

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Salem			Locality (City/County & State)			
PHA Number: OR011			<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 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AUTHORITY-WIDE	\$578,378.00	\$278,378.00	\$328,378.00	\$578,378.00	\$578,378.00
	11-4 MULTIFAMILY (OR011203300)		\$300,000.00	\$250,000.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$278,378.00
ID0076	Administration (Administration (1410)-Other)	Administration 10%		\$57,837.80
ID0078	Development Fees and costs - Section 18 (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	Costs associated with Section 18 of the public housing. Costs associated with feasibility of new developments or replacement housing.		\$90,933.60
ID0098	MTW Activities (MTW (1492))	MTW Activities in lieu of 1406 - Operations. Support the agency through approved fungible work activities.		\$129,606.60
	11-4 MULTIFAMILY (OR011203300)			\$300,000.00
ID0088	Building Envelope and Interior Modernization(Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Qty 8 - Install new roofs, siding, doors, windows, lighting, HVAC, and paint exterior, install new flooring, appliances, doors, lighting, HVAC, kitchen and bathroom cabinets, and paint interior.		\$225,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Community Building)			
ID0090	Building Envelope and Interior Modernization (contract administration)(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Contract administration costs for architect design drawings, permits and management of the project.		\$50,000.00
	Subtotal of Estimated Cost			\$578,378.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Sundry,Administration (1410)-Salaries,Administration (1410)-Other)	\$57,837.80
MTW Activities (MTW (1492))	\$520,540.20
Subtotal of Estimated Cost	\$578,378.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Other)	\$57,837.80
Development Fees and costs - Section 18 (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Relocation)	\$90,933.60
MTW Activities (MTW (1492))	\$129,606.60
Subtotal of Estimated Cost	\$278,378.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Other,Administration (1410)-Salaries)	\$57,837.80
Contract Administration - Other Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$90,933.60
MTW Activities (MTW (1492))	\$179,606.60
Subtotal of Estimated Cost	\$328,378.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
MTW Activities (MTW (1492))	\$520,540.00
Administration (Administration (1410)-Salaries)	\$57,838.00
Subtotal of Estimated Cost	\$578,378.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Salaries)	\$57,838.00
MTW Activities (MTW (1492))	\$520,540.00
Subtotal of Estimated Cost	\$578,378.00