

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 11/15/2021

Approved By: WONG, SHIRLEY

Part I: Summary						
PHA Name : Housing Authority of the City of Milwaukee			Locality (City/County & State)			
PHA Number: WI002			<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
	WESTLAWN WEST (WI002000070)	\$1,286,538.09	\$1,435,281.00			
	HOLTON TERRACE (WI002000008)	\$1,789,642.00	\$91,208.00			
	MERRILL PARK (WI002000091)	\$1,900,000.00	\$952,767.00	\$270,817.00	\$1,230,000.00	\$295,000.00
	SCAT SITE NORTH & WEST (WI002000016)		\$370,000.00			
	PARKLAWN (WI002000007)	\$94,631.91	\$732,580.00			
	BECHER COURT (WI002000018)		\$1,878,006.00		\$463,504.00	\$730,335.00
	AUTHORITY-WIDE	\$3,958,945.00	\$2,939,914.00	\$3,030,962.00	\$4,468,989.00	\$5,306,461.00
	WEST LAWN (WI002000002)			\$5,000,000.00		
	ARLINGTON COURT (WI002000013)					\$350,000.00
	LOCUST COURT (WI002000015)				\$296,482.00	\$400,000.00

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Part I: Summary						
PHA Name : Housing Authority of the City of Milwaukee			Locality (City/County & State)			
PHA Number: WI002			<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
	MITCHELL COURT (WI002000017)					\$109,986.00
	RIVERVIEW (WI002000062)					\$550,000.00
	LAPHAM PARK (WI002000075)					\$50,000.00
	SCAT SITE TAX CREDIT 2008 (WI002000067)	\$5,048.00				
	HILLSIDE TERRACE (WI002000001)	\$84,610.00			\$600,000.00	
	MILWAUKEE (WI002000010)				\$202,807.00	
	LINCOLN COURT (WI002000019)				\$530,000.00	

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2018</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	WESTLAWN WEST (WI002000070)			\$1,286,538.09
ID0371	RAD Investment Activity- Westlawn Renaissance III-Phase 2B(RAD Investment Activity (1504))	Construction of new buildings		\$719,220.00
ID0389	Westlawn Renaissance III RAD Conversion(RAD Investment Activity (1504))	Westlawn West Redevelopment through CNI for Westlawn Renaissance III		\$496,560.00
ID0387	Installation of Security Cameras(Non-Dwelling Interior (1480)-Security)	Installation of Security Cameras at Westlawn		\$45,574.53
ID0388	Installation of Security Fencing(Non-Dwelling Site Work (1480)-Fencing)	Install Security Fencing at Westlawn		\$25,183.56
	HOLTON TERRACE (WI002000008)			\$1,789,642.00
ID0373	Development Fees & Cost(Contract Administration (1480)-Other Fees and Costs)	Allowance for various soft cost services required by PHA, on an as-needed basis. May include architectural/engineering services (related to repair and modernization work items) , legal services, financing, etc.		\$194,280.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2018			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0223	Physical Improvements-Holton Terrace(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Holton Terrace through a RAD conversion had significant physical improvements throughout the building to include flooring, electrical, carpeting, painting, parking repair and elevator modernization		\$1,595,362.00
	MERRILL PARK (WI002000091)			\$1,900,000.00
ID0390	Merrill Park RAD Conversion(RAD Investment Activity (1504))	Merrill Park received 9% LIHTC award and will convert through RAD to perform major improvements to the site including facade, flooring, elevator and unit improvements.		\$1,900,000.00
	AUTHORITY-WIDE (NAWASD)			\$3,958,945.00
ID0233	Administration(Administration (1410)-Other)	Capital Fund Management Fee		\$886,941.00
ID0234	Operations(Operations (1406))	As per regulations, this amount will support regular public housing expenditures around \$1.6 million in public safety.		\$1,773,883.00
ID0235	Non- Dwelling Structures(Non-Dwelling Construction - Mechanical (1480)-Other)	The Housing Authority will provide or replace equipment, such as office furniture and equipment, including computers and related equipment, in non-dwelling structures, such as community space, maintenance facility, office space, neighborhood network centers, etc.		\$359,161.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2018			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0236	Development Fees & Cost(Dwelling Unit-Development (1480)-Other)	Allowance for various soft cost services required by PHA, on an as-needed basis. May include architectural/engineering services (related to repair and modernization work items) , legal services, financing, etc.		\$419,309.00
ID0245	Physical Improvements-Extraordinary maintenance(Dwelling Unit-Development (1480)-Other)	Unit rehab and deferred maintenance. Rehab work will include kitchen & bathroom cabinet/countertop replacement, floor replacement and paint walls & ceilings. we expect to do 40 units with the caveat that number is bid dependent.If we encounter lead or asbestos it will be remediated or mitigated.		\$519,651.00
	SCAT SITE TAX CREDIT 2008 (W1002000067)			\$5,048.00
ID0238	RAD CFP/RAD(RAD (1503))	RAD Initial Year Funding (Initial Year Funding Instructions Requirement for Public Housing Projects Converting Under RAD) 12 units Scattered Site Units		\$5,048.00
	PARKLAWN (W1002000007)			\$94,631.91
ID0385	Installation of Security Cameras(Non-Dwelling Interior (1480)-Security)	Install Security Cameras at Parklawn		\$94,631.91
	HILLSIDE TERRACE (W1002000001)			\$84,610.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>1</b>	<b>2018</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
ID0386	Installation of Security Cameras(Non-Dwelling Interior (1480)-Security)	Installation of Security Cameras at Hillside Terrace			\$84,610.00
	Subtotal of Estimated Cost				\$9,119,415.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	MERRILL PARK (WI002000091)			\$952,767.00
ID0268	Physical Improvements- Merrill Park(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	RAD Funds Pre-Closing		\$952,767.00
	SCAT SITE NORTH & WEST (WI002000016)			\$370,000.00
ID0270	Physical Improvements- Scat Sites North/West(Dwelling Unit-Exterior (1480)-Roofs)	Roof/roof drains- complete roof tear off and replacement- Replacing with TPM ( Thermoplastic Membrane) if we encounter lead and asbestos it will be remediated or mitigated		\$370,000.00
	PARKLAWN (WI002000007)			\$732,580.00
ID0271	Parklawn Vacancy Reduction(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)-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	Unit Moderation including flooring, electrical, plumbing and mechanical related to increasing units available for occupancy.		\$732,580.00
	BECHER COURT (WI002000018)			\$1,878,006.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0277	Becher Court RAD Conversion(RAD Investment Activity (1504))	Becher Court was a successful recipient of 9% LIHTC and will undergo major renovation as part of a RAD conversion.		\$1,878,006.00
	WESTLAWN WEST (WI002000070)			\$1,435,281.00
ID0278	RAD Conversion Westlawn Renaissance IV(RAD Investment Activity (1504))	Westlawn West Modernization through CNI Westlawn Renaissance IV		\$590,393.00
ID0351	Westlawn Renisance VI RAD Conversion(RAD Investment Activity (1504))	Westlawn West modernization through CNI with Westlawn Renaissance VI RAD Conversion New Construction		\$844,888.00
	HOLTON TERRACE (WI002000008)			\$91,208.00
ID0281	Holton Terrace RAD Conversion(RAD (1503))	Holton Terrace RAD Conversion Pre Conversion Investment		\$91,208.00
	AUTHORITY-WIDE (NAWASD)			\$2,939,914.00



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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2019</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0282	Administration(Administration (1410)-Other)	Capital Fund Management Fee		\$839,975.00
ID0283	Operations(Operations (1406))	As per regulations, this amount will support regular public housing expenditures around \$1.6 million in public safety.		\$2,099,939.00
	Subtotal of Estimated Cost			\$8,399,756.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	3			2020
<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)			\$3,030,962.00
ID0287	RAD CFP/RAD(RAD (1503))	RAD Initial Year Funding (Initial Year Funding Instructions Requirement for Public Housing Projects Converting Under RAD)		\$129,385.00
ID0315	Operations(Operations (1406))	As per regulations, this amount will support regular public housing expenditures around \$1.6 million in public safety.		\$2,029,978.00
ID0318	Administration(Administration (1410)-Other)	Capital Fund Management Fee		\$825,575.00
ID0391	Copy of Development Fees & Cost(Dwelling Unit-Development (1480)-Other)	Allowance for various soft cost services required by PHA, on an as-needed basis. May include architectural/engineering services (related to repair and modernization work items) , legal services, financing, etc.		\$46,024.00
	MERRILL PARK (WI002000091)			\$270,817.00
ID0354	Merrill Park RAD CFP/RAD(RAD (1503))	RAD Initial Year Funding (Initial Year Funding Instructions Requirement for Public Housing Projects Converting Under RAD) \$243,914 for RAD Related Expenses at AMP 67 (12 units) -\$1,000 Construction Costs -\$7,680 Physical Condition Assessment -\$25,000 Legal -\$3,368 Developer Fee		\$270,817.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		-\$206,866 Initial Deposit for Replacement Reserve \$213,122 for RAD Related Expenses at AMP 66 (24 units) -\$1,225 Construction Costs -\$7,680 Physical Condition Assessment -\$25,000 Legal -\$3,391 Developer Fee -\$175,826 Initial Deposit for Replacement Reserve		
	WEST LAWN (W1002000002)			\$5,000,000.00
ID0384	Westlawn Renaissance VI RAD Conversion(RAD Investment Activity (1504))	Westlawn West moderation through CNI with Westlawn Renaissance VI RAD Conversion new construction		\$5,000,000.00
	Subtotal of Estimated Cost			\$8,301,779.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	BECHER COURT (WI002000018)			\$463,504.00
ID0323	Physical Improvements-Becher Court(Dwelling Unit-Development (1480)-Other)	Elevator Modernization (including elevator room a/c) replace elevator control system modernize wall and floor covering and if lead or asbestos is encountered it will be remediated or mitigated.		\$463,504.00
	HILLSIDE TERRACE (WI002000001)			\$600,000.00
ID0324	Physical Improvements-Hillside(Dwelling Unit-Development (1480)-Other)	Elevator Modernization (including elevator room a/c) replace elevator control system modernize wall and floor covering and if lead or asbestos is encountered it will be remediated or mitigated.		\$600,000.00
	LOCUST COURT (WI002000015)			\$296,482.00
ID0328	Physical Improvements-Locust(Non-Dwelling Exterior (1480)-Roofs)	Replace/Repair roof/roof drains complete tear off and or replacement of roof membrane. replacing with thermoplastic membrane. If we encounter lead and asbestos, it will be remediated or mitigated		\$246,482.00
ID0329	Physical Improvements-Locust(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC ventilation for flue exhaust, replace roof top unit replace deteriorated metal vent pipes and one roof top unit. If lead or asbestos is encountered it will be remediated or mitigated.		\$50,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	MERRILL PARK (WI002000091)			\$1,230,000.00
ID0330	Physical Improvements-Merril(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Modernization (including elevator room a/c) replace elevator control system modernize wall and floor covering and if lead or asbestos is encountered it will be remediated or mitigated.		\$830,000.00
ID0331	Physical Improvements-Merril(Non-Dwelling Exterior (1480)-Roofs)	Replace/Repair roof/roof drains complete tear off and or replacement of roof membrane. replacing with thermoplastic membrane. If we encounter lead and asbestos, it will be remediated or mitigated		\$400,000.00
	MILWAUKEE (WI002000010)			\$202,807.00
ID0333	Physical Improvements- Westlawn(Dwelling Unit-Development (1480)-New Construction)	Continued development of Housing-Construction of one new replacement housing unit/Westlawn CNI Plan		\$202,807.00
	AUTHORITY-WIDE (NAWASD)			\$4,468,989.00
ID0334	Operations(Operations (1406))	As per regulations, this amount will support regular public housing expenditures around \$1.6 million in public safety.		\$1,558,356.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0335	Management Improvements(Management Improvement (1408)-Other)	Systems training security improvements, empowerment activities, youth workers, Community Services.		\$779,178.00
ID0336	Development Fees & Cost(Contract Administration (1480)-Other Fees and Costs)	Allowance for various soft cost services required by PHA, on an as-needed basis. May include architectural/engineering services (related to repair and modernization work items) , legal services, financing, etc.		\$500,000.00
ID0337	Administration(Administration (1410)-Other)	Capital Fund Management Fee		\$779,178.00
ID0338	Non-Dwelling Structures and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	The Housing Authority will provide or replace equipment, such as office furniture and equipment, including computers and related equipment, in non-dwelling structures, such as community space, maintenance facility, office space, neighborhood network centers, etc.		\$360,000.00
ID0342	RAD CFP/RAD(Contract Administration (1480)-Other Fees and Costs)	RAD Initial Year Funding (Initial Year Funding Instructions Requirement for Public Housing Projects Converting Under RAD) \$243,914 for RAD Related Expenses at AMP 67 (12 units) -\$1,000 Construction Costs -\$7,680 Physical Condition Assessment -\$25,000 Legal -\$3,368 Developer Fee -\$206,866 Initial Deposit for Replacement Reserve \$213,122 for RAD Related Expenses at AMP 66 (24 units) -\$1,225 Construction Costs -\$7,680 Physical Condition Assessment -\$25,000 Legal -\$3,391 Developer Fee -\$175,826 Initial Deposit for Replacement Reserve		\$482,277.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 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>
ID0344	Debt Services(Contract Administration (1480)-Audit)	Capital Fund Financing- Audit		\$10,000.00
	LINCOLN COURT (WI002000019)			\$530,000.00
ID0380	Physical Improvements-Lincoln Court(Dwelling Unit-Development (1480)-Other)	Elevator modernization (including elevator room a/c) if we encounter lead and asbestos it will be remediated or mitigated		\$530,000.00
	Subtotal of Estimated Cost			\$7,791,782.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 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>
	AUTHORITY-WIDE (NAWASD)			\$5,306,461.00
ID0346	Management Improvements(Management Improvement (1408)-Other)	Systems training security improvements, empowerment activities, youth workers, Community Services.		\$300,000.00
ID0347	Operations(Operations (1406))	As per regulations, this amount will support regular public housing expenditures around \$1.6 million in public safety.		\$2,197,472.00
ID0348	Development Fees & Cost(Administration (1410)-Other)	Allowance for various soft cost services required by PHA, on an as-needed basis. May include architectural/engineering services (related to repair and modernization work items) , legal services, financing, etc.		\$500,000.00
ID0349	Non-Dwelling Structures and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	The Housing Authority will provide or replace equipment, such as office furniture and equipment, including computers and related equipment, in non-dwelling structures, such as community space, maintenance facility, office space, neighborhood network centers, etc.		\$360,000.00
ID0350	Administration(Administration (1410)-Other)	Capital Fund Management Fee		\$878,989.00
ID0353	Debt Services (RAD (1503))	Capital Fund Financing- Audit		\$100,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0365	Audit(Contract Administration (1480)-Audit)	Audit		\$100,000.00
ID0366	Physical Improvements-ADA/504 accommodations(Dwelling Unit-Site Work (1480)-Other)	Allowance for work items related to accommodations for persons with disabilities, on an as-needed basis. May include repairs or installation of fixtures such as grab bars, ramps, audio or visual signals/alarms, etc. Usually initiated by a resident request upon move-in or when a disability develops. If we encounter lead or asbestos it will be remediated or mitigated.		\$10,000.00
ID0367	Physical Improvements-Environmental hazards(Operations (1406))	The Housing Authority will mitigate environmental hazards, such as asbestos, lead, etc. when rehabbing or repairing public housing units and buildings. This may require the use of a consultant(s) to determine the presence of an environmental hazard and provide recommendations, specifications and oversight of work that needs to be done. If recommended by the consultant, a contractor may be hired to abate or mitigate the environmental hazard, such as asbestos or lead.		\$50,000.00
ID0368	Physical Improvements- Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Purchasing of dwelling unit appliances such as tubs/showers faucets, an estimated amount of 25 units. if we encounter lead or asbestos it will be remediated or mitigated.		\$10,000.00
ID0369	Physical Improvements-Extraordinary maintenance(Dwelling Unit-Development (1480)-Other)	Unit rehab and deferred maintenance. Rehab work will include kitchen & bathroom cabinet/countertop replacement, floor replacement and paint walls & ceilings. we expect to do 40 units with the caveat that number is bid dependent. If we encounter lead or asbestos it will be remediated or mitigated.		\$800,000.00
	ARLINGTON COURT (WI002000013)			\$350,000.00
ID0355	Physical Improvements- Arlington(Dwelling Unit-Exterior (1480)-Exterior Doors)	Renovation of the Main entrance- Replace automatic sliding entry doors with safety controls and energy-efficient glass. If we encounter lead or asbestos it will be remediated or mitigated.		\$300,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0379	Physical Improvements- Arlington(Dwelling Unit-Exterior (1480)-Other)	Replace or Repair Roof/roof drains (tower only) 1st floor only if lead or asbestos is encounter it will be mitigated		\$50,000.00
	BECHER COURT (WI002000018)			\$730,335.00
ID0356	Physical Improvements-Becher Court(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator Modernization (including elevator room a/c) replace elevator control system, modernize cabs including lighting, and wall/floor coverings. If we encounter lead or asbestos it will be remediated or mitigated.		\$404,644.00
ID0357	Physical Improvements-Becher Court(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Domestic Water system-replace water system and install new shut offs and safety features. If we encounter lead or asbestos it will be remediated or mitigated.		\$225,691.00
ID0378	Physical Improvements-Becher Court(Dwelling Unit-Interior (1480)-Plumbing)	Water infiltration system mitigation- replace drains in units to eliminate water backup in units. If lead or asbestos is encountered it will be mitigated.		\$100,000.00
	LOCUST COURT (WI002000015)			\$400,000.00
ID0358	Physical Improvements- locust(Dwelling Unit-Exterior (1480)-Other)	Facade Repairs (highrise only) Replace Brick Lintel and Brick. Seal at all openings. If we encounter lead or asbestos it will be remediated or mitigated.		\$400,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	5	2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	MERRILL PARK (WI002000091)			\$295,000.00
ID0359	Physical Improvements- Merrill(Dwelling Unit-Exterior (1480)-Other)	Facade Repairs (highrise only) Replace Brick Lintel and Brick. Seal at all openings. If we encounter lead or asbestos it will be remediated or mitigated.		\$250,000.00
ID0360	Physical Improvements-Merrill(Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Domestic Water system-replace water pipe system and install new shut offs and safety features. If we encounter lead or asbestos it will be remediated or mitigated.		\$45,000.00
	MITCHELL COURT (WI002000017)			\$109,986.00
ID0361	Physical Improvements-Mitchell(Non-Dwelling Exterior (1480)-Roofs,Dwelling Unit-Development (1480)-Other)	Replace/Repair roof/roof drains complete tear off and or replacement of roof membrane. replacing with thermoplastic membrane. If we encounter lead and asbestos, it will be remediated or mitigated		\$109,986.00
	RIVERVIEW (WI002000062)			\$550,000.00
ID0362	Physical Improvements- Riverview(Dwelling Unit-Exterior (1480)-Other)	Facade Repairs (highrise only) Replace Brick Lintel and Brick. Seal at all openings. If we encounter lead or asbestos it will be remediated or mitigated.		\$550,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
5	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LAPHAM PARK (WI002000075)			\$50,000.00
ID0364	Community Service Facility-Hillside(Non-Dwelling Exterior (1480)-Windows)	Window Replacement, Replace approximately 30 windows with energy efficient aluminum frame, thermal pane glass. If we encounter lead and asbestos, it will be remediated or mitigated		\$50,000.00
	Subtotal of Estimated Cost			\$7,791,782.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2018
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$886,941.00
Operations(Operations (1406))	\$1,773,883.00
Non- Dwelling Structures(Non-Dwelling Construction - Mechanical (1480)-Other)	\$359,161.00
Development Fees & Cost(Dwelling Unit-Development (1480)-Other)	\$419,309.00
Physical Improvements-Extraordinary maintenance(Dwelling Unit-Development (1480)-Other)	\$519,651.00
Subtotal of Estimated Cost	\$3,958,945.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$839,975.00
Operations(Operations (1406))	\$2,099,939.00
Subtotal of Estimated Cost	\$2,939,914.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
RAD CFP/RAD(RAD (1503))	\$129,385.00
Operations(Operations (1406))	\$2,029,978.00
Administration(Administration (1410)-Other)	\$825,575.00
Copy of Development Fees & Cost(Dwelling Unit-Development (1480)-Other)	\$46,024.00
Subtotal of Estimated Cost	\$3,030,962.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$1,558,356.00
Management Improvements(Management Improvement (1408)-Other)	\$779,178.00
Development Fees & Cost(Contract Administration (1480)-Other Fees and Costs)	\$500,000.00
Administration(Administration (1410)-Other)	\$779,178.00
Non-Dwelling Structures and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$360,000.00
RAD CFP/RAD(Contract Administration (1480)-Other Fees and Costs)	\$482,277.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Debt Services(Contract Administration (1480)-Audit)	\$10,000.00
Subtotal of Estimated Cost	\$4,468,989.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Other)	\$300,000.00
Operations(Operations (1406))	\$2,197,472.00
Development Fees & Cost(Administration (1410)-Other)	\$500,000.00
Non-Dwelling Structures and Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$360,000.00
Administration(Administration (1410)-Other)	\$878,989.00
Debt Services (RAD (1503))	\$100,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Audit(Contract Administration (1480)-Audit)	\$100,000.00
Physical Improvements-ADA/504 accommodations(Dwelling Unit-Site Work (1480)-Other)	\$10,000.00
Physical Improvements-Environmental hazards(Operations (1406))	\$50,000.00
Physical Improvements- Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	\$10,000.00
Physical Improvements-Extraordinary maintenance(Dwelling Unit-Development (1480)-Other)	\$800,000.00
Subtotal of Estimated Cost	\$5,306,461.00