

Capital Fund Program - Five-Year Action Plan

Status: Approved Approval Date: 03/06/2024 Approved By: MURRAY, BRIAN

Part I: Summary						
PHA Name : Ashtabula Metropolitan Housing Authority		Locality (City/County & State)				
PHA Number: OH029		☐ Original 5-Year Plan ☒ 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
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD	\$580,421.30	\$381,064.75	\$867,751.05	\$908,467.35	\$1,236,461.90
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM	\$1,658,339.10	\$1,135,465.35	\$1,152,865.95	\$707,429.25	\$1,613,666.10

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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 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$580,421.30
ID0001	Operations(Operations (1406))	Housing Authority Wide Operations		\$145,080.20
ID0011	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$72,540.10
ID0029	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$30,000.00
ID0044	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00
ID0068	Cedarwood Roof - Phase 2(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof of 4 buildings		\$332,800.00
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,658,339.10

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Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0003	Operations(Operations (1406))	Housing Authority Wide Operations		\$145,080.20
ID0012	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$72,540.10
ID0025	Appliances(Dwelling Unit-Interior (1480)-Appliances)	19 sets of new energy star appliances for metro modernization units		\$3.00
ID0028	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$122,910.00
ID0038	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$787,952.40
ID0053	Metro Stairs - Phase 2(Dwelling Unit-Interior (1480)-Other)	Removal and replacement of out of date staircases going from floor 1 to basement and/or floor 2 in 19 units during modernization process.		\$1.00
ID0057	Metro Locks(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other)	Replacement of interchangeable core locks on all Metro units exterior doors		\$1.00

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Work Statement for Year 1 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0070	Bonniewood Drainage - Phase 1(Dwelling Unit-Site Work (1480)-Storm Drainage)	Improve excessive ground water drainage development wide		\$392,251.40
ID0082	Glenwood Roof Project(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof with all new gutters and downspouts on all 3 buildings within Glenwood Estates		\$137,600.00
	Subtotal of Estimated Cost			\$2,238,760.40

Form HUD-50075.2(4/2008)

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Work Statement for Year 2 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0005	Operations(Operations (1406))	Housing Authority Wide Operations		\$151,042.50
ID0014	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$75,521.25
ID0022	Metro Mod - Phase 3(Dwelling Unit-Interior (1480)-Electrical,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)-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)-Tubs and Showers)	Complete Modernization of 15 units		\$3.00
ID0030	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$100,897.50
ID0039	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1,000.00
ID0045	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$5,098.10
ID0054	Metro Stairs - Phase 3(Dwelling Unit-Interior (1480)-Other)	Removal and replacement of out of date staircases going from floor 1 to basement and/or floor 2 in 14 units during modernization process.		\$1.00

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Work Statement for Year 3 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0040	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1,000.00
ID0043	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$40,981.30
ID0047	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$1.00
ID0065	Bardmoor Roof - Phase 5(Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof of 9 units		\$134,838.50
ID0072	Bonniewood Drainage - Phase 2(Dwelling Unit-Site Work (1480)-Storm Drainage)	Improve excessive ground water drainage development wide		\$599,550.60
	Subtotal of Estimated Cost			\$2,020,617.00

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Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$908,467.35
ID0007	Operations(Operations (1406))	Housing Authority Wide Operations		\$190,103.30
ID0017	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved staff		\$95,051.65
ID0035	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing authority wide architecture and engineering for ongoing capital fund projects		\$40,000.00
ID0050	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$94,312.40
ID0081	Gulfview Elevator Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace electronic control board, replace and update mechanical components to two elevator cars		\$489,000.00
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$707,429.25

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Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0008	Operations(Operations (1406))	Housing Authority Wide Operations		\$190,103.30
ID0018	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$95,051.65
ID0034	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$60,000.00
ID0041	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1,000.00
ID0049	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping		\$4,000.00
ID0069	Bardmoor Roof - Phase 6(Dwelling Unit-Exterior (1480)-Roofs)	Complete tear off and re-roof of 3 units		\$33,000.00
ID0071	Bardmoor Basements - Phase 1(Dwelling Unit-Exterior (1480)-Foundations)	De-water and seal leaking basement walls and repair exterior drainage in 51 units.		\$285,039.80

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Work Statement for Year 5 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BARDMOOR/BONNIEWOOD/GLENWOOD/METRO/WOODM (OH029000002)			\$1,613,666.10
ID0042	Woodman Demo(Dwelling Unit - Demolition (1480))	Demolition of Woodman Estates		\$1,000.00
ID0073	Bardmoor Basements - Phase 2(Dwelling Unit-Exterior (1480)-Foundations)	De-water and seal leaking basement walls and repair exterior drainage in 2 units.		\$758,076.90
ID0010	Operations(Operations (1406))	Housing Authority Wide Operations		\$193,412.80
ID0019	Administration(Administration (1410)-Salaries)	Partial Salaries and Benefits of CFP involved Staff		\$96,706.40
ID0021	Metro Mod - Phase 2(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,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)-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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 4 units in scattered Metro		\$488,470.00
ID0036	Architecture and Engineering(Contract Administration (1480)-Other Fees and Costs)	Housing Authority Wide architecture and engineering for ongoing capital fund projects		\$60,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0051	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Annual clean up of housing authority wide landscaping and removal of dangerous dead trees as needed.		\$16,000.00
	CEDARWOOD/GULFVIEW/LAKEVIEW/SOUTHWOOD (OH029000001)			\$1,236,461.90
ID0075	Lakeview Parking Lot Lighting(Dwelling Unit-Site Work (1480)-Lighting)	Remove and Replace all pole mounted parking lot lights will LED lights		\$50,000.00
ID0076	Lakeview Patio & Railing(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Repair all damaged cement patios and replace all railings at Lakeview Tower		\$300,000.00
ID0077	Lakeview Sidewalks(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace and/or repair existing sidewalks with new concrete sidewalks at Lakeview Tower		\$500,000.00
ID0079	Southwood Electrical Project(Dwelling Unit-Interior (1480)-Electrical)	Update all electric lines within Southwood Estates		\$65,000.00
ID0009	Operations(Operations (1406))	Housing Authority Wide Operations		\$193,412.80

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