Capital Fund Program - Five-Year Action Plan

Status: Approved

**Approval Date:** 12/03/2021

ROMAN-CINTRON, HIRAM 02/28/2022

Part	Part I: Summary						
PHA Name: Sanford Housing Authority  PHA Number: NC035		Locality (City/County & State)  Original 5-Year Plan		X 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		

Approved By:

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

Work Statement for Year 1

Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
GARDEN ST/GILMORE T./HARRIS CT/CRESTVIEW (NC035000003)			\$35,000.00
Central Office - Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Pave Central Office parking lot		\$10,000.00
Central Office - Front Entrance(Non-Dwelling Interior (1480)-Administrative Building)	Replace front entrance to Central Office due to handicap accessibility and replace carpet		\$25,000.00
AUTHORITY-WIDE (NAWASD)			\$834,671.00
Development Activities(Dwelling Unit-Development (1480)-Other)	Development activities		\$357,245.00
Administration(Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$98,418.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E fees		\$200,902.00
	GARDEN ST/GILMORE T./HARRIS CT/CRESTVIEW (NC035000003)  Central Office - Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)  Central Office - Front Entrance(Non-Dwelling Interior (1480)-Administrative Building)  AUTHORITY-WIDE (NAWASD)  Development Activities(Dwelling Unit-Development (1480)-Other)  Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	GARDEN ST/GILMORE T./HARRIS CT/CRESTVIEW (NC035000003)  Central Office - Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)  Pave Central Office parking lot  Central Office - Front Entrance(Non-Dwelling Interior (1480)-Administrative Building)  Replace front entrance to Central Office due to handicap accessibility and replace carpet  AUTHORITY-WIDE (NAWASD)  Development Activities(Dwelling Unit-Development (1480)-Other)  Development activities  Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)  Administration	GARDEN ST/GILMORE T./HARRIS CT/CRESTVIEW (NC035000003)  Central Office - Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)  Pave Central Office parking tot  Replace front entrance to Central Office due to handicap accessibility and replace carpet  AUTHORITY-WIDE (NAWASD)  Development Activities(Dwelling Unit-Development (1480)-Other)  Development activities  Administration (1410)-Salaries, Administration (1410)-Sundry)  Administration

Part II: Suj	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 1 2018						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0032	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation		\$178,106.00			
	STEWART MANOR/MATTHEWS COURT (NC035000002)			\$123,418.00			
ID0008	Operations(Operations (1406))	Operations		\$123,418.00			
	Subtotal of Estimated Cost			\$993,089.00			

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$928,880.00
ID0013	Development Activities(Dwelling Unit-Development (1480)-Other)	Development activities		\$712,009.00
ID0015	Administration(Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$82,637.00
ID0019	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation costs		\$134,234.00
	STEWART MANOR/MATTHEWS COURT (NC035000002)			\$102,637.00
ID0014	Operations(Operations (1406))	Operations		\$102,637.00
	Subtotal of Estimated Cost			\$1,031,517.00

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

Work Statement for Year 3

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$643,218.28
ID0020	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)	Development Activities		\$296,353.53
ID0025	Administration(Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$109,789.90
ID0046	Operations(Operations (1406))	Development Activity		\$164,684.85
ID0048	Management Improvements(Management Improvement (1408)-Other)	Purchase of new maintenance vehicles		\$72,390.00
	GARDEN ST/GILMORE T./HARRIS CT/CRESTVIEW (NC035000003)			\$454,680.72
ID0044	Initial Operating(RAD (1503))	Initial Operating at MGG (RAD Conversion) Matthews Court \$26,030.00 Garden Street/Gilmore Terrace \$83,966.00		\$109,996.00

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work State	Work Statement for Year 3 2020							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
ID0045	RAD Investment Activity (MGG RAD Conversion)(RAD Investment Activity (1504))	RAD Investment for Matthews Court, Garden Street and Gilmore Terrace		\$344,684.72				
	Subtotal of Estimated Cost			\$1,097,899.00				

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

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
	STEWART MANOR/MATTHEWS COURT (NC035000002)			\$338,679.00
ID0033	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and costs		\$100,000.00
ID0041	Stewart Manor (mold remediation(Dwelling Unit-Interior (1480)-Other)	Mold remediation for Stewart Manor		\$238,679.00
	AUTHORITY-WIDE (NAWASD)			\$267,000.00
ID0035	Administration(Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$67,000.00
ID0043	Central Office (Non-Dwelling Interior (1480)-Administrative Building)	Central Office		\$144,859.68
ID0047	Management Improvements(Management Improvement (1408)-System Improvements)	Housing management and accounting software		\$55,140.32

Work Statement for Year 4 2021						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	GARDEN ST/GILMORE T./HARRIS CT/CRESTVIEW (NC035000003)			\$67,000.00		
ID0042	Operations (Harris Court)(Operations (1406))	Operations for Harris Court		\$67,000.00		
	Subtotal of Estimated Cost			\$672,679.00		

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

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	<b>Estimated Cost</b>
	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			
Administration(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			

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 (1480)-Interior (1480)-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Non-Dwelling Interior (1480)-Appliances, Non-Dwelling Interior (1480)-Electrical, 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