

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

| Part I: Summary | | | | | | |
|---|------------------------------------|---|---|---|---|---|
| PHA Name : Housing Authority of the City of Pottsville | | | Locality (City/County & State) | | | |
| PHA Number: PA037 | | | <input checked="" type="checkbox"/> Original 5-Year Plan | | <input type="checkbox"/> Revised 5-Year Plan (Revision No:) | |
| A. | Development Number and Name | Work Statement for Year 1 2025 | Work Statement for Year 2 2026 | Work Statement for Year 3 2027 | Work Statement for Year 4 2028 | Work Statement for Year 5 2029 |
| | LAUREL COURT APTS (PA037000002) | \$438,800.34 | \$334,093.14 | \$418,378.08 | \$280,702.18 | \$415,692.72 |
| | LAUREL TERRACE (PA037000004) | \$399,571.66 | \$350,871.74 | \$332,931.92 | \$295,559.12 | \$380,559.12 |
| | FAIRMOUNT (PA037000001) | \$304,713.00 | \$367,137.00 | \$389,775.00 | \$427,213.00 | \$374,333.16 |
| | JOHN OHARA (PA037000003) | \$282,213.00 | \$373,196.12 | \$284,213.00 | \$421,823.70 | \$254,713.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year 1 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LAUREL COURT APTS (PA037000002) | | | \$438,800.34 |
| ID0000770 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$60,873.80 |
| ID0000772 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$10,000.00 |
| ID0000777 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000780 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$25,000.00 |
| ID0000787 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000794 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 50 Ranges & Refrigerators as needed | | \$9,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year 1 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000810 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000931 | Replace Generator(Non-Dwelling Construction - Mechanical (1480)-Generator) | generator needs to be relocated to outside of bldg, site work, retaining wall & generator Laurel Court - \$100,000 Michael Close - \$55714 | | \$155,713.54 |
| ID0000960 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000982 | Energy Audit(Contract Administration (1480)-Audit) | Outside consultant to perform an energy audit | | \$8,000.00 |
| ID0000983 | Environment Reveiw(Contract Administration (1480)-Other) | Outside Consultant to perform an environmental review | | \$3,000.00 |
| ID0000989 | Electrical Upgrades(Dwelling Unit-Interior (1480)-Electrical) | upgrade electrical service | | \$15,000.00 |
| | LAUREL TERRACE (PA037000004) | | | \$399,571.66 |

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| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 1 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000771 | CFPP Debt Service(Loan Debt Obligation (9002)) | To cover our CFPP Loan Obligation | | \$82,358.66 |
| ID0000775 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$10,000.00 |
| ID0000779 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000790 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000796 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace Ranges & Refrigerators as needed | | \$8,000.00 |
| ID0000800 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000807 | Replace Windows(Dwelling Unit-Exterior (1480)-Windows) | Replace windows in units as needed 125 | | \$60,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 1 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000808 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000954 | Electrical Upgrades(Dwelling Unit-Interior (1480)-Electrical) | upgrade electrical service | | \$6,000.00 |
| ID0000958 | Exhaust Fans(Dwelling Unit-Interior (1480)-Other) | Install exhaust fans as needed 15 | | \$10,000.00 |
| ID0000959 | Sewer Lines(Non-Dwelling Exterior (1480)-Other) | replace sewer lines at LT 5 bldgs | | \$30,000.00 |
| ID0000962 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000987 | Energy Audit(Contract Administration (1480)-Audit) | Outside consultant to perform an energy audit | | \$8,000.00 |
| ID0000988 | Environment Reveiw(Contract Administration (1480)-Other) | Outside Consultant to perform an environmental review | | \$3,000.00 |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year | | | | |
| 1 | | 2025 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | FAIRMOUNT (PA037000001) | | | \$304,713.00 |
| ID0000773 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$10,000.00 |
| ID0000776 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000781 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace Ranges & Refrigerators as needed | | \$9,000.00 |
| ID0000786 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000788 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000811 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$24,000.00 |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 1 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000936 | Paving Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving) | 1000 square yards x \$50/SY = \$50000 paving parking lot Arch street | | \$50,000.00 |
| ID0000949 | Energy Audit(Contract Administration (1480)-Audit) | 5 yr evaluation of our PHAs energy efficient Needs | | \$8,000.00 |
| ID0000950 | Electrical Upgradess(Dwelling Unit-Interior (1480)-Electrical) | upgrade electrical service | | \$21,000.00 |
| ID0000951 | Exhaust Fans(Dwelling Unit-Interior (1480)-Other) | Install exhaust fans as needed 25 | | \$15,000.00 |
| ID0000952 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000986 | Environment Reveiw(Contract Administration (1480)-Other) | Outside Consultant to perform an environmental review | | \$3,000.00 |
| | JOHN OHARA (PA037000003) | | | \$282,213.00 |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 1 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000774 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$10,000.00 |
| ID0000778 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000789 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000795 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 50 Ranges & Refrigerators as needed | | \$9,000.00 |
| ID0000799 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$25,000.00 |
| ID0000809 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000955 | Demolition(Dwelling Unit-Interior (1480)-Other) | Unit 646 Demolition | | \$25,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 1 2025 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000956 | Heaters(Dwelling Unit-Interior (1480)-Other) | Heaters as needed (2nd/PK) 25 | | \$25,000.00 |
| ID0000957 | Replace T-111(Dwelling Unit-Exterior (1480)-Siding) | Replace T-111 at 2nd st 20000 sq ft | | \$25,000.00 |
| ID0000961 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000990 | Energy Audit(Contract Administration (1480)-Audit) | 5 yr evaluation of our PHAs energy efficient Needs | | \$8,000.00 |
| ID0000991 | Environment Reveiw(Contract Administration (1480)-Other) | Outside Consultant to perform an environmental review | | \$3,000.00 |
| | Subtotal of Estimated Cost | | | \$1,425,298.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 2 2026 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LAUREL COURT APTS (PA037000002) | | | \$334,093.14 |
| ID0000812 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$60,290.14 |
| ID0000815 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000819 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000826 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 10 Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000827 | Electric Upgrades(Dwelling Unit-Interior (1480)-Electrical) | upgrade electrical service | | \$13,590.00 |
| ID0000831 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 35 smoke Detectors in units | | \$12,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 2 | | 2026 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000832 | Replace Windows(Dwelling Unit-Exterior (1480)-Windows) | Replace windows in units as needed | | \$31,000.00 |
| ID0000833 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000839 | Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine)) | Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets | | \$10,000.00 |
| ID0000844 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000852 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000993 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| | LAUREL TERRACE (PA037000004) | | | \$350,871.74 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 2 2026 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000813 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$83,257.82 |
| ID0000817 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000821 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000823 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 10 Ranges & Refrigerators as needed PA - \$5000 LT - \$5000 | | \$10,000.00 |
| ID0000828 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000836 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000847 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets | | \$24,400.92 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 2 2026 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000849 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 25 smoke Detectors in units | | \$6,000.00 |
| ID0000850 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000854 | Roofs(Dwelling Unit-Exterior (1480)-Roofs) | Repair Roof at Patterson. Replace where needed 10000 sq ft | | \$30,000.00 |
| ID0000995 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| | FAIRMOUNT (PA037000001) | | | \$367,137.00 |
| ID0000814 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000818 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 2 | | 2026 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000822 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000824 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 22 units, replace sinks, faucets, cabinets | | \$62,976.00 |
| ID0000825 | Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors) | Replace Doors in units, as needed 50 | | \$25,000.00 |
| ID0000834 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000840 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets at Barefield - \$40,000 Arch Street - \$30,000 | | \$70,000.00 |
| ID0000842 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 25 smoke Detectors in units | | \$6,948.00 |
| ID0000846 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 20 Ranges & Refrigerators as needed | | \$5,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 2 | | 2026 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000853 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000992 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| | JOHN OHARA (PA037000003) | | | \$373,196.12 |
| ID0000816 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000820 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000829 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed 6000LF | | \$25,000.00 |
| ID0000830 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets | | \$30,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 2 | | 2026 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000835 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000837 | Electric Upgrades(Dwelling Unit-Interior (1480)-Electrical) | upgrade electrical service | | \$14,882.56 |
| ID0000838 | Update Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Update Bathrooms @ Peacock replace sinks, faucets, cabinets | | \$75,100.56 |
| ID0000841 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets | | \$20,000.00 |
| ID0000843 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000845 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 20 Ranges & Refrigerators as needed | | \$5,000.00 |
| ID0000848 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 25 smoke Detectors in units | | \$6,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year | | | | |
| | 2 | 2026 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000851 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000994 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| | Subtotal of Estimated Cost | | | \$1,425,298.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 3 2027 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LAUREL TERRACE (PA037000004) | | | \$332,931.92 |
| ID0000855 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000856 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000860 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000864 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000866 | Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors) | Replace Apt Doors in units, as needed 30 | | \$20,000.00 |
| ID0000869 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 20 Ranges & Refrigerators as needed | | \$5,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 3 2027 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000874 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$81,399.80 |
| ID0000878 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$11,000.00 |
| ID0000882 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000894 | Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving) | Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness | | \$10,000.00 |
| ID0000903 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 50 smoke Detectors in units | | \$5,000.00 |
| ID0000907 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed Roundhouse or LT | | \$10,000.00 |
| ID0000908 | Roofs(Dwelling Unit-Exterior (1480)-Roofs) | Replace roof at Roundhouse. 30000 sq ft | | \$8,319.12 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year | | | | |
| | 3 | 2027 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | FAIRMOUNT (PA037000001) | | | \$389,775.00 |
| ID0000857 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000862 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000865 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 20 Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000872 | Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors) | Replace Apt Doors in units, as needed | | \$1,000.00 |
| ID0000875 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000879 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year | | | | |
| 3 | 2027 | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000886 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000888 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000889 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 32 units, replace sinks, faucets, cabinets | | \$56,562.00 |
| ID0000891 | Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Flooring (non routine)) | Upgrade kitchens to modernize them (30). Replace faucets, sinks, cabinets | | \$75,000.00 |
| ID0000892 | Boiler Room(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System) | Repairs needed to Boiler Room | | \$25,000.00 |
| ID0000897 | Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving) | Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness | | \$10,000.00 |
| ID0000902 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 50 smoke Detectors in units | | \$5,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|---|----------|----------------|
| Work Statement for Year 3 2027 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000905 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Siding) | Repair, replace where needed Barefield & Arch Street | | \$10,000.00 |
| | LAUREL COURT APTS (PA037000002) | | | \$418,378.08 |
| ID0000858 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000861 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000867 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 20 Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000871 | Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors) | Replace Apt Doors in units, as needed | | \$1,000.00 |
| ID0000873 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$60,165.08 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 3 2027 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000876 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$10,000.00 |
| ID0000880 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000885 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000887 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000893 | Thermostats(Dwelling Unit-Interior (1480)-Electrical) | Replace Thermostats in 30 units | | \$10,000.00 |
| ID0000896 | Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving) | Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness for John Ohara; Scattered sites | | \$10,000.00 |
| ID0000898 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed MC & LC | | \$5,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year | | | | |
| | 3 | 2027 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000899 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (30). Replace faucets, sinks, cabinets | | \$75,000.00 |
| ID0000900 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks) | Renovations to Bathrooms to upgrade 32 units, replace sinks, faucets, cabinets | | \$50,000.00 |
| ID0000901 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 50 smoke Detectors in units | | \$5,000.00 |
| | JOHN OHARA (PA037000003) | | | \$284,213.00 |
| ID0000859 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,500.00 |
| ID0000863 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000868 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 20 Ranges & Refrigerators as needed | | \$5,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 3 2027 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000870 | Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors) | Replace Apt Doors in units, as needed | | \$1,000.00 |
| ID0000877 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$11,000.00 |
| ID0000881 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000883 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000884 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000890 | Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Other) | Replace 50 smoke Detectors in units | | \$15,000.00 |
| ID0000895 | Repair/Replace Sidewalks(Dwelling Unit-Site Work (1480)-Pedestrian paving) | Repair 500LF of Sidewalk for cracks & unevenness Shaving Grinding trip hazard Removal Repair 600LF of Sidewalk for cracks & unevenness | | \$10,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year | | 3 | 2027 | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000904 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 32 units, replace sinks, faucets, cabinets | | \$50,000.00 |
| ID0000906 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed John O'Hara Scattered sites PK | | \$10,000.00 |
| | Subtotal of Estimated Cost | | | \$1,425,298.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year 4 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LAUREL TERRACE (PA037000004) | | | \$295,559.12 |
| ID0000909 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000910 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000912 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$80,846.12 |
| ID0000916 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000921 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000926 | Electric Panels(Dwelling Unit-Interior (1480)-Electrical) | Replace (25) Electric Panels with upgraded electrical service | | \$20,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 4 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000930 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000935 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 50 Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000945 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$5,000.00 |
| | LAUREL COURT APTS (PA037000002) | | | \$280,702.18 |
| ID0000911 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$60,989.18 |
| ID0000914 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000919 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|--|---|---|----------|----------------|
| Work Statement for Year 4 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000922 | Electric Upgrades(Dwelling Unit-Interior (1480)-Electrical) | upgrade electrical service | | \$25,000.00 |
| ID0000928 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000933 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 50 Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000940 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000943 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000947 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$5,000.00 |
| | FAIRMOUNT (PA037000001) | | | \$427,213.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 4 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000913 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000918 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring - Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000924 | Roofs(Dwelling Unit-Exterior (1480)-Roofs) | Replace roof at Fairmont 30000 sq ft 150 square x 3,333per square = \$500,000 shingles - 150 square x 650 per square = \$97,500 | | \$197,500.00 |
| ID0000927 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000932 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 50 Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000937 | Boiler Replacement/Repairs(Non-Dwelling Construction - Mechanical (1480)-Central Boiler) | Boiler replacement/Repairs & Boiler Room Ceiling Fireproofing John O'Hara | | \$35,000.00 |
| ID0000941 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year 4 | | 2028 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000944 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000948 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$5,000.00 |
| | JOHN OHARA (PA037000003) | | | \$421,823.70 |
| ID0000915 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| ID0000917 | Replace Siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Replace T-111 with Dryvit at North 2nd | | \$59,248.00 |
| ID0000920 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000923 | Upgrade Surveillance Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical)) | Upgrade Surveillance Cameras @ Peacock and 2nd street | | \$50,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|---|-----------------|-----------------------|
| Work Statement for Year 4 2028 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000925 | Update Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Update Bathrooms @ Peacock replace sinks, faucets, cabinets 50 units | | \$65,000.00 |
| ID0000929 | Grounds Improvements(Non-Dwelling Site Work (1480)-Landscape) | Landscaping, Tree Trimming | | \$15,000.00 |
| ID0000934 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace 50 Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000938 | Boiler Replacement/Repairs(Non-Dwelling Construction - Mechanical (1480)-Central Boiler) | Boiler replacement/Repairs & Boiler Room Ceiling Fireproofing | | \$40,000.00 |
| ID0000939 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000942 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000946 | Fees & Costs(Contract Administration (1480)-Other Fees and Costs) | Fees & Costs of Architect | | \$17,862.70 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--------------------------------|---|-----------------|-----------------------|
| Work Statement for Year 4 | | 2028 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | Subtotal of Estimated Cost | | | \$1,425,298.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 5 | | 2029 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| | LAUREL TERRACE (PA037000004) | | | \$380,559.12 |
| ID0000769 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets | | \$75,000.00 |
| ID0000798 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets | | \$30,000.00 |
| ID0000803 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed 3000LF | | \$20,000.00 |
| ID0000966 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000970 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000972 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$80,846.12 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 5 | | 2029 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000976 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000980 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000999 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| | FAIRMOUNT (PA037000001) | | | \$374,333.16 |
| ID0000782 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 32 units, replace sinks, faucets, cabinets | | \$40,000.00 |
| ID0000784 | Replace Doors(Dwelling Unit-Interior (1480)-Interior Doors) | Replace Doors in units, as needed | | \$25,000.00 |
| ID0000792 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets | | \$20,000.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 5 | | 2029 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000802 | Roofs(Dwelling Unit-Exterior (1480)-Roofs) | Repair Roof at Barefield. Replace shingles where needed 2700 sq ft | | \$50,000.00 |
| ID0000806 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed 3000LF | | \$20,000.00 |
| ID0000963 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000967 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000973 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000977 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000981 | Replace Windows(Dwelling Unit-Exterior (1480)-Windows) | Replace windows in units as needed 100 | | \$44,620.16 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|--|-----------------|-----------------------|
| Work Statement for Year 5 2029 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000997 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| | LAUREL COURT APTS (PA037000002) | | | \$415,692.72 |
| ID0000783 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets | | \$40,000.00 |
| ID0000785 | Replace Windows(Dwelling Unit-Exterior (1480)-Windows) | Replace windows in units as needed 100 | | \$50,000.00 |
| ID0000791 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (50). Replace faucets, sinks, cabinets | | \$20,000.00 |
| ID0000801 | Roofs(Dwelling Unit-Exterior (1480)-Roofs) | Repair Roof at Michael Close, where needed 1700 sq ft | | \$49,990.54 |
| ID0000805 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed 3000LF | | \$20,000.00 |

Capital Fund Program - Five-Year Action Plan

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|--|--|-----------------|-----------------------|
| Work Statement for Year 5 2029 | | | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000964 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000968 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000971 | CFFP Debt Service(Loan Debt Obligation (9002)) | To cover our CFFP Loan Obligation | | \$60,989.18 |
| ID0000974 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000978 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |
| ID0000996 | Management Improvements(Management Improvement (1408)-Other) | Staff Training, software upgrades | | \$10,000.00 |
| | JOHN OHARA (PA037000003) | | | \$254,713.00 |

| Part II: Supporting Pages - Physical Needs Work Statements (s) | | | | |
|---|---|---|-----------------|-----------------------|
| Work Statement for Year 5 | | 2029 | | |
| Identifier | Development Number/Name | General Description of Major Work Categories | Quantity | Estimated Cost |
| ID0000793 | Kitchens(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) | Upgrade kitchens to modernize them (20). Replace faucets, sinks, cabinets | | \$20,000.00 |
| ID0000797 | Replace Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical)) | Renovations to Bathrooms to upgrade 12 units, replace sinks, faucets, cabinets | | \$30,000.00 |
| ID0000804 | Siding/Soffit(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits) | Repair, replace where needed 3000LF | | \$30,000.00 |
| ID0000965 | Administration(Administration (1410)-Salaries) | Salaries & benefits of Staff that work on CFP Program | | \$35,632.00 |
| ID0000969 | Operations(Operations (1406)) | CFP Funds to cover Operating Expenses | | \$89,081.00 |
| ID0000975 | Appliances(Dwelling Unit-Interior (1480)-Appliances) | Replace Ranges & Refrigerators as needed | | \$10,000.00 |
| ID0000979 | Replace Flooring Carpet/Linoleum(Dwelling Unit-Interior (1480)-Flooring (non routine)) | Replace Flooring Carpet & Linoleum in 20 units 1500SF Installation & Materials | | \$30,000.00 |

