

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of Savannah			Locality (City/County & State)			
PHA Number: GA002			<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 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	AUTHORITY-WIDE	\$1,169,437.50	\$1,169,437.50	\$1,169,437.50	\$1,169,437.50	\$1,169,437.50
	SIMON FRAZIER HOMES&HERBERT KAYTON HOMES	\$1,305,777.50	\$19,999.50	\$550,000.00	\$130,000.00	\$1,000,000.00
	PICKENS PATTERSON TERR&SINGLE FMLY HOMES	\$276,000.00	\$334,778.00	\$336,052.50	\$771,877.50	\$51,777.50
	HORACE STILLWELL TOWERS (GA002000004)	\$50,000.00	\$440,000.00	\$71,950.00	\$811,000.00	\$10,000.00
	YAMACRAW VILLAGE (GA002000006)	\$100,000.00	\$937,000.00	\$773,775.00	\$18,900.00	\$670,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,169,437.50
ID0001	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA-wide Management Improvements		\$174,073.00
ID0002	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	PHA-wide Administration		\$290,121.50
ID0003	Operations(Operations (1406))	PHA-wide Operations		\$580,243.00
ID0004	RAD (RAD (1503))	PHA-wide RAD activities		\$2,500.00
ID0005	RAD Investment Activity(RAD Investment Activity (1504))	PHA-wide RAD Investment Activity		\$2,500.00
ID0006	PHA-wide General Capital Activities(Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	Pertain to: Acquisition costs / Development Activities, Audit costs, Demolition costs, Relocation Costs, Contingency, Fees and Costs, among others.		\$120,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIMON FRAZIER HOMES&HERBERT KAYTON HOMES (GA002000002)			\$1,305,777.50
ID0007	General Capital Activity (MEP)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	MEP = Mechanical, Electrical, Plumbing. Includes repair or replacement of HVACs, Fire and Carbon Alarms, Power switches and outlets, Exterior lights, among other items.		\$1,305,777.50
	PICKENS PATTERSON TERR&SINGLE FMLY HOMES (GA002000003)			\$276,000.00
ID0008	General Capital Activity (MEP SFH)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	MEP = Mechanical, Electrical, Plumbing. Includes Air handlers, Breaker boxes, Exterior lighting, Smoke and Carbon alarms, Bathroom Exhausts, Water heaters, A/C & Heat pump units, among other items.		\$200,000.00
ID0009	General Capital Activity (Site Improvements PT)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage)	Include repair or replacement of sidewalks, fences, retaining walls, correction of site erosion, among other exterior improvements.		\$76,000.00
	HORACE STILLWELL TOWERS (GA002000004)			\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2019			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0010	General Capital Activity (Miscellaneous Exterior and Interior)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage)	Miscellaneous Improvements including Curb and Sidewalks repair, Ramps, Signage, Chain Link fencing, addition of Storage, among other exterior and interior work.		\$50,000.00
	YAMACRAW VILLAGE (GA002000006)			\$100,000.00
ID0011	General Capital Activity (Site Improvements)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	Include Site Improvements such as Repair or Replacement of Sidewalks, Curbs, Parking Areas, correction of Erosion, Signage, among other improvements.		\$100,000.00
	Subtotal of Estimated Cost			\$2,901,215.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,169,437.50
ID0012	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA-wide Management Improvements		\$174,073.00
ID0013	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	PHA-wide Administration		\$290,121.50
ID0014	Operations(Operations (1406))	PHA-wide Operations		\$580,243.00
ID0015	RAD (RAD (1503))	PHA-wide RAD activities		\$2,500.00
ID0016	RAD Investment Activity(RAD Investment Activity (1504))	PHA-wide RAD Investment Activity		\$2,500.00
ID0017	PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	Pertain to: Acquisition costs / Development Activities, Audit costs, Demolition costs, Relocation Costs, Contingency, Fees and Costs, among others.		\$120,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PICKENS PATTERSON TERR&SINGLE FMLY HOMES (GA002000003)			\$334,778.00
ID0018	General Capital Activity (MEP SFH)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Lighting)	MEP SFH = Mechanical, Electrical, Plumbing - Single Family Homes. Includes Air handlers, Door bells, Exterior Lighting, Flush kits, A/C & Heat Pump units, Smoke and Carbon Alarms, among other items.		\$284,778.00
ID0019	General Capital Activity (MEP PT)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Lighting)	MEP SFH = Mechanical, Electrical, Plumbing - Patterson Terrace. Includes Bathroom exhausts, Breaker boxers, Power switches, Outlets, Smoke and Carbon Alarms, HVACs, among other MEP items.		\$50,000.00
	HORACE STILLWELL TOWERS (GA002000004)			\$440,000.00
ID0020	General Capital Activity (MEP)(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Lighting)	MEP = Mechanical, Electrical, Plumbing. Includes Power switches, Outlets, faucets, Toilets, Fans, PTAC AC, Water Heaters, Generators, among other items.		\$440,000.00
	YAMACRAW VILLAGE (GA002000006)			\$937,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2020				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0021	General Capital Activity (MEP)(Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	MEP = Mechanical, Electrical, Plumbing. Includes Waste Lines, Water Lines, Water Heaters, and Faucets, among other items.		\$937,000.00
	SIMON FRAZIER HOMES&HERBERT KAYTON HOMES (GA002000002)			\$19,999.50
ID0022	General Capital Activity (Miscellaneous Exterior and Interior)(Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Site Utilities,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Miscellaneous Improvements including Curb and Sidewalks repair, Water mains, Sewer Lines, Mail kiosk, Exterior paint, among other exterior and interior items.		\$19,999.50
	Subtotal of Estimated Cost			\$2,901,215.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,169,437.50
ID0023	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA-wide Management Improvements		\$174,073.00
ID0024	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	PHA-wide Administration		\$290,121.50
ID0025	Operations(Operations (1406))	PHA-wide Operations		\$580,243.00
ID0026	PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	Pertain to: Acquisition costs / Development Activities, Audit costs, Demolition costs, Relocation Costs, Contingency, Fees and Costs, among others.		\$120,000.00
ID0027	RAD (RAD (1503))	PHA-wide RAD activities		\$2,500.00
ID0028	RAD Investment Activity(RAD Investment Activity (1504))	PHA-wide RAD Investment Activity		\$2,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIMON FRAZIER HOMES&HERBERT KAYTON HOMES (GA002000002)			\$550,000.00
ID0029	General Capital Activity (Doors and Windows)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Includes Building and Unit doors and windows, and hardware, among other items.		\$550,000.00
	PICKENS PATTERSON TERR&SINGLE FMLY HOMES (GA002000003)			\$336,052.50
ID0030	General Capital Activity (Miscellaneous PT - Exterior and Interior)(Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Miscellaneous Improvements including Mail Kiosk, Playground, and remaining MEP items such as Water heaters, HVAcS, Power Switches and Outlets, among other items.		\$86,052.50
ID0031	General Capital Activity (Doors and Windows SFH)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Includes Building and Unit doors and windows, and hardware, among other items.		\$250,000.00
	HORACE STILLWELL TOWERS (GA002000004)			\$71,950.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,169,437.50
ID0034	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA-wide Management Improvements		\$174,073.00
ID0035	Administration(Administration (1410)-Sundry,Administration (1410)-Other,Administration (1410)-Salaries)	PHA-wide Administration		\$290,121.50
ID0036	Operations(Operations (1406))	PHA-wide Operations		\$580,243.00
ID0037	RAD (RAD (1503))	PHA-wide RAD activities		\$2,500.00
ID0038	RAD Investment Activity(RAD Investment Activity (1504))	PHA-wide RAD Investment Activity		\$2,500.00
ID0039	PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	Pertain to: Acquisition costs / Development Activities, Audit costs, Demolition costs, Relocation Costs, Contingency, Fees and Costs, among others.		\$120,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIMON FRAZIER HOMES&HERBERT KAYTON HOMES (GA002000002)			\$130,000.00
ID0040	General Capital Activity (Miscellaneous Exterior and Interior)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Other,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Signage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Includes Unit showers, Unit doors, Bathroom cabinets, Kitchen cabinets, Mail Kiosk, exterior paint, and Section 504 items (signage, ramps), among other exterior and interior items.		\$130,000.00
	PICKENS PATTERSON TERR&SINGLE FMLY HOMES (GA002000003)			\$771,877.50
ID0041	General Capital Activity (Interior Finishes / Doors and Windows PT)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Day Care Center,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Includes Units and Buildings Doors and Windows, Hardware, Unit drywall, Kitchen counter tops, Kitchen cabinets, among other Interior and Exterior items (also applicable to Section 504 - Accessibility).		\$767,927.50
ID0042	General Capital Activity (Miscellaneous SFH / Exterior and Interior)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-	Includes section 504 items such as Kitchen Cabinets, Pipe covers, Bathroom accessories, among other exterior and interior items.		\$3,950.00
	HORACE STILLWELL TOWERS (GA002000004)			\$811,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,169,437.50
ID0045	Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	PHA-wide Management Improvements		\$174,073.00
ID0046	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	PHA-wide Administration		\$290,121.50
ID0047	Operations(Operations (1406))	PHA-wide Operations		\$580,243.00
ID0049	RAD (RAD (1503))	PHA-wide RAD activities		\$2,500.00
ID0050	RAD Investment Activity(RAD Investment Activity (1504))	PHA-wide RAD Investment Activity		\$2,500.00
ID0051	PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	Pertain to: Acquisition costs / Development Activities, Audit costs, Demolition costs, Relocation Costs, Contingency, Fees and Costs, among other items.		\$120,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SIMON FRAZIER HOMES&HERBERT KAYTON HOMES (GA002000002)			\$1,000,000.00
ID0052	General Capital Activity (Stairs, Platforms and Metals)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Includes Breezeways stairs and Pads, Handrails, and other items under "Stairs, Platforms and Metals".		\$1,000,000.00
	YAMACRAW VILLAGE (GA002000006)			\$670,000.00
ID0053	General Capital Activity (Stairs, Platforms and Metals)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other)	Includes Building patios, Unit Stairs, Handrails, and other items under "Stairs, Platforms and Metals".		\$670,000.00
	HORACE STILLWELL TOWERS (GA002000004)			\$10,000.00
ID0054	General Capital Activity (Stairs, Platforms and Metals)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Includes Trash room items, Trash chute doors, and other items under "Stairs, Platforms and Metals".		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PICKENS PATTERSON TERR&SINGLE FMLY HOMES (GA002000003)			\$51,777.50
ID0055	General Capital Activity (Miscellaneous SFH / Exterior and Interior)(Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Interior (1480)-Other)	Include Building Improvements items such as soffits, fascia, dryer vents, among other exterior and interior items.		\$25,777.50
ID0056	General Capital Activity (Doors and Windows PT)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Includes Interior Doors and other items related to "Doors and Windows".		\$26,000.00
	Subtotal of Estimated Cost			\$2,901,215.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$174,073.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$290,121.50
Operations(Operations (1406))	\$580,243.00
RAD (RAD (1503))	\$2,500.00
RAD Investment Activity(RAD Investment Activity (1504))	\$2,500.00
PHA-wide General Capital Activities(Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Audit,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	\$120,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$1,169,437.50

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$174,073.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$290,121.50
Operations(Operations (1406))	\$580,243.00
RAD (RAD (1503))	\$2,500.00
RAD Investment Activity(RAD Investment Activity (1504))	\$2,500.00
PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	\$120,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$1,169,437.50

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$174,073.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$290,121.50
Operations(Operations (1406))	\$580,243.00
PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	\$120,000.00
RAD (RAD (1503))	\$2,500.00
RAD Investment Activity(RAD Investment Activity (1504))	\$2,500.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$1,169,437.50

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$174,073.00
Administration(Administration (1410)-Sundry,Administration (1410)-Other,Administration (1410)-Salaries)	\$290,121.50
Operations(Operations (1406))	\$580,243.00
RAD (RAD (1503))	\$2,500.00
RAD Investment Activity(RAD Investment Activity (1504))	\$2,500.00
PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	\$120,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$1,169,437.50

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$174,073.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$290,121.50
Operations(Operations (1406))	\$580,243.00
RAD (RAD (1503))	\$2,500.00
RAD Investment Activity(RAD Investment Activity (1504))	\$2,500.00
PHA-wide General Capital Activities(Contract Administration (1480)-Audit,Contract Administration (1480)-Contingency,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation,Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Demolition (1480))	\$120,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Subtotal of Estimated Cost	\$1,169,437.50