Part	I: Summary					
	Name: Housing Authority of the City of Salem Number: OR011	Locality (City/Co X Original 5-Ye	=	Revised 5-Year l	Plan (Revision No:)
Α.	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
	11-9 SCATTERED SITES (OR011203100)	\$54,000.00	\$95,000.00	\$250,000.00	\$195,000.00	\$80,000.00
	AUTHORITY-WIDE	\$185,754.00	\$144,643.00	\$144,643.00	\$239,835.00	\$386,325.00
	11-4 MULTIFAMILY (OR011203300)	\$487,859.00	\$243,111.00	\$88,111.00	\$47,919.00	\$16,429.00

Work Statement for Year 1

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	11-9 SCATTERED SITES (OR011203100)			\$54,000.00
ID0011	Site work - Fencing(Dwelling Unit-Site Work (1480)-Fencing)	10 QTY - Fence replace with Chain link or Cedar		\$38,000.00
ID0012	Site work - Lighting(Dwelling Unit-Site Work (1480)-Lighting,RAD Funds Pre Closing (1480))	10 QTY, Exterior Lighting with LED		\$16,000.00
	AUTHORITY-WIDE (NAWASD)			\$185,754.00
ID0036	Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Admin		\$48,275.00
ID0037	Operations(Operations (1406))	Operations		\$96,368.00
ID0051	Fees and Costs - Conversion (Dwelling Unit - Conversion (1480))	Consultation services related to the voluntary streamline conversion program which re-positions PH assets from the section 9 PH program to the section 8 HCV program which is tenant based assistance.		\$41,111.00

2577-0274 07/31/2017

Part II: Sup	porting Pages - Physical Needs Work Statements (s)		
Work State	nent for Year 1 2019		
Identifier	Development Number/Name	General Description of Major Work Categories Q	Quantity Estimated Cost
	11-4 MULTIFAMILY (OR011203300)		\$487,859.00
ID0059	Resident Relocation Assistance(RAD (1503))	Relocation costs associated with the RAD conversion and temporary displacement of residents.	\$487,859.00
	Subtotal of Estimated Cost		\$727,613.00

Work Statement for Year 2

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	11-9 SCATTERED SITES (OR011203100)			\$95,000.00	
ID0015	Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape)	5 QTY - Landscape upgrade and tree removal where necessary.		\$17,000.00	
ID0017	Unit rehab/improvements - Water Heater (Dwelling Unit-Interior (1480)-Plumbing)	60 QTY - Replace water heaters with energy efficient models.		\$60,000.00	
ID0052	Unit rehab/improvements - HVAC(Dwelling Unit-Interior (1480)-Mechanical)	4 QTY - HVAC Install split units		\$18,000.00	
	AUTHORITY-WIDE (NAWASD)			\$144,643.00	
ID0038	Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Admin		\$48,275.00	
ID0039	Operations(Operations (1406))	20%		\$96,368.00	

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work State	ment for Year 2 20	020			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	11-4 MULTIFAMILY (OR011203300)				\$243,111.00
ID0060	Resident Relocation Assistance(RAD (1503))		Resident Relocation assistance for temporary displacement through RAD conversion		\$243,111.00
	Subtotal of Estimated Cost				\$482,754.00

Work Statement for Year 3

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
11-9 SCATTERED SITES (OR011203100)			\$250,000.00
Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	5 QTY - Sidewalks and Driveway repair		\$35,000.00
Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape)	5 QTY -landscape and trees, removal and enhancement		\$17,000.00
Unit rehab/improvements - Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	QTY 2 - Plumbing update / Replace pipes and fixtures		\$20,000.00
Unit rehab/improvements - Water Heater (Dwelling Unit-Interior (1480)-Appliances)	3 QTY - Water Heater Replacements with more energy efficient models.		\$3,000.00
Unit rehab/improvements - HVAC(Dwelling Unit-Interior (1480)-Mechanical)	QTY 4 - HVAC-install split units		\$18,000.00
Site work - Roof(Dwelling Unit-Exterior (1480)-Roofs)	QTY 30 - Roof Repair and replace if necessary		\$105,000.00
	Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving) Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape) Unit rehab/improvements - Plumbing(Dwelling Unit-Interior (1480)-Plumbing) Unit rehab/improvements - Water Heater (Dwelling Unit-Interior (1480)-Appliances) Unit rehab/improvements - HVAC(Dwelling Unit-Interior (1480)-Mechanical)	Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving) Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape) Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape) Site work - Landscape and trees, removal and enhancement Unit rehab/improvements - Plumbing(Dwelling Unit-Interior (1480)-Plumbing) QTY 2 - Plumbing update / Replace pipes and fixtures Unit rehab/improvements - Water Heater (Dwelling Unit-Interior (1480)-Appliances) 3 QTY - Water Heater Replacements with more energy efficient models. Unit rehab/improvements - HVAC(Dwelling Unit-Interior (1480)-Mechanical) QTY 4 - HVAC-install split units	11-9 SCATTERED SITES (OR011203100) Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving) Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape) Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape) Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape) Unit rehab/improvements - Plumbing(Dwelling Unit-Interior (1480)-Plumbing) QTY 2 - Plumbing update / Replace pipes and fixtures Unit rehab/improvements - Water Heater (Dwelling Unit-Interior (1480)-Appliances) 3 QTY - Water Heater Replacements with more energy efficient models. Unit rehab/improvements - HVAC(Dwelling Unit-Interior (1480)-Mechanical) QTY 4 - HVAC-install split units

Work Statement for Year 3

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
Unit rehab/improvements - Windows/Doors (Dwelling Unit-Exterior (1480)-Windows)	QTY 12 - Window/ Door replace old and deteriorated with new energy efficient models.		\$20,000.00
Unit rehab/improvements - Insulation(Dwelling Unit-Interior (1480)-Other)	QTY 6 - Replaced old insulation with new to improve energy efficiency.		\$12,000.00
Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	QTY 2 - Slurry coat two driveways		\$20,000.00
AUTHORITY-WIDE (NAWASD)			\$144,643.00
Administraton(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Admin		\$48,275.00
Operations(Operations (1406))	20%		\$96,368.00
11-4 MULTIFAMILY (OR011203300)			\$88,111.00
	Unit rehab/improvements - Windows/Doors (Dwelling Unit-Exterior (1480)-Windows) Unit rehab/improvements - Insulation(Dwelling Unit-Interior (1480)-Other) Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving) AUTHORITY-WIDE (NAWASD) Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry) Operations(Operations (1406))	Unit rehab/improvements - Windows/Doors (Dwelling Unit-Exterior (1480)-Windows) Unit rehab/improvements - Insulation(Dwelling Unit-Interior (1480)-Other) QTY 12 - Window/ Door replace old and deteriorated with new energy efficient models. QTY 6 - Replaced old insulation with new to improve energy efficiency. Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving) QTY 2 - Slurry coat two driveways AUTHORITY-WIDE (NAWASD) Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry) Administration(Operations (1406))	Unit rehab/improvements - Windows/Doors (Dwelling Unit-Exterior (1480)-Windows) Unit rehab/improvements - Insulation(Dwelling Unit-Interior (1480)-Other) QTY 6 - Replaced old insulation with new to improve energy efficiency. Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving) QTY 2 - Slurry coat two driveways AUTHORITY-WIDE (NAWASD) Administraton(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sala

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	Work Statement for Year 3 2021					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0061	Siding / Window Repair and Replace (Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit- Exterior (1480)-Siding)	Shelton Building improvements		\$88,111.00		
	Subtotal of Estimated Cost			\$482,754.00		

Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	11-9 SCATTERED SITES (OR011203100)			\$195,000.00
ID0027	Site work - Asphalt(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	5 QTY - Sidewalks/drivewaysrepair/replace		\$35,000.00
ID0028	Site work - Landscape(Dwelling Unit-Site Work (1480)-Landscape,RAD Funds Pre Closing (1480))	QTY 5 - Landscape and trees; removal and enhancement		\$17,000.00
ID0029	Unit rehab/improvements - Windows/Doors (Dwelling Unit-Exterior (1480)-Roofs,RAD Funds Pre Closing (1480))	QTY 12 - replace windows and doors with energy efficient windows and doors		\$20,000.00
ID0031	Unit rehab/improvements - HVAC(Dwelling Unit-Interior (1480)-Mechanical)	4 QTY - Install split units		\$18,000.00
ID0034	Site work - Roof(Dwelling Unit-Exterior (1480)-Roofs)	QTY 10 - Repair and/or replace roof		\$105,000.00
	AUTHORITY-WIDE (NAWASD)			\$239,835.00

Part II: Supporting	Pages - Physical Need	s Work Statements (s)
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Work Statement for Year 4

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0044	Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Admin		\$48,275.00
ID0045	Operations(Operations (1406))	20%		\$96,368.00
ID0063	Voluntary Streamline Conversion (Dwelling Unit - Conversion (1480))	Conversion of remaining PH inventory to TPV and HCV program. Costs associated with fees and conversion costs.		\$95,192.00
	11-4 MULTIFAMILY (OR011203300)			\$47,919.00
ID0046	Resident Relocation Assistance(RAD (1503))	Resident Relocation Assistance from RAD Conversion (Perm Relocation)		\$47,919.00
	Subtotal of Estimated Cost			\$482,754.00

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cos
	11-9 SCATTERED SITES (OR011203100)			\$80,000.00
ID0056	Operations (Operations (1406))	Operations		\$80,000.00
	11-4 MULTIFAMILY (OR011203300)			\$16,429.00
ID0057	Operations (Operations (1406))	Operations		\$16,429.00
	AUTHORITY-WIDE (NAWASD)			\$386,325.00
ID0058	Administration (Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Administration		\$48,214.00
ID0062	Streamline Voluntary Conversion(Dwelling Unit - Conversion (1480))	Streamline Voluntary Conversion. Costs associated with the conversion of PH units to TPV and HCV program.		\$338,111.00

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		
	Subtotal of Estimated Cost				\$482,754.00		

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		
Administration (Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	\$48,275.00	
Operations(Operations (1406))	\$96,368.00	
Fees and Costs - Conversion (Dwelling Unit - Conversion (1480))	\$41,111.00	
Subtotal of Estimated Cost	\$185,754.00	

Part III: Supporting Pages - Management Needs Work Statements (s)			
ork Statement for Year 2 2020			
Development Number/Name General Description of Major Work Categories	Estimated Cost		
Housing Authority Wide			
Administration(Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	\$48,275.00		
Operations(Operations (1406))	\$96,368.00		
Subtotal of Estimated Cost	\$144,643.00		

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		
Housing Authority Wide			
Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	\$48,275.00		
Operations (0406))	\$96,368.00		
Subtotal of Estimated Cost	\$144,643.00		

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	
Housing Authority Wide		
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$48,275.00	
Operations(Operations (1406))	\$96,368.00	
Voluntary Streamline Conversion (Dwelling Unit - Conversion (1480))	\$95,192.00	
Subtotal of Estimated Cost	\$239,835.00	

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		
Housing Authority Wide			
Administration (Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	\$48,214.00		
Streamline Voluntary Conversion(Dwelling Unit - Conversion (1480))	\$338,111.00		
Subtotal of Estimated Cost	\$386,325.00		