

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 12/03/2021

Approved By: ROMAN-CINTRON, HIRAM

Part I: Summary						
PHA Name : Sanford Housing Authority			Locality (City/County & State)			
PHA Number: NC035			<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 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021	Work Statement for Year 5 2022
	GARDEN ST/GILMORE T./HARRIS CT/CRESTVIEW	\$35,000.00		\$454,680.72	\$67,000.00	
	AUTHORITY-WIDE	\$834,671.00	\$928,880.00	\$643,218.28	\$267,000.00	\$672,679.00
	STEWART MANOR/MATTHEWS COURT (NC035000002)	\$123,418.00	\$102,637.00		\$338,679.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$672,679.00
ID0028	Development Activities(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Development Activities		\$470,875.30
ID0036	Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	Administration		\$67,267.90
ID0039	Operations(Operations (1406))	Operations		\$134,535.80
	Subtotal of Estimated Cost			\$672,679.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2018
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development Activities(Dwelling Unit-Development (1480)-Other)	\$357,245.00
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$98,418.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$200,902.00
Relocation Costs(Contract Administration (1480)-Relocation)	\$178,106.00
Subtotal of Estimated Cost	\$834,671.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development Activities(Dwelling Unit-Development (1480)-Other)	\$712,009.00
Administartion(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$82,637.00
Relocation Costs(Contract Administration (1480)-Relocation)	\$134,234.00
Subtotal of Estimated Cost	\$928,880.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development Activities(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Landscape)	\$296,353.53
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$109,789.90
Operations(Operations (1406))	\$164,684.85
Management Improvements(Management Improvement (1408)-Other)	\$72,390.00
Subtotal of Estimated Cost	\$643,218.28

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$67,000.00
Central Office (Non-Dwelling Interior (1480)-Administrative Building)	\$144,859.68
Management Improvements(Management Improvement (1408)-System Improvements)	\$55,140.32
Subtotal of Estimated Cost	\$267,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Development Activities(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	\$470,875.30
Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$67,267.90
Operations(Operations (1406))	\$134,535.80
Subtotal of Estimated Cost	\$672,679.00