

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



ANNUAL PLAN FOR FISCAL YEAR 2026 &
2026-2030 Capital Fund Program – Five Year Action Plan

PLEASE DO NOT REMOVE FROM THE OFFICE.

**APPROVED BY THE BOARD OF COMMISSIONERS AT THEIR REGULAR MONTHLY
MEETING HELD ON JANUARY 15, 2026**

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, 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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																		
A.1	<p>PHA Name: <u>The Housing Authority of the City of Newport</u> PHA Code: <u>RI005</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>557</u> Number of Housing Choice Vouchers (HCVs) <u>621</u></p> <p>Total Combined Units/Vouchers <u>1178</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: 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">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th colspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <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	PH	HCV							
Participating PHAs	PHA Code				Program(s) in the Consortia	Program(s) not in the Consortia		No. of Units in Each Program											
		PH	HCV	PH		HCV													
B.	Plan Elements																		
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p>																		

- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- 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. Offline Units: HACN plans to seek HUD approval to take Park Holm unrenovated units and/or possibly up to 3 other HACN units offline for non-dwelling use including, but not limited to i) Special Use Self-Sufficiency activities; ii) Special Use Other Resident Amenities; iii) Administrative Use; iv) Resident Amenities; or v) Non-dwelling other/unauthorized. HACN plans to demolish and rebuild the Park Holm Management Office and Park Holm Senior Center which will necessitate the relocation of staff offices, the resident council office, and Senior Center office and activities. Since Park Holm V completes the 1-for-1 replacement of Park Holm units, 8 apartments in Park Holm will remain unrenovated until demolished. These 8 apartments can be used for Administrative and Resident space subject to HUD approval. Up to 3 apartments outside of Amp 1 Park Holm will also be considered for use, if needed. 2. Site-Based Waiting Lists: HACN plans to create site-based waiting lists for all properties in its portfolio and for Project Based Voucher assisted apartments so that applicants have a greater choice in where they wish to live. Existing applicants would be sent an application update form to check off any and all waiting lists they would like to remain on and would be removed from lists that are not of interest to them. 3. Residency Preferences in the Project Based Voucher (PBV) Program In accordance with 24CFR 982.207, Section (a) Establishment of PHA local preferences, Number (3) - The PHA may limit the number of applicants that may qualify for any local preference; and Section (b) (1) Residency requirements or preferences, Part (ii) A residency preference is a preference for admission of persons who reside in a specified geographic area ("residency preference area"). A county or municipality may be used as a residency preference area. An area smaller than a county or municipality may not be used as a residency preference area. In the PBV Program where we operate in jurisdictions outside of Newport County, currently North Kingston and Exeter, and other jurisdictions could be added, HACN is considering whether or not to limit the number of Newport preference holders (solely for housing outside of Newport County). We will seek HUD guidance on this matter. Note: The use of a residency preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family.

Financial Resources.

ELEMENT #2: FINANCIAL RESOURCES: 2026 Planned Sources and Uses Sources Planned \$ Planned Uses 1. Federal Grants (FY 2026 grants) a) Public Housing Operating Fund \$2,186,229 b) Public Housing Capital Fund \$2,357,943 e) Annual Contributions for Section 8 Tenant-Based Assistance \$7,830,617 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 \$313,930 (FGC Renovations) Other Federal Grants (list below) 2. Prior Year Federal Grants (unobligated funds only) (list below) RI01P005501-23 \$61,169 CFP RI01P005501-24 \$198,819 CFP RI01P005501-25 \$1,705,847 CFP Sub-total Unobligated Federal Grants \$1,965,835 CFP 3. Public Housing Dwelling Rental Income \$1,827,976 PH Operations 4. Other income Investment Income \$8 S8 Operations Other Govt Grants PH Operations (Acct. 70800) Fraud Collection \$8 \$5,020 S8 Operations Other Revenue \$205,400 PH & S8 Operations S8 Port Fees \$12,000 S8 Operations 4. Non-federal sources (list below) Rhode Island House and Senate \$6,000 Community Engagement, Park Holm Sr. Center & FGC RI Office of Healthy Aging \$5,000 Elderly Services RI Office of Healthy Aging \$14,166 Security Services City of Newport - Civic Grant Total Resources \$16,730,116

Rent Determination.

Bedroom Size - 2026 Fair Market Rents - 80% of 2026 FMRs = Public Housing Flat Rents - 2026 HCV Payment Standards (Up to 110% FMR) 0 \$1752 \$1401 \$1927 1 \$1764 \$1411 \$1940 2 \$2314 \$1851 \$2545 3 \$3131 \$2504 \$3444 4 \$3595 \$2876 \$3954 5 \$4134 \$3307 \$4547 6 \$4673 \$3738 \$5140

Operation and Management.

- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

Choice Neighborhoods Grants.

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

Modernization or Development.

HACN will pursue mixed finance activities to complete the redevelopment of Park Holm and for other properties if appropriate after further analysis. Park Holm 5 (45 apartments); Park View Terrace (approximately 51 apartments with Management Office space, Newport Residents Council Office space, Senior Center Office and Activity space and other community space). Homeownership (up to 60 homes). HACN will pursue Aging-In-Place services, included assisted living services and/or Designated Housing Plans for the Elderly, at one or more elderly/disabled housing communities, including one or more, but not all sites at AMP 4 (Scattered Sites), and/or AMP 5 (Donovan Manor), and/or Park View Terrace.

Demolition and/or Disposition.

HACN will submit demolition/disposition applications to complete the redevelopment of Park Holm a) Park Holm 5B – Demo/dispo the 3 remaining Park Holm residential buildings (8 units) b) Park View Terrace – Demo/Dispo of Park Holm Management Office & Park Holm Senior Center and rebuild 51 apartments with Management office space, Newport Residents Council office space, Senior Center office space, other community space. c) Homeownership-Dispo HACN owned vacant land to build up to 60 new homes and consider Demo and/or Dispo of Administration Building for Mixed-Use Housing with Admin Office and Maintenance Garage. 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.

Conversion of Public Housing to Tenant-Based Assistance.

HACN intends to convert its public housing units to RAD units. We will convert to ACC units to PBV RAD units 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 intends to use RAD as a housing preservation tool for some or all of its Public Housing units in our elderly/disabled apartment communities in AMP 2 (Chapel Terrace & DeBlois), AMP 4 (Scattered Sites), AMP 5 (Donovan Manor) and the ACC/Tax Credit units in Park Holm based on a RAD feasibility analysis.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

HACN intends to convert its public housing units to RAD units. We will convert to ACC units to PBV RAD units 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 intends to use RAD as a housing preservation tool for some or all of its Public Housing units in our elderly/disabled apartment communities in AMP 2 (Chapel Terrace & DeBlois), AMP 4 (Scattered Sites), AMP 5 (Donovan Manor) and the ACC/Tax Credit units in Park Holm based on a RAD feasibility analysis. HACN will use Project Based Vouchers (PBVs) to preserve and produce affordable housing opportunities for families, including, but not limited to: a) 40 PBVs in Park Holm 5 b) up to 50 PBVs in Park View Terrace. c) Up to 132 PBVs in Newport Heights through RAD and/or other housing preservation programs d) Approximately 50 PBVs throughout RI in partnership with the Public Housing Association of RI, RI Housing, the RI State Executive Office of Housing and/or other development partners. HUD Restore-Rebuild HACN will work with its partners to advance affordable housing opportunities throughout the State of RI utilizing its Faircloth authority and RAD subject to HUD rules and regulations.

Homeownership Program under Section 32, 9 or 8(Y)

To increase access to affordable homeownership opportunities we plan to pursue Section 32, Section 8, Lease-to-Purchase, Condo, Deed Restricted, and other programs to help low-moderate income households realize the dream of homeownership.

Project-Based Vouchers.

HACN will use Project Based Vouchers (PBVs) to preserve and produce affordable housing opportunities for families, including, but not limited to: a) 40 PBVs in Park Holm 5 b) up to 50 PBVs in Park View Terrace. c) Up to 132 PBVs in Newport Heights through RAD and/or other housing preservation programs d) Approximately 50 PBVs throughout RI in partnership with the Public Housing Association of RI, RI Housing, the RI State Executive Office of Housing and/or other development partners.

Units with Approved Vacancies for Modernization.

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. (We are also considering these 8 units for offline Administrative & Resident Amenity use.) 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 plans to seek HUD approval to take Park Holm unrenovated units and/or possibly up to 3 other HACN units offline for non-dwelling use including, but not limited to i) Special Use Self-Sufficiency activities; ii) Special Use Other Resident Amenities; iii) Administrative Use; iv) Resident Amenities; or v) Non-dwelling other/unauthorized. HACN plans to demolish and rebuild the Park Holm Management Office and Park Holm Senior Center which will necessitate the relocation of staff offices, the resident council office, and Senior Center office and activities. Since Park Holm V completes the 1-for-1 replacement of Park Holm units, 8 apartments in Park Holm will remain unrenovated until demolished. These 8 apartments can be used for Administrative and Resident space subject to HUD approval. Up to 3 apartments outside of Amp 1 Park Holm will also be considered for use, if needed.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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 Senior 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 and Annual Plan.

Development and Redevelopment: The Park Holm Revitalization Program completed construction of its 4th phase of redevelopment which completes 218 of 262 apartments. This has been a highly successful and transformative community revitalization program. We are now closing on the 5th phase of Park Holm, the last of the preservation component of Park Holm and demolition is currently underway. We plan to begin a new production component with a planned 6th phase known as Park View Terrace, which includes approximately 51 new one-bedroom apartments in a mixed-use building including residences, office space, and community space for the Newport Residents Council and Park Holm Senior Center. In addition, we completed the interior renovations of all 68 apartments at Chapel Terrace in the last 3 years and are now working with an architect on the exterior renovation designs. **Homeownership Opportunities:** The Housing Authority completed 3 Phases of Homeownership Programs, including 2 Lease-to-Purchase Homeownership Programs, for a total of 15 Homes. We engaged an architect to plan for up to 60 additional homes and they are currently working on the design and site plan. **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, including the use of the HACN website where 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 2026. We participated in software demonstrations for full service online portal systems for community facing program operations and are in discussions with a consultant to move this project forward. HACN earned "HUD Standard Performer" designation status in the HCV Section 8 Program and in the Public Housing Program. **Energy Efficiency:** HACN entered into a solar net metering program that kicked off in late 2025 to supplement our 2013 Energy Performance Contract to realize greater energy efficiency and cost savings. We continue to participate in private energy contracts for additional cost savings measures. **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- We secured a \$7.5 Million investment for renovations to our community center for health, education, and employment programs. It builds upon earlier investments made available through CDBG grants and other private funds. -Aging in Place Services-Wellness activities continued at Donovan Manor through partnerships with the Edward King House Sr. Center, Salve Regina University and Newport County Mental

	<p>Health. -Park Holm Resident Services-We closed out a contract with the East Bay Community Action Program to provide resident services at Park Holm through a RI Housing funded LIHTC supportive services grant. - Non-dwelling Space- we continue to maximize non-dwelling space with leases at the Florence Gray Center, and Donovan Manor 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). Faircloth to RAD: Will consider combining non-dwelling space with residential space including, but not limited to, the Park Holm Mgt Office, Senior Ctr, and community space & use FtR with other organizations.</p>
B.4	<p>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.</p> <p>2025-2029 Five Year Action Plan approved by HUD on 8/12/2025. 2026-2030 Five Year Capital Fund Action Plan included with this submission.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(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.</p> <p>The Newport Residents Council(NRC)/RAB submitted comments to the 2026 Annual Plan and 5 Year Capital Fund Action Plan after the expiration of the 45 public comment period and after the public Hearing. However, the Housing Authority reviewed the comments received and has incorporated those comments and our response to the comments in the Plan. The comments are attached. In addition, the Housing Authority met with the NRC/RAB in December to review and discuss the Annual Plan. It's important to the Housing Authority that we maintain a good working relationship with our residents and resident leadership. We value and respect the resident community and look forward to working together for the benefit of our shared community.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>RI Legal Services commented that they want the Grievance Procedure and the tenant protections to be the same for all residents. The Housing Authority has one grievance procedure for all residents already, thereby affording everyone the same protections, and has not proposed any changes to the Grievance Procedure. The comments to the Annual Plan is attached and comment #13 is about the Grievance Procedure and includes our response.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Form identification: *RI005-The Housing Authority of the City of Newport Form HUD-50075-ST (Form ID - 7197) printed by Rhonda Mitchell in HUD Secure Systems/Public Housing Portal at 01/14/2026 12:45PM EST*

**ELEMENT #2: FINANCIAL RESOURCES:
2026 Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2026 grants)		
a) Public Housing Operating Fund	\$2,186,229	
b) Public Housing Capital Fund	\$2,357,943	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,830,617	
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	\$313,930	FGC Renovations
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
RI01P005501-23	\$61,169	CFP
RI01P005501-24	\$198,819	CFP
RI01P005501-25	\$1,705,847	CFP
Sub-total Unobligated Federal Grants	\$1,965,835	CFP
3. Public Housing Dwelling Rental Income	\$1,827,976	PH Operations
4. Other income		
Investment Income S8		S8 Operations
Other Government Grants		PH Operations (Acct. 70800)
Fraud Collection S8	\$5,020	S8 Operations
Other Revenue	\$205,400	PH & S8 Operations
S8 Port Fees	\$12,000	S8 Operations
4. Non-federal sources (list below)		
Rhode Island House and Senate	\$6,000	Community Engagement, Park Holm Sr. Center & FGC
RI Office of Healthy Aging	\$5,000	Elderly Services
RI Office of Healthy Aging	\$14,166	Security Services
City of Newport - Civic Grant		
Total Resources	\$16,730,116	

2026 ANNUAL PLAN – ELEMENT: RENT DETERMINATION

2026 Fair Market Rents – Public Housing Flat Rents – Voucher Payment Standards

Bedroom Size	2026 Fair Market Rents	80% of 2026 Fair Market Rents = Public Housing Flat Rents	2026 Housing Choice Voucher (HCV) Payment Standards (Up to 110% FMR)
0	\$1752	\$1401	\$1927
1	\$1764	\$1411	\$1940
2	\$2314	\$1851	\$2545
3	\$3131	\$2504	\$3444
4	\$3595	\$2876	\$3954
5	\$4134	\$3307	\$4547
6	\$4673	\$3738	\$5140

2026 Annual Plan – Elements
Operations & Management; Homeownership and Eligibility, Selection & Admissions,

1	HCV Program	HCV Administrative Plan	<p>Operations & Management: INSPECTIONS</p> <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 February 1, 2027. b. HACN still intends to move toward biennial inspections.
2	Homeownership Program	Homeownership Program	<p>Homeownership Program</p> <p>To increase access to affordable homeownership opportunities we plan to pursue Section 32, Section 8, Lease-to-Purchase, Condo, Deed Restricted, and other programs to help low-moderate income households realize the dream of homeownership.</p>
3	Public Housing, Tax Credit and Homeownership Programs	ACOP, Admin Plan, Tax Credit Mgt Plans, Homeownership	<p>Site-Based Waiting Lists</p> <p>The Housing Authority will continue to work toward site-based waiting lists for all programs and properties.</p>
4	Public Housing Program	ACOP	<p>Offline Units</p> <p>In order to accommodate the temporary relocation of the Park Holm Management Office, the Newport Residents Council, and the Park Holm Senior Center to allow for the construction of Park View Terrace, HACN plans to seek HUD approval to take the Park Holm unrenovated units and/or possibly up to 3 other HACN units offline for non-dwelling use including, but not limited to i) Special Use Self-Sufficiency activities; ii) Special Use Other Resident Amenities; iii) Administrative Use; iv) Resident Amenities; or v) Non-dwelling other/unauthorized. HACN plans to demolish and rebuild the Park Holm Management Office and Park Holm Senior Center which will necessitate the relocation of staff offices, the resident council office, and the Senior Center. Park Holm Phase 5 completes the 1-for-1 replacement of all Park Holm units but we have left 3 buildings on the site for now which are slated for future parking areas.</p>
5	Project Based Voucher Program	Admin Plan	<p>Residency Preferences in the Project Based Voucher (PBV) Program</p> <p>In accordance with <i>24CFR 982.207, Section (a) Establishment of PHA local preferences, Number (3) - The PHA may limit the number of applicants that may qualify for any local preference; and Section (b) (1) Residency requirements or preferences, Part (ii) A residency preference is a preference for admission of persons who reside in a specified geographic area ("residency preference area"). A county or municipality may be used as a residency preference area. An area smaller than a county or municipality may not be used as a residency preference area.</i> In the PBV Program where we operate in jurisdictions outside of Newport County, currently North Kingston and Exeter, and other jurisdictions could be added, HACN is considering whether or not to limit the number of Newport preference holders (solely for housing outside of Newport County). We will seek HUD guidance on this matter. Note: The use of a residency preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family.</p>



2026 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 2026 Annual Plan and Five-Year Capital Fund Plan. Please note that the comments were received after the 45-day public comment period and after the Public Hearing. The last comment was received from RI Legal Services within the 45-day public comment period.

C1 – Rent Receipts: Residents would like to receive rent receipts. Residents should have immediate acknowledgement of rent paid. Residents would like some form of dated system-generated receipt.

R1 - 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 a system generated account statement to review charges and payments may request it from the management office and one will be provided.

C2 - Access to Office -Office Hours: Residents would like the Management office to be open and accessible for residents to pay rent, obtain receipts, and to drop off and pick up paperwork. Many residents feel that they are being locked out of the office. They feel management is harder to reach and less responsive without face-to-face communication. Having the office offers a sense of community - a place to meet neighbors and HA staff. It fosters community.

R2 - The Housing Authority appreciates the comments of the NRC. The pandemic changed the way business is conducted and post-pandemic, the need to maintain some of those protocols remains true. Primarily for health and other safety reasons, but for operational efficiencies as well, certain operations are performed remotely or outside of the office. Our offices remain open to the community, by appointment only, and 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 as well as the use of outside mailboxes for paperwork and a rent drop box can adequately address the matter. The Park Holm Sr. Center, located next door from the Management Office, provides Housing Authority space for residents to meet, gather and foster community. The Housing Authority also suggested to the NRC that we could bring back meetings with managers so that residents and managers could interact, share events, listen to

concerns and work together to foster community.

C3 - Monthly Meetings: Residents would like to see monthly meetings between NHA staff, NHA Residents Council and residents, Monthly meetings would foster community and allow residents to be heard. Also good for HA to address issues

R3 - The Housing Authority met with Newport Residents Council (NRC) in December and suggested having quarterly meetings. The NRC responded that this would be very helpful. HACN and the NRC agree that regular meetings can be beneficial and will work together to determine the frequency of meetings needed.

C4 – Tot Playscape: Residents Council would like to see the inclusion of play spaces for younger children included in the plan. There are many families with small children who reside within the housing authority and those families deserve a safe place for their children to play.

R4 – The Housing Authority's largest family housing development, Park Holm (with 262 apartments), is located directly across the street from the beautiful and historic Miantonomi Park. The park offers green space, a tot playscape, other play space, and open space for recreational and sports amenities for residents. The Housing Authority's smaller family development, Chapel Terrace (with 68 apartments), includes a playground for youth and has limited green space for recreation as the green space is hilly. In addition, youth recreation opportunities are offered in partnership with the Boys & Girls Club of Newport County with locations in walking distance to Park Holm, at the Housing Authority's Florence Gray Community Learning Center and the Club's main location at Church Street in the greater Chapel Terrace neighborhood. The park, playground, and partnership with the Boys & Girls Club offer safe places for children to gather and play. There's also a new skate park in walking distance of Park Holm and the Pell School is a block away, with outdoor recreation and sports space. These wonderful community assets are factored into the Housing Authority's development plans.

C5 – Lighting and Security Cameras: Residents would like more lighting and security cameras in common areas general. In particular, more lighting is needed in and around dumpster areas. Many residents take their trash out at night, and the areas are not well light. Lights and security may also help alleviate the issue of some residents missing the dumpsters and leaving trash out of the bin.

R5 – The Housing Authority recently applied for funds for lighting and security cameras and has been awarded funding. We will be procuring lighting and security cameras to install within the housing properties and will review the areas by the dumpsters and other common areas.

C6 – Water Safety: Residents of Park Holm have complained of rusty water. Is that being addressed and how? There are significant plumbing issues in and around the new construction. Residents would like clarification on what is going on and what is being done to address it.

R6 – The Housing Authority is not aware of complaints of rusty water at Park Holm. The significant plumbing issue at Park Holm was investigated and it was determined that this was the result of misuse of the system caused by a resident flushing improper items in the toilet. Park Holm is nearing the completion of a complete replacement of underground infrastructure through each phase of redevelopment. Our new water and sewer lines tie into the city's water system and the city has been doing their own upgrades. We have notified our construction management team and they are looking into this matter.

C7 – Solar Panels: The installation of solar panels on the new buildings will bring new fire-safety issues. They would like to know what those risks are and what steps the Housing Authority is taking to address them.

R7 – The Housing Authority is still in the design phase of the Parkview Terrace building plan where the use of solar is being considered. All new construction projects are and would continue to be designed and built to code, including fire code. The project is reviewed by a team of professionals, including architects, owner's representatives, RI Housing design and construction teams and City/State building officials in order to receive certificates of occupancy in order to be granted permission to occupy the buildings. All of these steps ensure the safety of the buildings and code compliance.

C8 – Parking Signage: Residents of DeBlois Street would like reserved parking on their street. Often Chapel Terrace residents and guests take the spaces on DeBlois, and the DeBlois residents are forced to park in Chapel Terrace. This is a safety issue for those who work late evening hours and are unable to park near their homes have to walk from Chapel Terrace to their home on DeBlois.

R8 – The HACN appreciates the NRC's comments and is working to expand and improve parking options for our residents. We performed an assessment over the last couple of years and while parking options are limited, there are some locations where additional parking can be added, though DeBlois Street was not one of those locations. The parking policy was developed in conjunction with the NRC through community meetings and at that time residents did not want assigned parking. DeBlois Street and the Chapel Street Low-rise share two parking lots with a total of 19 parking spaces for 32 resident households. There are private parking signs on the property, however, we will review signage to see if we can order signs that say specifically for residents of DeBlois Street and the Chapel Street Low-rise. While Chapel Terrace is directly

across the street, we understand the convenience and safety of parking as close to the apartment as possible.

C9 – Electric Heat: Residents would like more information regarding the safety and cost of moving to electric heat.

R9 – Rhode Island was the first state in the nation to adopt the 2024 International Energy Conservation Code (IECC) for new and renovated buildings, which is expected to reduce buildings' energy usage by 8 to 12% and requires “electric readiness”. We now need to meet the new energy standards. Electric Heat pumps systems qualify because they move heat rather than creating it, making them extremely energy-efficient for both heating and cooling, leading to lower energy bills. Electric heating is generally safer than fuel-burning systems because it produces no carbon monoxide or fumes, eliminating combustion risks.

C10 – Black Fencing: Residents like that black fencing has been installed and would like to see it completed by installing additional black fencing down Beacon St.

R10 – The Housing Authority shares the desire to add additional fencing around Park Holm and will add this to the list of desired property improvements for Park Holm which includes Beacon Street. Given funding limitations, property improvements are prioritized based on urgency of need and funding opportunities so this would impact our ability to complete this.

C11 – Digitizing Records: Residents are concerned about the security of digitized records.

R11 – The Housing Authority appreciates the concern and will work to safeguard digital files as it does its paper files. Technology continues to evolve and improve organizational efficiencies, not only in the housing industry, but in all industries (education, health, government services and more). HACN must continue to evolve in this area in order to carry out our mission and will work with industry experts to have essential data safeguards in place.

C12 – Warming Center: Residents are elated that the Housing Authority is sympathetic to the unhoused population and wants assurance that security of residents will be taken into consideration and that additional cleaning needed for the spaces used to provide shelter is done timely.

R12- The Housing Authority appreciates the support of the resident community in our shared desire to serve the unhoused. We work closely with our program partner, Newport Mental Health (NMH), which oversees the Warming Center. NMH has trained staff supervising the warming center overnight and at all times and they have strict safety protocols in place. NMH also has a contract with a cleaning service provider who cleans the warming center on a daily basis to ensure the cleanliness of the space.

C13 – Tenant Protections and Grievance Procedure: RILS has reviewed the 2026 Annual Plan and 5-year plan and has concerns regarding tenant protections and the grievance procedure. RILS would like to see in the plan a commitment by HACN to preserve and afford all HACN tenants with the same protections and same grievance procedures as currently in place

R13 – The Housing Authority has one grievance procedure for all HACN tenants. While regulations of the IRS Low-Income Housing Tax Credit Program do not require a grievance process for residents, the Housing Authority adopted the HUD grievance process for all of its residents affording everyone the same protections.

**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 09/30/2027

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

I, Charles M. Holder, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the RI005 - The Housing Authority of the City of Newport is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

City of Newport, RI

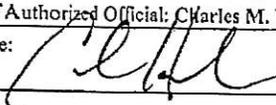
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

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

The Housing Authority of the City of Newport's (HACN) Annual Plan aligns with Newport's
Comprehensive Land Use Plan's and specifically its "Housing Goals" listed below: Goal H-1
To preserve and protect existing housing resources in the community. Goal H-2 To preserve
and enhance existing moderate workforce and low moderate income (LMI) housing. Goal H-4
To expand housing to address Newport's senior population. HACN's Annual Plan also aligns
with RI's Consolidated Housing Plan priorities outlined below: -Increase housing
opportunities for low- and moderate-income households -Preserve existing affordable housing
-End homelessness -Adapt aged housing to fit residents' needs -Make infrastructure
improvements -Make investments in public services and facilities -Remove barriers to fair and
affordable housing HACN's Annual Plan also aligns with RI's Consolidated Housing Plan's
strategic goals established, including: • Develop and Preserve Affordable Housing • Prevent
and End Homelessness • Improve Health, Safety and Efficiency of all Homes • Address Non-
Housing Community Development Needs

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Charles M. Holder</u>	Title: <u>Mayor</u>
Signature: 	Date: <u>12/19/25</u>

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. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB
Control Number.

Privacy Notice. 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.

Form identification: RI005 - The Housing Authority of the City of Newport form HUD-50077-SL (Form ID - 6100) printed by Rhonda Mitchell in HUD Secure Systems/Public Housing Portal at 01/14/2026 12:45PM EST

**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 09/30/2027

**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 5-Year and/or X 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 04/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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;
 - 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 based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
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' for people with physical disabilities.
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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of the City of Newport

RI005

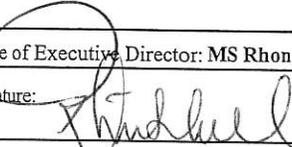
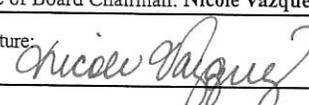
PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MS Rhonda Mitchell		Name of Board Chairman: Nicole Vazquez	
Signature: 	Date: 1-15-2026	Signature: 	Date: 1-15-26

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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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Form identification: *RI005-The Housing Authority of the City of Newport form HUD-50077-ST-HCV-HP (Form ID -2026) for CY 2026 printed by Rhonda Mitchell in HUD Secure Systems/Public Housing Portal at 01/14/2026 12:45PM EST*

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

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

Part I: Summary

PIHA Name: The Housing Authority of the City of Newport

Locality (City/County & State)

Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PIHA Number: R1005

A. Development Number and Name	Year 1 2026		Year 2 2027		Year 3 2028		Year 4 2029		Year 5 2030	
	Year 1	2026	Year 2	2027	Year 3	2028	Year 4	2029	Year 5	2030
CHAPPEL TERRACE (R1005000002)	\$160,000.00		\$278,463.00		\$557,855.86		\$568,854.00		\$687,854.00	
AUTHORITY-WIDE	\$235,794.00		\$325,794.00		\$325,794.00		\$325,794.86		\$325,794.86	
DONOVAN MANOR (R1005000005)	\$963,855.40		\$325,346.00		\$167,746.00		\$187,746.00		\$237,746.00	
SCATTERED SITE ELDERLY (R1005000004)	\$345,732.80		\$338,732.80		\$645,732.80		\$645,732.80		\$660,732.80	
PARK HOLLOW (R1005000001)	\$652,560.80		\$1,069,607.20		\$660,814.34		\$629,815.34		\$445,815.34	

Capital Fund Program - Five-Year Action Plan

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

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

Work Statement for Year	1	\$026					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
1D0000960	CHAPL TIERRACE (R1005000002) Operations(Operations (1406))	Transfer to operations		\$50,000.00			
1D0000988	Interior and Exterior Repairs(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Electric Distribution,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)-Softfils) Reasonable Accommodations and ADA Compliance(Dwelling Unit-Interior (1480)-Ballroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Tubs and Showers)	Mailboxes, unit turnover, electrical panel upgrades		\$20,000.00			
1D0001225	Plumbing Repairs(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Main,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Contingency plumbing repairs		\$25,000.00			
1D0001227	Fees and Costs (Contract Administration (1480)-Other Fees and Costs)	Architect		\$50,000.00			
	AUTHORITY-WIDE (NINWASD)			\$235,794.00			

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

Work Statement for Year 1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000961	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$235,794.00
	DONOVAN MANOR (R1005000005)			\$963,855.40
ID0000964	Operations(Operations (406))	Transfer to operations		\$72,746.00
ID0000965	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. Residual cost of commercial space rehab - 2 rooms		\$5,000.00
ID0000976	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.		\$130,000.00
ID0001220	Replace and Repair Elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator)	New elevator		\$676,109.40
ID0001221	Vehicle(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase new vehicle for Donovan		\$10,000.00

Capital Fund Program - Five-Year Action Plan

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

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

Work Statement for Year	1	2026					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001222	Reasonable Accommodations and ADA Compliance(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Tubs and Showers)	Reasonable Accommodations and ADA compliance		\$5,000.00			
IDM001223	Wellness Center Expansion(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Increase size of wellness center		\$5,000.00			
ID0001224	Plumbing(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Contingency plumbing issues and start new infrastructure		\$60,000.00			
	SCATTERED SITE HDBERLY (R0005000004)			\$345,732.80			
ID0000966	Operations(Operations (1406))	Transfer to operations		\$155,732.80			
ID0000968	Interior renovations and painting, including Edgar Ct and Pond St(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,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets. Tubs and showers. 20 units.		\$30,000.00			

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Work Statement for Year	1	2026					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0000973	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows per building x 4 buildings.		\$20,000.00			
ID0000980	Replace inside sewer lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Replace pipes and sewer lines at Edgar, Cl., Pond, Earl, and Codd. to prevent waste backups		\$50,000.00			
ID0001228	Reasonable Accommodations and ADA Compliance(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Reasonable Accommodations and ADA Compliance		\$20,000.00			
ID0001229	Electrical and plumbing Upgrade contingency(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Upgrade plumbing and electrical when needed		\$20,000.00			
ID0001230	Upgrade mailboxes(Dwelling Unit-Exterior (1480)-Mail Facilities)	Mailbox replacement		\$10,000.00			
ID0001231	Interior lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other;Non-Dwelling Exterior (1480)-Lighting)	Upgrade lighting in basements, common areas, and exteriors		\$20,000.00			
ID0001232	Add generators to 5 sites(Dwelling Unit-Exterior (1480)-Other;Non-Dwelling Construction - Mechanical (1480)-Generator)	Add generators to Edgar, Pond, Earl and Coddington and Chapel St Lawrise.		\$20,000.00			

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

Work Statement for Year 1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000990	PARK HOLM (R1005080001)			\$652,560.80
ID0001233	Relocation(Contract Administration (1480)-Relocation)	Relocation of tenants for demo to be done		\$2,000.00
ID0001234	Dump Truck repair(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repairs to existing dump truck		\$28,000.00
ID0001235	Purchase new vehicles(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase of vehicles for North side		\$10,000.00
ID0001236	Purchase plumbing snake with attached camera(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Purchase plumbing snake with attached camera for North side of		\$3,000.00
ID0001237	Repair HVAC in Admin building(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building)	Repair HVAC in Admin building		\$20,000.00

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

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001238	Roof Repair Admin building(Non-Dwelling Exterior (1480)-Roofs)	Roof Repair Admin building on north side		\$25,000.00
ID0001239	Repairs in Admin building(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Repair, paint, and ceiling admin building		\$5,000.00
ID0001240	Operations(Operations (1406))	Operations		\$10,000.00
ID0001241	Building Construction (5) units and 60 units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Exterior (1480)-Decks and Patios,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)-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)-Windows,Dwelling Unit - Demolition (1480)-Subtotal of Estimated Cost	Building construction Park View Terrace 50 units and Northend Homeownership - 60 units		\$474,560.80
				\$2,357,943.00

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

Work Statement for Year 2		2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001037	Administration - COCCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCCC		\$235,794.00			
ID0001054	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00			
ID0001056	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00			
ID0001057	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)	Required physical needs assessment professionally done.		\$50,000.00			
	CHAPEL TERRACE (R1005000002)			\$278,463.00			
ID0001038	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.		\$65,000.00			

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Work Statement for Year	2	2027					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001039	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.		\$10,000.00			
ID0001064	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			
ID0001169	Operations(Operations (1406))	Transfer to operations		\$73,463.00			
ID0001242	Add Generator Chiller for race(Non-Dwelling Construction - Mechanical (1480)-Generator)	Deloit's Street generator		\$110,000.00			
	DONOVAN MANOR (H005000005)			\$325,346.00			
ID0001040	Operations(Operations (1406))	Transfer to operations		\$185,346.00			
ID0001041	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		\$5,000.00			

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Work Statement for Year	2	2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0001051	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		
ID0001052	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.		\$5,000.00		
ID0001053	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		
ID0001055	Rear Exit Door redesign and replacement (Dwelling Unit-Exterior (1480)-Exterior Doors)	Threshold needs to be replaced with redesigned door.		\$5,000.00		
ID0001243	Donovan Manor Mechanical, Engin., Plumbing, Pl (Dwelling Unit-Development (1480)-Other; Dwelling Unit-Interior (1480)-Mechanical; Dwelling Unit-Interior (1480)-Plumbing)	Plumbing, mechanicals, and engineering for Donovan Manor, new infrastructure		\$60,000.00		
	SCAFFERD SITE ELDERLY (R1005000004)			\$358,732.80		
ID0001042	Operations (Operations @406)	Transfer to operations		\$155,732.80		

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Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001043	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.		\$48,000.00
ID0001044	Boardand 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		\$2,000.00
ID0001059	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)-Softfns,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
ID0001060	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)-Commods,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
ID0001065	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-pane windows. 76 windows per building x 1 buildings (Codd)		\$38,000.00
ID0001066	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

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0001044	Add generators to 5 sites(dwelling Unit-Exterior (1480)-Other;Non-Dwelling Construction - Mechanical (1480)-Generator)	Add generators to Edgemoor, Bond, Earl and Coddington and Chapel St Lowrise.		\$20,000.00		
	PARK HOLM (R100500001)			\$1,069,607.20		
ID0001045	Brandband 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.		\$10,000.00		
ID0001046	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		\$15,000.00		
ID0001048	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)-Phumbing;Non-Dwelling Interior (1480)-Security;Non-Dwelling Interior (1480)-Shon;Non-Dwelling Interior (1480)-Storage Area)	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00		

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Work Statement for Year	2	2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0001050	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		
ID0001062	Building Construction, including Homeownership units,(Dwelling Unit-Development (1480)-New Construction,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)-Gutters - Downspouts,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)-Stairs,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. Up to 50 Homeownership units.		\$473,549.20		
ID0001063	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.		\$10,000.00		
ID0001067	Building demo old Park Holm(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)-Faint 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)-Painting,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Slon,Dwelling Unit - Demolition (1480))	Demo 8 units 3 buildings Park Holm		\$25,001.00		

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0001068	Operations(Operations (1406))	Transfer to operations.		\$25,000.00		
ID0001070	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-Painting,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.		\$350,000.00		
ID0001071	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)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Painting,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Dispo Housing Authority vacant land to build 50 homes. Demo admin building.		\$50,000.00		
ID0001250	Building Demo 3 Old Buildings(Dwelling Unit-Site Work (1480)-Asphalt- Concrete - Paving,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit - Demolition (1480))	Complete demolition 3 buildings, pave and add parking lot lighting		\$1.00		
	Subtotal of Estimated Cost			\$2,357,943.00		

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Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001072	SCATTERED SITE ELDERLY (R1005000004)	Exterior Renovations: for Amp 4, including painting, railings, soffits, stairwells and railings. Lighting upgrades. Install or repair mailboxes. 20 units.		\$60,000.00
ID0001073	Interior renovations and painting, smoke detectors (Housing Related Hazards (480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (480)-Hazard Controls-Fire Hazard(s),Dwelling Unit-Interior (480)-Appliances,Dwelling Unit-Interior (480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (480)-Commodes,Dwelling Unit-Interior (480)-Electrical,Dwelling Unit-Interior (480)-Interior Doors,Dwelling Unit-Interior (480)-Interior Painting (non routine),Dwelling Unit-Interior (480)-Kitchen Cabinets,Dwelling Unit-Interior (480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (480)-Flooring (non routine),Dwelling Unit-Interior (480)-Mechanical,Dwelling Unit-Interior (480)-Other,Dwelling Unit-Interior (480)-Plumbing,Dwelling Unit-Interior (480)-Tubs and Showers,Dwelling Unit-Site Work (480)-Other,Housing Related Hazards (480)-Clearance Examinations,Housing Related Hazards (480)-Relocation)	Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets, tubs and showers, and smoke detectors. 20 units.		\$40,000.00
ID0001078	Window and door replacement(Dwelling Unit-Exterior (480)-Windows)	Furnish and install single-hung windows. 76 windows per building (all locations). Furnish and install exterior doors as needed.		\$30,000.00
ID0001081	Parking Lot Expansion, Repaving, and Striping(Dwelling Unit-Site Work (480)-Parking,Dwelling Unit-Site Work (480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.		\$15,000.00
ID0001087	Operations(Operations (480))	Transfer to operations		\$155,732.80

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Work Statement for Year 3		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001094	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
ID0001095	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
ID0001111	Architect Design fees and costs(Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 4 buildings make-over.		\$150,000.00
ID0001112	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
ID0001113	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
ID0001255	Add generators to 5 sites(Non-Dwelling Construction - Mechanical (1480)-Generator,Dwelling Unit-Exterior (1480)-Other)	Add generators to Edgar, Pond, Earl and Coddington and Chappel St Lowrise.		\$20,000.00
ID0001258	Architect Design fees and costs(Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 24 buildings make-over.		\$75,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001074	OPERATIONS (Operations (1480))	Transfer to operations		\$25,000.00			
ID0001096	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			
ID0001097	Building Construction Park View Terrace (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)-Sliding; Dwelling Unit-Exterior (1480)-Softies; 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. Park View Terrace 51 units		\$397,757.34			
ID0001099	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)-Floors; 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, renovate or relocate to existing building. 1 building.		\$86,056.00			

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

Work Statement for Year	3	2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0001100	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 1209 Hillside. 12 rooms/offices and 3 hallways.		\$25,000.00		
ID0001102	Purchas and install sturite 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 sturite storage units at Park Holm 1 and 2. 4 units.		\$10,000.00		
ID0001114	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		
ID0001115	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)-Office)	Non-dwelling renovations - roof, exterior landings and railings, painting and caulking. Florence Gray Center.		\$1,000.00		
ID0001245	Construction North End Homeownership(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage)	Build units in North End for Homeownership - 60 units		\$95,000.00		
ID0001251	Building Demo 3 Old Buildings(Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parting,Dwelling Unit-Site Work (1480)-Stripping,Dwelling Unit - Demolition (1480),Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Complete demolition 3 buildings, remove and add parking for lighting		\$1.00		
	CHAPEL TERRACE (RU005000002)			\$557,855.86		

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Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001079	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
ID0001080	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
ID0001082	Operations(Operations (1400))	Transfer to operations		\$73,463.00
ID0001083	Non-dwelling parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Curbs and Gutters,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutters)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00
ID0001084	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expandable/Non-Expandable (1480)-Other)	Repair, replace or provide security camera where needed. 72 units.		\$1.00
ID0001105	Architect Design fees and poster(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 2 buildings make-over.		\$75,000.00
ID0001106	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)-Softfils,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling	Building rehabilitation, including roofs, siding, windows, walls, ceilings, and floors as needed.		\$304,391.86

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001107	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$5,000.00
ID0001108	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
ID0001109	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.		\$5,000.00
	DONOVAN MANOR (R005000005)			\$167,746.00
ID0001085	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0001086	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		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0001090	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	
ID0001093	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.		\$11,000.00	
ID0001104	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 - Amp 5.		\$1,000.00	
ID0001116	Plumbing repairs and new infrastructure and engineering(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates. New infrastructure and engineering.		\$48,000.00	
ID0001117	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	
ID0001118	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Rampways-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.		\$5,000.00	
ID0001119	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 10 windows per building (all locations).		\$10,000.00	

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Work Statement for Year	3	2028					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	AUTHORITY-WIDE (NAWASD)			\$325,794.00			
ID0001088	Administration - COCC/Administration (1410)-Services, Administration (1410)-Other	Administration - COCC		\$235,794.00			
ID0001089	Modems for Video System(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00			
ID0001091	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00			
ID0001103	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			
ID0001110	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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Work Statement for Year		2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0001120	SCATTERED SITE HINDERLY (R1005000004)	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. Lighting upgrades. Install or repair mailboxes. 20 units.		\$60,000.00	
ID0001121	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)-Sliding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Thick Painting,Dwelling Unit-Exterior-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 eyeclean),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)-Kitchen 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	
ID0001126	Examinations,Housing Related Hazards (1480)-Relocation) 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.		\$30,000.00	
ID0001129	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	
ID0001135	Operations(Operations (1406))	Transfer to operations		\$155,732.80	

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Work Statement for Year	4	2029					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001142	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			
ID0001143	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			
ID0001159	Architect Design fees and costs (Contract Administration (1480)-Other, Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 4 buildings make-over.		\$150,000.00			
ID0001160	Plumbing and electrical upgrades (Dwelling Unit-Interior (1480)-Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Electrical)	Upgrade to plumbing and electrical facilities at Earl, Pond and Coddington.		\$15,000.00			
ID0001161	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			
ID0001256	Add generators to 5 sites (Dwelling Unit-Exterior (1480)-Other, Non-Dwelling Construction - Mechanical (1480)-Generator)	Add generators to Edgar, Pond, Earl and Coddington and Chapel St Lowrise.		\$20,000.00			
ID0001259	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.		\$75,000.00			

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Work Statement for Year	4	2029					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001122	Operations(Operations (1406))	Transfer to operations		\$25,000.00			
ID0001123	PARK HOLM (R100500M01)	Building Construction Park View Terrace(approx. 51 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-e.c,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. 51 units.	\$416,758.34			
ID0001147	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)-Shops,Non-Dwelling Interior (1480)-Storage Area)	Construct new maintenance garage, renovate or relocate to existing building. 1 building.		\$86,056.00			
ID0001148	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			

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001163	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
ID0001164	Non-dwelling (Florence) Gray Center) interior and exterior 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 interior and exterior renovations - roof, exterior landings and railings, painting and caulking. Florence Gray Center.		\$1,000.00
ID0001246	Construction Northend Homeownership(Dwelling Unit-Development (1480)-New Construction, Dwelling Unit-Site Work (1480)-Electric Distribution, Dwelling Unit-Site Work (1480)-Fencing, Dwelling Unit-Site Work (1480)-Landscape, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Other, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Build units in North end lot for Homeownership 60 units		\$35,000.00
ID0001252	Building Demo 3 Old Buildings(Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit - Demolition (1480), Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Complete demolition 3 buildings, repave and add parking lot lighting		\$1.00
	CHABEL TERRACE (U1005000002)			\$568,854.00
ID00001127	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
ID00001130	Operations(Operations (1406))	Transfer to operations		\$73,463.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001131	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.		\$65,000.00			
ID0001132	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.		\$1,000.00			
ID0001153	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.		\$75,000.00			
ID0001154	Building rehabilitation and exterior improvements for Amp 2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Rainings-eie,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			
ID0001155	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$5,000.00			

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Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001156	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
ID0001157	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, handies, ramps etc.		\$15,000.00
	DONOVAN MANOR (R1005000005)			\$187,746.00
ID0001133	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0001134	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		\$5,000.00
ID0001140	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
ID0001152	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-f for campus residents - Amp 5.		\$1,000.00

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Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001165	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$39,000.00
ID0001166	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
ID0001167	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
ID0001136	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$235,794.86
ID0001137	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00
ID0001139	Mobil Work Order System(Management Improvement (1498)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00

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Work Statement for Year		4		2029	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
JD0001151	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	
JD0001158	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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Work Statement for Year	5	2030					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001171	SCATTERED SITE ELDERLY (R1005000004)	Exterior renovations and painting, Lighting upgrades,(Dwelling Unit-Exterior (1480)-Columns and Porches,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)-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)-Stairs,Dwelling Unit-Exterior (1480)-Soft/Fix,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tie-Points,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)-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,Dwelling Unit-Interior (1480)-Other,Housing Related Hazards (1480)-Clearance Examinations,Housing Related Hazards (1480)-Redaction) Window and door replacement,(Dwelling Unit-Exterior (1480)-Windows)	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. Lighting upgrades. Install or repair mailboxes. 20 units.		\$60,000.00		
ID0001172		Interior renovations, including painting, Amp 4. Kitchen cabinets, sinks and faucets, tubs and showers, and smoke detectors. 20 units.		\$40,000.00			
ID0001177		Furnish and install single-hung windows, 76 windows per building (all locations). Furnish and install exterior doors as needed.		\$30,000.00			
ID0001187	Operations(Operations (1406))	Transfer to operations		\$155,732.80			
ID0001194	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.		\$65,000.00			

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Work Statement for Year	5	2030					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001195	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			
ID0001211	Architect Design fees and costs(Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 4 buildings make-over.		\$165,000.00			
ID0001212	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			
ID0001213	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			
ID0001257	Add generators to 5 sites(Dwelling Unit-Exterior (1480)-Other;Non-Dwelling Construction - Mechanical (1480)-Generator)	Add generators to Eggar, Pond, Earl and Coddington and Chapel St Lowrise.		\$20,000.00			
ID0001260	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.		\$75,000.00			
	PARK HOLM (R100560(001))			\$45,815.34			

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Work Statement for Year	5	2030					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001173	Operations(Operations (1480))	Transfer to operations		\$25,000.00			
ID0001199	Relocate or renovate the maintenance garage(Non-Dwelling Interior (1480)-Storage Area,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)-Painting,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,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)-Slip)	Remove or construct new maintenance garage or relocate to existing building. 1 building.		\$24,000.00			
ID0001200	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.		\$23,656.00			
ID0001215	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			
ID0001216	Non-dwelling (Florence Gray Center) interior and exterior renovations, including landings and railings, painting and caulking(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,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 and exterior renovations - roof, exterior landings and railings, painting and caulking. Florence Gray Center.		\$1,000.00			
ID0001247	Construction Northend Homeownership (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Water Lines(Mains)	Build units in Northend lot for Homeownership - 60 units		\$110,158.34			

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

Work Statement for Year	5	2030					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001248	Building Construction Park View Terrace (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)-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)-Sliding, Dwelling Unit-Exterior (1480)-Soffits, Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes, Dwelling Unit-Exterior (1480)-Truck-jacking, Non-Dwelling Construction - Mechanical (1480)-Other, Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm, Non-Dwelling Construction - New Construction (1480)-Staircase Area, Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes, Dwelling Unit-Exterior (1480)-Balconies-Railings-Kalities-etc)	Complete demolition and rebuild, mixed finance project or other development. 51 units.		\$50,000.00			
ID0001249	Broadband infrastructure and maintenance (Dwelling Unit-Site Work (1480)-Site Utilities) Construction - Mechanical (1480)-Other, Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-Fi for residents		\$1,000.00			
ID0001253	Building Demo 3 Old Buildings (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving, Dwelling Unit-Site Work (1480)-Lighting, Dwelling Unit-Site Work (1480)-Parking, Dwelling Unit-Site Work (1480)-Striping, Dwelling Unit - Demolition (1480))	Complete demolition 3 buildings, repave and add parking lot lighting		\$1.00			
	CHAPEL TERRACE (R1005000002)			\$687,854.00			
ID0001178	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			
ID0001182	Operations (Operations (1406))	Transfer to operations		\$73,463.00			

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

World Statement for Year	5	2030					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001183	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.		\$65,000.00			
ID0001184	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.		\$20,000.00			
ID0001205	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.		\$75,000.00			
ID0001206	Building rehabilitation and exterior improvements for Amp 2(Dwelling Unit-Exterior (1480)-Balconies-Porches-Rainings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non system),Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commods,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-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)-Softies,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Building rehabilitation, including roofs, siding, windows, walls, ceilings, and doors as needed.		\$404,391.00			
ID0001207	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$5,000.00			

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Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001208	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
ID0001209	Reasonable Accommodations - HUD 504 compliant(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodies,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
ID0001185	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0001186	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		\$1,000.00
ID0001192	Interior renovations(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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior renovations including kitchens, cabinets, living rooms, floors and bathrooms		\$104,000.00
ID0001193	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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Work Statement for Year	5	2030					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0001204	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 - Aamp 5.		\$1,000.00			
ID0001217	Plumbing, engineering, and infrastructure(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing, engineering and infrastructure. Replace or repair needed plumbing and updates		\$24,000.00			
ID0001218	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			
ID0001219	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-lung windows. 10 windows per building (all locations).		\$10,000.00			
	AUTHORITY-WIDE (NAWASD)			\$325,794.86			
ID0001188	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$235,794.86			
ID0001189	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00			

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

Work Statement for Year 5		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001191	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00
ID0001203	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
ID0001210	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

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year 1	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

Part III: Supporting Pages - Management Needs Work Statements (s)					
Work Statement for Year	2	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

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2028
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administration - COCCC(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)-Other,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

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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

