

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	\$595,467.00	\$278,378.00	\$328,378.00	\$578,378.00	\$578,378.00
	11-4 MULTIFAMILY (OR011203300)		\$300,000.00	\$250,000.00		

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
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 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$595,467.00
ID0058	Administration (Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration		\$59,546.00
ID0091	MTW Activities (MTW (1492))	Begin work on Asset Building Cohort related activities. Funded accounts, setup, supplies and salaries for outreach.		\$535,921.00
	Subtotal of Estimated Cost			\$595,467.00

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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

Form HUD-50075.2(4/2008)

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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
	AUTHORITY-WIDE (NAWASD)			\$328,378.00
ID0082	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration 10%		\$57,837.80
ID0089	Contract Administration - Other Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Section 18 expenses - Contract Administration		\$90,933.60
ID0099	MTW Activities (MTW (1492))	MTW Activities in lieu of 1406 - Operations. Support the agency through approved fungible work activities.		\$179,606.60
	11-4 MULTIFAMILY (OR011203300)			\$250,000.00
ID0084	Building Envelope and Interior Modernization(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-	Qty 4 including Office and Community Center - 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. Contract administration costs for architect design drawings, permits and management of the project.		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$578,378.00
ID0094	MTW Activities (MTW (1492))	Landlord Incentives and support to HCV Admin expenses.		\$520,540.00
ID0095	Administration (Administration (1410)-Salaries)	Administration 10%		\$57,838.00
	Subtotal of Estimated Cost			\$578,378.00

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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)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$59,546.00
MTW Activities (MTW (1492))	\$535,921.00
Subtotal of Estimated Cost	\$595,467.00

## Capital Fund Program - Five-Year Action Plan

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	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

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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

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