

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 08/27/2020

Approved By: EPIC SYSTEM

Part I: Summary						
PHA Name : Housing Authority of Newport		Locality (City/County & State)				
PHA Number: KY015		<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
	AUTHORITY-WIDE	\$231,630.30	\$884,989.00	\$684,641.00	\$171,427.00	\$171,427.00
	CITY WIDE (KY015000012)	\$165,644.37	\$138,617.66	\$157,700.00	\$221,800.00	\$157,500.00
	CORPUS APARTMENTS (KY015000008)	\$14,431.34	\$16,333.34	\$56,000.00	\$9,598.00	\$38,000.00
	LIBERTY HOUSING (KY015000007)	\$5,692.50	\$4,100.00	\$15,300.00	\$67,100.00	\$77,000.00
	GRAND TOWERS (KY015000004)	\$147,646.00	\$81,453.00	\$142,489.00	\$66,500.00	\$60,000.00
	HIGHLAND VILLAGE (KY015000014)	\$30,648.00	\$17,133.00	\$10,000.00	\$23,000.00	\$21,500.00
	CENTRAL HOUSING (KY015000010)	\$18,830.49	\$1,000.00	\$2,000.00	\$2,000.00	\$35,998.00

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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 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$231,630.30
ID0001	Operations(Operations (1406))	Defer cost of operations		\$137,178.00
ID0006	Grant Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Costs associated with the administering Cap Fund Grant		\$91,452.30
ID0046	Audit costs(Contract Administration (1480)-Audit)	annual Audit costs attributable to Cap Fund		\$3,000.00
	CITY WIDE (KY015000012)			\$165,644.37
ID0018	Site improvement-dead tree removal(Dwelling Unit-Site Work (1480)-Landscape)	Removal of 4-5 trees causing potential hazards to both the buildings and the residents occupying them.		\$10,000.00
ID0020	Site-Concrete walks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repair/replace concrete walkways at various scattered sites		\$10,000.00

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Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0022	Site Improvement-lot paving(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repave up to 3 lots in scattered site development		\$4,000.00
ID0023	Flooring (15 turns)(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in up to 20 unit turns		\$21,462.16
ID0028	Exterior-gutters/siding(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding)	Repair/replace siding/gutters in 3 units		\$20,766.70
ID0032	Exterior-painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Repaint exterior of 4 rehabs in scattered sites		\$30,000.00
ID0034	Windows-Storms in historic rehab rentals(Dwelling Unit-Exterior (1480)-Windows)	Replace storm windows in 6-unit multi family building		\$6,000.00
ID0041	Appliances (15 refrigerators)(Dwelling Unit-Interior (1480)-Appliances)	Replace 15 refrigerators		\$11,400.00
ID0043	HVAC unit replacement-up to 5(Dwelling Unit-Interior (1480)-Mechanical)	Replacement of HVAC units		\$25,000.00

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Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0136	Water heater replacement(Dwelling Unit-Interior (1480)-Plumbing)	Replacement of up to 15 obsolete water heaters		\$14,895.51
ID0221	Community Center Roof(Non-Dwelling Exterior (1480)-Roofs)	Repair/Paint Community Center Roof		\$11,870.00
ID0227	Emergency Plumbing Repair(Dwelling Unit-Interior (1480)-Plumbing)	Repair sewer line at one unit		\$250.00
	CORPUS APARTMENTS (KY015000008)			\$14,431.34
ID0021	Paving(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repave 2 resident lots		\$2,333.34
ID0027	Flooring-2 units and common area(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in 2 units and common areas at Corpus Christi		\$7,030.00
ID0040	Appliances- refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace up to 6 refrigerators		\$5,068.00

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Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LIBERTY HOUSING (KY015000007)			\$5,692.50
ID0024	Replace flooring (2 units)(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in 2 unit turns		\$534.60
ID0042	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 1-2 refrigerators		\$1,048.90
ID0219	Water Heater Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Replace up to 10 water heaters		\$3,759.00
ID0228	Emergency Plumbing Repair(Dwelling Unit-Interior (1480)-Plumbing)	Repair sewer line at one unit		\$350.00
	GRAND TOWERS (KY015000004)			\$147,646.00
ID0026	Flooring (8 turns-15 existing)(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in 8 unit turns and 15 existing units with flooring over 10 years old showing excessive wear		\$23,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0033	Awning/Canopy repair/replacement(Dwelling Unit-Exterior (1480)-Canopies)	Repair/replace outdoor awnings/canopies which are rusted, chipping/peeling		\$8,235.00
ID0036	Replace 3 main sanitary stacks(Dwelling Unit-Interior (1480)-Plumbing)	Replace 3 main sanitary stacks at GT		\$22,880.00
ID0037	Common Area Renovations-(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)-Other)	Complete common area renovations at GT-pool room carpeting; door closure; computer room countertops; elevator flooring, chairs/tables.		\$20,208.78
ID0135	Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Add fencing at site		\$11,982.70
ID0222	Generator in Common Area(Dwelling Unit-Interior (1480)-Electrical)	Electric required for generator in Common Area		\$15,500.00
ID0223	Plumbing in Laundry Area(Dwelling Unit-Interior (1480)-Plumbing)	Repairs to laundry room plumbing-Contract work		\$1,350.00
ID0224	Boiler Repair(Dwelling Unit-Interior (1480)-Plumbing)	Repair/replace leaking/outdated boiler tank		\$30,603.03

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Work Statement for Year 1 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0225	Upgrade outdated entrance system(Dwelling Unit-Interior (1480)-Other)	Upgrade outdate entry system in multi unit building		\$10,647.49
ID0226	Replace 3 PTAC units(Dwelling Unit-Interior (1480)-Mechanical)	Replace PTAC units in common area		\$3,239.00
	HIGHLAND VILLAGE (KY015000014)			\$30,648.00
ID0030	Tub Enclosures (9)(Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace 9 tub enclosures at HV		\$30,648.00
	CENTRAL HOUSING (KY015000010)			\$18,830.49
ID0035	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 3 units		\$15,000.00
ID0220	HVAC replacement(Dwelling Unit-Interior (1480)-Mechanical)	Replace one HVAC heat pump system		\$3,830.49

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GRAND TOWERS (KY015000004)			\$81,453.00
ID0054	Site Improvement-Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repave lot at GT		\$3,000.00
ID0073	Flooring - (Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in up to 15 unit turns, and 6-7 Hallways due to excessive wear and expired life expectancy of carpet		\$39,548.00
ID0148	Replace Sub-Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace the sub electrical panels that provide electricity to the building. They are seriously outdated and contractors have recommended full replacement		\$20,045.00
ID0150	Elevator Repair(Dwelling Unit-Interior (1480)-Mechanical)	Elevators need continual updating and repairs to gears and enclosures through contract maintenance.		\$18,860.00
	LIBERTY HOUSING (KY015000007)			\$4,100.00
ID0065	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in 2 unit turns		\$2,000.00

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Work Statement for Year 2 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0080	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace up to 3 refrigerators		\$2,100.00
	CENTRAL HOUSING (KY015000010)			\$1,000.00
ID0069	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in 1 unit turn		\$1,000.00
	CORPUS APARTMENTS (KY015000008)			\$16,333.34
ID0074	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	replace flooring in hallways and 2 turns		\$10,000.00
ID0108	Exterior-Roofing(Dwelling Unit-Exterior (1480)-Roofs)	Repair/replace roof		\$4,000.00
ID0153	Seal parking lot(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Seal parking lot		\$2,333.34

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Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0170	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 6 refrigerators/stoves		\$4,300.00
ID0171	Tree Removal(Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Landscape)	Remove dead, falling trees creating hazardous conditions in various sections of development		\$5,000.00
	CENTRAL HOUSING (KY015000010)			\$2,000.00
ID0172	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring in up to 2 turns		\$2,000.00
	GRAND TOWERS (KY015000004)			\$142,489.00
ID0173	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring in up to 15 unit turns and all hallways		\$60,000.00
ID0174	Replace main plumbing stacks(Dwelling Unit-Interior (1480)-Plumbing)	REplace up to 3 main plumbing stacks on certain floors where clay pipes are failing		\$25,000.00

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Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0230	Site Paving, Concrete, Patio REpairs(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Site work for Senior Site		\$2,489.00
ID0231	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace outdated appliances at GT		\$25,000.00
ID0233	Copy of Replace Sub-Electrical Panels(Dwelling Unit-Interior (1480)-Electrical)	Replace the sub electrical panels that provide electricity to the building. They are seriously outdated and contractors have recommended full replacement		\$30,000.00
	CORPUS APARTMENTS (KY015000008)			\$56,000.00
ID0175	Replace tubs(Dwelling Unit-Interior (1480)-Tubs and Showers)	Install stand up shower units in 5 units		\$11,000.00
ID0234	Cabinetry and countertop replacement(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Countertops and cabinetry for up to 5 units		\$45,000.00
	HIGHLAND VILLAGE (KY015000014)			\$10,000.00

Work Statement for Year 3 2020

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$171,427.00
ID0177	Operations(Operations (1406))	Operations		\$112,285.00
ID0178	Administration(Administration (1410)-Salaries)	Grant Administration		\$56,142.00
ID0180	Audit(Contract Administration (1480)-Audit)	Costs of Cap Fund audit		\$3,000.00
	CITY WIDE (KY015000012)			\$221,800.00
ID0181	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring in up to 15 turns		\$25,000.00
ID0182	Roofs(Dwelling Unit-Exterior (1480)-Roofs)	Replace up to 10 roofs		\$65,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0183	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace failing windows in 20 units		\$70,000.00
ID0184	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 15 refrigerators and 5 stoves		\$21,800.00
ID0185	HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Replace up to 8 obsolete HVAC systems		\$40,000.00
	LIBERTY HOUSING (KY015000007)			\$67,100.00
ID0186	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring in 5 units		\$5,000.00
ID0187	Concrete and Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair/replace broken sidewalks/concrete and pave lots where needed		\$12,000.00
ID0188	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves/refrigerators (5)		\$10,100.00

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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
	CENTRAL HOUSING (KY015000010)			\$35,998.00
ID0205	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring in 1 unit turn		\$1,000.00
ID0206	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 10 refrigerators and 10 stoves		\$13,100.00
ID0215	Siding(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding)	Exterior painting and siding replacement up to 4 units		\$21,898.00
	GRAND TOWERS (KY015000004)			\$60,000.00
ID0207	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring in 15 turns		\$15,000.00
ID0208	Paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Pave parking lot and drive		\$15,000.00

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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
ID0213	plumbing(Dwelling Unit-Interior (1480)-Plumbing)	replace certain failing main plumbing stacks		\$30,000.00
	CORPUS APARTMENTS (KY015000008)			\$38,000.00
ID0209	Install showers(Dwelling Unit-Interior (1480)-Tubs and Showers)	install 5 walk in showers		\$18,000.00
ID0210	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	REplace flooring in unit turns and common areas		\$20,000.00
	HIGHLAND VILLAGE (KY015000014)			\$21,500.00
ID0211	Showers(Dwelling Unit-Interior (1480)-Tubs and Showers)	Install 5 walk in showers		\$20,000.00
ID0212	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace flooring in 3 turns		\$1,500.00

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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	
Operations(Operations (1406))	\$137,178.00
Grant Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$91,452.30
Audit costs(Contract Administration (1480)-Audit)	\$3,000.00
Subtotal of Estimated Cost	\$231,630.30

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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	
Copy of Grant Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$150,543.00
Development(Dwelling Unit-Development (1480)-Site Acquisition)	\$340,540.00
Audit costs(Contract Administration (1480)-Audit)	\$3,000.00
Defer costs of Operations(Operations (1406))	\$250,906.00
Development(Dwelling Unit-Development (1480)-Site Acquisition)	\$140,000.00
Subtotal of Estimated Cost	\$884,989.00

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Work Statement for Year 3 2020	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$267,032.00
Administration(Administration (1410)-Salaries)	\$160,219.00
Development(Dwelling Unit-Development (1480)-New Construction)	\$257,390.00
Subtotal of Estimated Cost	\$684,641.00

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Work Statement for Year	4 2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$112,285.00
Administration(Administration (1410)-Salaries)	\$56,142.00
Audit(Contract Administration (1480)-Audit)	\$3,000.00
Subtotal of Estimated Cost	\$171,427.00

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Work Statement for Year	5 2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$112,285.00
Administration(Administration (1410)-Salaries)	\$56,142.00
Audit(Contract Administration (1480)-Audit)	\$3,000.00
Subtotal of Estimated Cost	\$171,427.00