement and Striping(Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot as well as parking lot expansion and re-paving.		\$15,000.00
ID0000908	Operations(Operations (1406))	Transfer to operations		\$73,463.00

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2029	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000909	Non-dwelling Parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00
ID0000910	Security Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Repair. replace or provide security camera where needed. 72 units.		\$120,000.00
ID0000931	Architect Design fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 2 buildings make-over.		\$150,000.00
ID0000932	Building rehabilitation and exterior improvements for Amp 2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodies,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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Building rehabilitation, including roofs, siding, windows, walls, ceilings, and doors as needed.		\$304,391.00
ID0000933	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 5 2029					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000934	Replace or install smoke detectors(Dwelling Unit-Interior (1480)-Mechanical)	Replace and install smoke detectors where needed.		\$10,000.00	
ID0000935	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc;Dwelling Unit-Exterior (1480)-Landings and Railings;Dwelling Unit-Interior (1480)-Commodes;Dwelling Unit-Interior (1480)-Tubs and Showers;Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00	
	DONOVAN MANOR (R1005000005)			\$237,746.00	
ID0000911	Operations(Operations (1406))	Transfer to operations		\$72,746.00	
ID0000912	Donovan Manor Lower level renovations - Recreation Room(Non-Dwelling Construction-New Construction (1480)-Other;Dwelling Unit-Interior (1480)-Other;Non-Dwelling Interior (1480)-Community Building;Non-Dwelling Interior (1480)-Other;Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling renovations -Donovan Manor lower level Recreation Room. 2 rooms		\$50,000.00	
ID0000916	Rear Exit Door redesign and replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Threshold is a trip hazard and need to replace with redesigned door.		\$5,000.00	
ID0000918	Non-dwelling Parking expansion, paving, striping and curbing.(Dwelling Unit-Site Work (1480)-Curb and Gutter;Dwelling Unit-Site Work (1480)-Parking;Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving;Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, paving, curbing and striping.		\$50,000.00	

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2029	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000919	Parking Lot Expansion, Improvement, and Striping(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Parking)	Repair or add striping to parking lot, as well as parking lot expansion, and re-paving.		\$15,000.00
ID0000930	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents - Amp 5.		\$20,000.00
ID0000943	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$5,000.00
ID0000944	Replace or install smoke detectors(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace and install smoke detectors where needed.		\$10,000.00
ID0000947	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 10 windows per building (all locations).		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$325,794.86
ID0000914	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$235,794.86

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Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0000915	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system			\$10,000.00
ID0000917	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.			\$30,000.00
ID0000929	Housing Production(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction)	Housing production - acquisition, Rehab., and or new construction. 100 units.			\$45,000.00
ID0000936	Fees and Costs - Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Architect and consultants' fees and costs associated with housing production.			\$5,000.00
	Subtotal of Estimated Cost				\$2,357,943.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
1	2025 Housing Authority Wide	
	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	\$235,794.00
	Acquisitions(Dwelling Unit-Development (1480)-Site Acquisition)	\$1,000.00
	Subtotal of Estimated Cost	\$236,794.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2026	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	\$235,794.00
Subtotal of Estimated Cost		\$235,794.00

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Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2027	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
	Housing Authority Wide	
	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	\$235,794.00
	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	\$10,000.00
	Mobil Work Order System(Management Improvement (1408)-System Improvements)	\$30,000.00
	5-year Physical needs assessment(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	\$50,000.00
	Subtotal of Estimated Cost	\$325,794.00

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2028	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Administration - COCC(Administration (1410)-Salaries,Administration (1410)-Other)	\$235,794.00
	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	\$10,000.00
	Mobil Work Order System(Management Improvement (1408)-System Improvements)	\$30,000.00
	Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Site Acquisition)	\$45,000.00
	Fees and Costs - Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$5,000.00
	Subtotal of Estimated Cost	\$325,794.00

(110)

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2029	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	\$235,794.86
	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	\$10,000.00
	Mobil Work Order System(Management Improvement (1408)-System Improvements)	\$30,000.00
	Housing Production(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit-Development (1480)-New Construction)	\$45,000.00
	Fees and Costs - Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$5,000.00
	Subtotal of Estimated Cost	\$325,794.86