

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 10/27/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Houston Housing Authority			Locality (City/County & State)			
PHA Number: TX005			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No: )	
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	AUTHORITY-WIDE	\$841,831.00	\$871,831.00	\$949,550.00	\$1,019,225.00	\$886,831.00
	SWEETWATER (TX005000020)	\$120,583.00	\$209,055.00	\$159,583.00	\$169,583.00	\$238,583.00
	LINCOLN PARK APARTMENTS (TX005000018)	\$269,583.00	\$215,583.00	\$159,583.00	\$1,800,193.00	\$137,583.00
	ALLEN PARKWAY VILLAGE (TX005000002)	\$161,055.00	\$2,302,701.00	\$194,583.00	\$132,583.00	\$359,583.00
	BELLERIVE APARTMENTS (TX005000013)	\$839,248.00	\$347,562.00	\$609,583.00	\$1,333,593.00	\$484,583.00
	CUNEY HOMES (TX005000005)	\$2,030,583.00	\$647,583.00	\$659,583.00	\$369,583.00	\$1,459,583.00
	HISTORIC OAKS OF ALLEN PARKWAY VILLAGE	\$244,583.00	\$415,623.00	\$2,015,775.00	\$169,583.00	\$574,974.00
	IRVINTON VILLAGE (TX005000007)	\$834,583.00	\$176,583.00	\$249,583.00	\$219,583.00	\$1,332,557.00
	KENNEDY PLACE APARTMENTS (TX005000019)	\$129,583.00	\$264,615.00	\$429,583.00	\$204,583.00	\$229,583.00
	KELLY VILLAGE (TX005000014)	\$1,660,583.00	\$139,583.00	\$354,583.00	\$259,583.00	\$612,855.00

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PHA Name : Houston Housing Authority			Locality (City/County & State)			
PHA Number: TX005			<input type="checkbox"/> Original 5-Year Plan		<input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No: )	
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	LYERLY APARTMENTS (TX005000012)	\$339,583.00	\$1,184,583.00	\$671,055.00	\$1,029,583.00	\$165,083.00
	OXFORD PLACE (TX005000015)	\$139,583.00	\$179,583.00	\$159,583.00	\$360,183.00	\$159,583.00
	WILMINGTON APTS. (TX005000010)	\$10,000.00	\$12,000.00	\$10,000.00	\$196,123.00	\$10,000.00
	HEATHERBROOK (TX005000008)	\$134,583.00	\$179,583.00	\$609,583.00	\$129,583.00	\$304,583.00
	INDEPENDANCE HEIGHTS APARTMENTS (TX005000021)	\$123,583.00	\$154,583.00	\$121,083.00	\$152,583.00	\$183,583.00
	FULTON VILLAGE APARTMENTS (TX005000011)	\$156,583.00	\$160,183.00	\$704,083.00	\$542,983.00	\$734,583.00
	FOREST GREEN TOWNHOMES (TX005000009)	\$161,583.00	\$757,479.00	\$161,337.00	\$129,583.00	\$344,583.00
	CLAYTON HOMES (TX005000004)	\$21,000.00				

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$841,831.00
ID0005	Administration(Administration (1410)-Other)	Administration		\$821,871.00
ID0150	New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$10,000.00
ID0183	Mansion at Turkey Creek - Development Activity(Contract Administration (1480)-Other Fees and Costs)	Architect & Engineering fees		\$9,960.00
	INDEPENDANCE HEIGHTS APARTMENTS (TX005000021)			\$123,583.00
ID0013	Signage (Dwelling Unit-Site Work (1480)-Signage)	Add signs to buildings		\$8,000.00
ID0178	Professional A&E & onsite construction supervision services - signage review and playground design(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - signage review and playground design		\$6,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0407	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	BELLERIVE APARTMENTS (TX005000013)			\$839,248.00
ID0044	Install windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows for residential		\$29,665.00
ID0400	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0474	Building Envelope review(Dwelling Unit-Exterior (1480)-Foundations)	Building Envelope review		\$700,000.00
	CLAYTON HOMES (TX005000004)			\$21,000.00
ID0051	Stairway & Sidewalk Repair(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Stairway & Sidewalk Repair		\$11,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0052	Paint Fence(Non-Dwelling Site Work (1480)-Fence Painting)	Paint Fence		\$10,000.00
	CUNNEY HOMES (TX005000005)			\$2,030,583.00
ID0067	Upgrade Security cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Security Upgrades		\$5,000.00
ID0209	Professional A&E & onsite construction supervision services - new generator project(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - new generator project		\$25,000.00
ID0393	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0475	Elevator installation(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Install elevators, camera and phone system		\$38,000.00
ID0476	Hi-Volt Maintenance trimming(Non-Dwelling Site Work (1480)-Landscape)	Hi-Volt Maintenance trimming		\$40,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0477	Appliances replacement(Dwelling Unit-Interior (1480)-Appliances)	Buy and install new appliance for kitchen		\$500,000.00
ID0478	Heater replacement(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heater replacement		\$800,000.00
ID0479	EWING - New Air Conditioners(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	EWING - New Air Conditioners		\$258,000.00
ID0503	Replace sidewalk & misc pavements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repave sidewalk, fill in pot holes		\$255,000.00
	KENNEDY PLACE APARTMENTS (TX005000019)			\$129,583.00
ID0107	Repair Stairways(Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Repair Stairways		\$20,000.00
ID0406	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	KELLY VILLAGE (TX005000014)			\$1,660,583.00
ID0117	Replace Generators(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace Generators		\$701,000.00
ID0343	Replace Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace Roof		\$600,000.00
ID0399	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0493	Building Envelope review(Dwelling Unit-Exterior (1480)-Foundations)	Building Envelope review		\$250,000.00
	LYERLY APARTMENTS (TX005000012)			\$339,583.00
ID0128	Replace lighting and electrical wiring(Non-Dwelling Site Work (1480)-Lighting)	Replace lighting and electrical wiring		\$230,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0398	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	OXFORD PLACE (TX005000015)			\$139,583.00
ID0132	Repair Street/Sidewalk(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair Street/Sidewalk		\$22,000.00
ID0133	Restripe parking lot(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Restripe parking lot		\$8,000.00
ID0401	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	FULTON VILLAGE APARTMENTS (TX005000011)			\$156,583.00
ID0169	Professional A&E & onsite construction supervision services - parking lot and street review for repair(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - parking lot and street review for repair		\$12,000.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2020	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0397	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0484	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in rental units		\$35,000.00
	ALLEN PARKWAY VILLAGE (TX005000002)			\$161,055.00
ID0195	Professional A&E Service - sidewalk and gate entrance(Contract Administration (1480)-Other Fees and Costs)	Professional A&E Service - sidewalk and gate entrance		\$15,000.00
ID0368	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0505	Fix sidewalk and entrance gate(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Fix sidewalk and entrance gate		\$36,472.00
	SWEETWATER (TX005000020)			\$120,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0300	Paint Interior (Non-Dwelling Interior (1480)-Common Area Painting)	Paint Interior Leasing office/clubroom/fitness room/laundry room		\$11,000.00
ID0405	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	IRVINTON VILLAGE (TX005000007)			\$834,583.00
ID0394	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0492	Building Envelope review(Dwelling Unit-Exterior (1480)-Foundations)	Building Envelope review		\$250,000.00
ID0494	Install new transformers(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Install new transformer at complex		\$475,000.00
	HEATHERBROOK (TX005000008)			\$134,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0395	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0486	Replace door(Non-Dwelling Exterior (1480)-Doors)	Replace entrance door of apartment complex		\$25,000.00
	FOREST GREEN TOWNHOMES (TX005000009)			\$161,583.00
ID0396	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0482	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace apartment building doors		\$52,000.00
	HISTORIC OAKS OF ALLEN PARKWAY VILLAGE (TX005000016)			\$244,583.00
ID0402	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0488	Trash Chute Replacement(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	Trash Chute Replacement		\$135,000.00
	LINCOLN PARK APARTMENTS (TX005000018)			\$269,583.00
ID0404	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0495	Replace Roof Gutter(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace Roof Gutter of multiple units		\$160,000.00
	WILMINGTON APTS. (TX005000010)			\$10,000.00
ID0501	Restripe parking lot(Dwelling Unit-Site Work (1480)-Striping)	Restripe parking lot		\$10,000.00
	Subtotal of Estimated Cost			\$8,218,713.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$871,831.00
ID0004	Administration(Administration (1410)-Other)	Administration		\$821,871.00
ID0151	New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$25,000.00
ID0184	Mansion at Turkey Creek - Street repairs(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair curves and parking lot		\$24,960.00
	SWEETWATER (TX005000020)			\$209,055.00
ID0010	Sweetwater - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$49,472.00
ID0011	Sweetwater - A&E(Contract Administration (1480)-Other Fees and Costs)	A&E consulting fees		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0295	Upgrade playground equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Upgrade playground equipment; ADA compliant playground equipment, wheel chair ramp access, poured in place rubber flooring, and shade cover		\$25,000.00
ID0422	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	LINCOLN PARK APARTMENTS (TX005000018)			\$215,583.00
ID0028	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replacing Ranges and 40 range hoods		\$21,000.00
ID0271	Professional A&E & onsite construction supervision services -review interior structural for repairs(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services -review interior structural for repairs		\$25,000.00
ID0275	Interior building repairs(Dwelling Unit-Interior (1480)-Other)	Interior building repairs		\$60,000.00
ID0420	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0045	Replace Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring		\$32,979.00
ID0046	Cabinets/sink(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace Cabinets/sink in Kitchen		\$15,000.00
ID0199	Flooring 209 units(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring 209 units		\$15,000.00
ID0200	Professional A&E & onsite construction supervision services - new roof installation(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - new roof installation, flooring installation		\$25,000.00
ID0415	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	CUNEY HOMES (TX005000005)			\$647,583.00
ID0064	Repair/replace Generators(Non-Dwelling Construction - Mechanical (1480)-Generator)	Repair/replace Generators		\$120,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0065	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows		\$21,000.00
ID0068	Stairways & rail repairs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Stairways & rail repairs		\$32,000.00
ID0069	EWING - Street repairs(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Street repairs		\$5,000.00
ID0210	Professional A&E & onsite construction supervision services - window replacement & bathroom renovation(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - window replacement & bathroom renovation		\$10,000.00
ID0409	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0480	Transformer replacement(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Transformer replacement		\$350,000.00
	HISTORIC OAKS OF ALLEN PARKWAY VILLAGE (TX005000016)			\$415,623.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0094	Street, gutter repairs(Dwelling Unit-Site Work (1480)-Curb and Gutter)	Street, gutter repairs		\$55,000.00
ID0237	Landscape improvement(Non-Dwelling Site Work (1480)-Landscape)	Landscape enhancement (HOAPV)		\$105,040.00
ID0242	Valentine Exterior Door Replacement(Non-Dwelling Exterior (1480)-Doors)	Valentine Exterior Door Replacement		\$66,000.00
ID0243	Professional A&E & onsite construction supervision services -Exterior Door design and installation(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services -Exterior Door design and installation		\$30,000.00
ID0314	RAD Development Activity(RAD (1503))	RAD related Development Activity		\$50,000.00
ID0418	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	IRVINTON VILLAGE (TX005000007)			\$176,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0100	Parking Lot/sidewalk repairs(Dwelling Unit-Site Work (1480)-Parking)	Parking Lot/sidewalk repairs		\$67,000.00
ID0410	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	KENNEDY PLACE APARTMENTS (TX005000019)			\$264,615.00
ID0108	Windows(Dwelling Unit-Exterior (1480)-Windows)	Windows		\$55,000.00
ID0269	New fencing /access gates(Non-Dwelling Site Work (1480)-Fencing)	New fencing /access gates		\$50,032.00
ID0318	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$50,000.00
ID0421	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	KELLY VILLAGE (TX005000014)			\$139,583.00
ID0119	Replace Porch Slab(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replace Porch Slab		\$30,000.00
ID0416	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	LYERLY APARTMENTS (TX005000012)			\$1,184,583.00
ID0129	Replace Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace Roof		\$700,000.00
ID0265	Replace 1 st story apartment entry doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace 1 st story apartment entry doors		\$350,000.00
ID0266	Professional A&E & onsite construction supervision services -new roof(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services -new roof		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0414	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	OXFORD PLACE (TX005000015)			\$179,583.00
ID0134	Replace Doors(interior)(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors(interior)		\$60,000.00
ID0276	Professional A&E & onsite construction supervision services - door design(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - door design		\$10,000.00
ID0417	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	WILMINGTON APTS. (TX005000010)			\$12,000.00
ID0159	Add/improve Lighting(Non-Dwelling Site Work (1480)-Lighting)	Add/improve Lighting		\$12,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HEATHERBROOK (TX005000008)			\$179,583.00
ID0160	Repair/replace Plumbing pipes(Dwelling Unit-Interior (1480)-Plumbing)	Repair/replace Plumbing pipes		\$20,000.00
ID0313	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$50,000.00
ID0411	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	INDEPENDANCE HEIGHTS APARTMENTS (TX005000021)			\$154,583.00
ID0250	Professional A&E & onsite construction supervision services - design playground(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - design playground		\$15,000.00
ID0365	Install Fencing(Non-Dwelling Site Work (1480)-Fencing)	Install Fencing		\$30,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2 2021				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0412	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	Subtotal of Estimated Cost			\$8,218,713.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	INDEPENDANCE HEIGHTS APARTMENTS (TX005000021)			\$121,083.00
ID0007	Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$11,500.00
ID0439	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	ALLEN PARKWAY VILLAGE (TX005000002)			\$194,583.00
ID0036	Replace windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows		\$20,000.00
ID0037	Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace Doors		\$20,000.00
ID0194	Professional A&E & onsite construction supervision services - roof of day care center(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - roof of day care center		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0330	Daycare Building Roof(Non-Dwelling Exterior (1480)-Roofs)	Roof for Daycare		\$35,000.00
ID0369	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	FOREST GREEN TOWNHOMES (TX005000009)			\$161,337.00
ID0088	Replace Water pump(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace Water pump		\$39,254.00
ID0355	Professional A&E & onsite construction supervision services -water pump replacement(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services -water pump replacement		\$12,500.00
ID0428	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	KELLY VILLAGE (TX005000014)			\$354,583.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0430	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0508	NEW A/C for central office(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	NEW A/C for central office		\$41,472.00
	FULTON VILLAGE APARTMENTS (TX005000011)			\$704,083.00
ID0155	Repair pavement(Non-Dwelling Site Work (1480)-Curb and Gutter)	Improve Sidewalk/steet curbs/gutter		\$24,500.00
ID0308	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$570,000.00
ID0429	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	IRVINTON VILLAGE (TX005000007)			\$249,583.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0253	Playground replacement(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Playground replacement		\$30,000.00
ID0254	Professional A&E & onsite construction supervision services - design new roof installation(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - design new roof installation		\$65,000.00
ID0255	Landscape each building(Dwelling Unit-Site Work (1480)-Landscape)	Landscape each building		\$45,000.00
ID0426	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	WILMINGTON APTS. (TX005000010)			\$10,000.00
ID0288	New water pump(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	New water pump		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$949,550.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0289	Administration(Administration (1410)-Other)	Administration		\$821,871.00
ID0292	New Kelly Village - A&E for development(Contract Administration (1480)-Other Fees and Costs)	New Kelly Village - A&E for Development		\$25,000.00
ID0293	Mansion at Turkey Creek - A&E for development(Contract Administration (1480)-Other Fees and Costs)	Mansion at Turkey Creek - A&E for development		\$32,719.00
ID0294	Mansion at Turkey Creek - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$59,960.00
ID0354	New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$10,000.00
	BELLERIVE APARTMENTS (TX005000013)			\$609,583.00
ID0305	RAD Development Activity(RAD (1503))	RAD related Development Activity		\$500,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0431	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	CUNEY HOMES (TX005000005)			\$659,583.00
ID0309	EWING- RAD Development Activity(RAD (1503))	RAD related Development Activity		\$550,000.00
ID0425	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	HEATHERBROOK (TX005000008)			\$609,583.00
ID0310	RAD Development Activity(RAD (1503))	RAD related Development Activity		\$500,000.00
ID0427	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HISTORIC OAKS OF ALLEN PARKWAY VILLAGE (TX005000016)			\$2,015,775.00
ID0316	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$1,906,192.00
ID0434	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	KENNEDY PLACE APARTMENTS (TX005000019)			\$429,583.00
ID0319	RAD Development Activity(RAD (1503))	RAD related Development Activity		\$320,000.00
ID0437	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	LINCOLN PARK APARTMENTS (TX005000018)			\$159,583.00



Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0320	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$50,000.00
ID0436	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	OXFORD PLACE (TX005000015)			\$159,583.00
ID0323	RAD Development Activity(RAD (1503))	RAD related Development Activity		\$50,000.00
ID0433	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	SWEETWATER (TX005000020)			\$159,583.00
ID0329	RAD Development Activity(RAD (1503))	RAD related Development Activity		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0438	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	Subtotal of Estimated Cost			\$8,218,713.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2023</b>				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SWEETWATER (TX005000020)			\$169,583.00
ID0009	Sweetwater - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$50,000.00
ID0352	Sweetwater - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$10,000.00
ID0454	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	INDEPENDANCE HEIGHTS APARTMENTS (TX005000021)			\$152,583.00
ID0015	Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Build Playground		\$33,000.00
ID0251	Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$10,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0455	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	ALLEN PARKWAY VILLAGE (TX005000002)			\$132,583.00
ID0035	Cabinet and Sink(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace bathroom cabinets/Sink		\$23,000.00
ID0370	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	FOREST GREEN TOWNHOMES (TX005000009)			\$129,583.00
ID0086	Electrical repair (Dwelling Unit-Interior (1480)-Electrical)	Electrical repair		\$20,000.00
ID0444	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HISTORIC OAKS OF ALLEN PARKWAY VILLAGE (TX005000016)			\$169,583.00
ID0093	Replace Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Flooring		\$50,000.00
ID0245	Professional A&E & onsite construction supervision services - renovation of flooring(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - renovation of flooring		\$10,000.00
ID0450	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	KELLY VILLAGE (TX005000014)			\$259,583.00
ID0116	Replace Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliances		\$150,000.00
ID0448	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	OXFORD PLACE (TX005000015)			\$360,183.00
ID0131	Replace Appliance(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliance		\$200,000.00
ID0350	RAD- ESCO(RAD (1503))	Payment of modernization loan for ESCO		\$50,600.00
ID0449	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	HEATHERBROOK (TX005000008)			\$129,583.00
ID0232	Professional A&E & onsite construction supervision services - new mailbox design(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - new mailbox design		\$8,000.00
ID0357	replace mailbox(Non-Dwelling Construction-New Construction (1480)-Other)	replace mailbox		\$12,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0443	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	IRVINTON VILLAGE (TX005000007)			\$219,583.00
ID0257	Install central air(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Install central air to 164 units (half not done)		\$110,000.00
ID0442	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	KENNEDY PLACE APARTMENTS (TX005000019)			\$204,583.00
ID0270	Professional A&E & onsite construction supervision services - garage door design(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - garage door design		\$40,000.00
ID0347	Replace Garage Door(Non-Dwelling Site Work (1480)-Dumpster and Enclosures)	Garage door replacements 10		\$55,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year    4    2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0453	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	AUTHORITY-WIDE (NAWASD)			\$1,019,225.00
ID0291	New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$192,394.00
ID0353	Administration(Administration (1410)-Other)	Administration		\$821,871.00
ID0362	Mansion at Turkey Creek - light replacement(Non-Dwelling Site Work (1480)-Lighting)	Mansion at Turkey Creek - light replacement		\$4,960.00
	BELLERIVE APARTMENTS (TX005000013)			\$1,333,593.00
ID0306	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$1,188,538.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0447	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0506	Pavement repair(Dwelling Unit-Interior (1480)-Flooring (non routine))	Pavement repair or sidewalk circling		\$35,472.00
	CUNEY HOMES (TX005000005)			\$369,583.00
ID0307	Ewing- RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$260,000.00
ID0441	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	FULTON VILLAGE APARTMENTS (TX005000011)			\$542,983.00
ID0312	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$433,400.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0445	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	LINCOLN PARK APARTMENTS (TX005000018)			\$1,800,193.00
ID0321	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$1,690,610.00
ID0452	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	LYERLY APARTMENTS (TX005000012)			\$1,029,583.00
ID0324	RAD ESCO(RAD (1503))	Payment of modernization loan for ESCO project		\$920,000.00
ID0446	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

## Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year      4    2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WILMINGTON APTS. (TX005000010)			\$196,123.00
ID0351	landscaping project(Non-Dwelling Site Work (1480)-Landscape)	landscaping project		\$196,123.00
	Subtotal of Estimated Cost			\$8,218,713.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	CUNEY HOMES (TX005000005)			\$1,459,583.00
ID0070	EWING - Replace bathroom cabinets/vanities(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace bathroom cabinets/vanities		\$850,000.00
ID0459	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0481	New Air Conditioners(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	New Air Conditioners		\$500,000.00
	IRVINTON VILLAGE (TX005000007)			\$1,332,557.00
ID0099	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement		\$872,974.00
ID0256	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door Replacement		\$350,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0460	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	WILMINGTON APTS. (TX005000010)			\$10,000.00
ID0158	Porch slabs(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Backfill porch slabs		\$10,000.00
	HEATHERBROOK (TX005000008)			\$304,583.00
ID0161	Exterior Paint(Non-Dwelling Exterior (1480)-Paint and Caulking)	Exterior Paint		\$45,000.00
ID0461	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0487	Replace Generators(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace aging electrical generator		\$150,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	KELLY VILLAGE (TX005000014)			\$612,855.00
ID0258	replace flooring in units(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in units		\$250,000.00
ID0259	Screen Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Screen Door Replacement		\$253,272.00
ID0465	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	KENNEDY PLACE APARTMENTS (TX005000019)			\$229,583.00
ID0268	Exterior Property Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Property Painting		\$120,000.00
ID0471	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LINCOLN PARK APARTMENTS (TX005000018)			\$137,583.00
ID0274	Exterior Property Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Exterior Property Painting		\$28,000.00
ID0469	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
	SWEETWATER (TX005000020)			\$238,583.00
ID0301	Exterior Paint(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint Interior Leasing office/club room/fitness room/laundry room		\$104,000.00
ID0470	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0502	Professional Fees- A&E for exterior paint(Contract Administration (1480)-Other Fees and Costs)	Professional Fees- A&E for exterior paint		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	ALLEN PARKWAY VILLAGE (TX005000002)			\$359,583.00
ID0456	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0473	Replace flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring of rental unit		\$250,000.00
	FOREST GREEN TOWNHOMES (TX005000009)			\$344,583.00
ID0462	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0483	Renovate sidewalk and parking lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalk and parking lot repair and replace asphalt		\$235,000.00
	FULTON VILLAGE APARTMENTS (TX005000011)			\$734,583.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0463	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0485	Replace heater(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	order and install new heater for complex		\$625,000.00
	LYERLY APARTMENTS (TX005000012)			\$165,083.00
ID0464	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0496	Replace gutters and chutes(Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	Replace gutters and chutes		\$55,500.00
	BELLERIVE APARTMENTS (TX005000013)			\$484,583.00
ID0466	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0504	Appliances replacement(Dwelling Unit-Interior (1480)-Appliances)	Buy and install new appliance for kitchen		\$375,000.00
	OXFORD PLACE (TX005000015)			\$159,583.00
ID0467	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0500	Replace Appliance(Dwelling Unit-Interior (1480)-Appliances)	Replace Appliance		\$50,000.00
	HISTORIC OAKS OF ALLEN PARKWAY VILLAGE (TX005000016)			\$574,974.00
ID0468	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0489	Replace heater(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace hot water heaters for units		\$450,391.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0507	Pave Parking Lot and Sidewalk(Dwelling Unit-Site Work (1480)-Curb and Gutter)	Pave Parking Lot and Sidewalk		\$15,000.00
	INDEPENDANCE HEIGHTS APARTMENTS (TX005000021)			\$183,583.00
ID0472	Transfer to Operations(Operations (1406))	Transfer to assist with operating expenses		\$109,583.00
ID0490	Professional A&E & onsite construction supervision services new windows(Contract Administration (1480)-Other Fees and Costs)	Professional A&E & onsite construction supervision services - new windows installation		\$19,000.00
ID0491	Replace Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace Windows		\$55,000.00
	AUTHORITY-WIDE (NAWASD)			\$886,831.00
ID0497	Administration(Administration (1410)-Other)	Administration		\$821,871.00

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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0498	New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$40,000.00
ID0499	Mansion at Turkey Creek - Development Activity(Dwelling Unit-Development (1480)-New Construction)	Development Activity		\$24,960.00
	Subtotal of Estimated Cost			\$8,218,713.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$821,871.00
New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
Mansion at Turkey Creek - Development Activity(Contract Administration (1480)-Other Fees and Costs)	\$9,960.00
Subtotal of Estimated Cost	\$841,831.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$821,871.00
New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	\$25,000.00
Mansion at Turkey Creek - Street repairs(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	\$24,960.00
Subtotal of Estimated Cost	\$871,831.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$821,871.00
New Kelly Village - A&E for development(Contract Administration (1480)-Other Fees and Costs)	\$25,000.00
Mansion at Turkey Creek - A&E for development(Contract Administration (1480)-Other Fees and Costs)	\$32,719.00
Mansion at Turkey Creek - Development Activity(Dwelling Unit-Development (1480)-New Construction)	\$59,960.00
New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
Subtotal of Estimated Cost	\$949,550.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	\$192,394.00
Administration(Administration (1410)-Other)	\$821,871.00
Mansion at Turkey Creek - light replacement(Non-Dwelling Site Work (1480)-Lighting)	\$4,960.00
Subtotal of Estimated Cost	\$1,019,225.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$821,871.00
New Kelly Village - Development Activity(Dwelling Unit-Development (1480)-New Construction)	\$40,000.00
Mansion at Turkey Creek - Development Activity(Dwelling Unit-Development (1480)-New Construction)	\$24,960.00
Subtotal of Estimated Cost	\$886,831.00