

Capital Fund Program-Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
THE HOUSING AUTHORITY OF THE CITY OF PROVIDENCE, RI RI 43 P001 50126			Providence, RI		Original 5-Year Plan _ Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2026	Work Statement for Year 2 FFY 2027	Work Statement for Year 3 FFY 2028	Work Statement for Year 4 FFY 2029	Work Statement for Year 5 FFY 2030
B.	Physical Improvements Subtotal	Annual Statement	4,628,475.09	4,648,475.08	4,648,475.08	4,648,475.08
C.	Management Improvements		0.00	0.00	0.00	0.00
D.	PHA-Wide Non-dwelling Equipment		140,000.00	140,000.00	140,000.00	140,000.00
E.	Administration		862,290.00	862,290.00	862,290.00	862,290.00
F.	Other		80,000.00	60,000.00	60,000.00	60,000.00
G.	Operations		1,724,580.00	1,724,580.00	1,724,580.00	1,724,580.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		1,187,562.91	1,187,562.92	1,187,562.92	1,187,562.92
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		8,622,908.00	8,622,908.00	8,622,908.00	8,622,908.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000001			RI001000001		
Annual	Chad Brown			Chad Brown		
Statement	Operations	N/A	0.00	Operations	N/A	0.00
	Mold Remediation	2 units	25,000.00	Mold Remediation	2 units	25,000.00
	Mold Testing	10 units	25,000.00	Mold Testing	10 units	25,000.00
	Exterior Repair/Paint	1 bldg	50,000.00	Exterior Repair/Paint	1 bldg	50,000.00
	Repair/Replace Gas/Water Lines	3 bldgs	255,581.00	Repair/Replace Gas/Water Lines	3 bldgs	255,581.00
	Re-Caulk/Repaint Windows	4 units	50,000.00	Re-Caulk/Repaint Windows	4 units	50,000.00
	Upgrade Kitchens	4 units	50,000.00	Upgrade Kitchens	4 units	50,000.00
	Appliance Purchases	15 units	25,000.00	Appliance Purchases	15 units	25,000.00
	Repair/Replace Roofs	2 bldgs	200,000.00	Repair/Replace Roofs	2 bldgs	150,000.00
	Security Cameras	2 cameras	15,000.00	Security Cameras	2 cameras	15,000.00
	Bond Repayment	N/A	48,096.30	Bond Repayment	N/A	48,096.30
	Total		743,677.30	Total		693,677.30
	Subtotal of Estimated Cost		743,677.30	Subtotal of Estimated Cost		693,677.30

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Admiral Terrace			Admiral Terrace		
Annual	Operations	N/A	0.00	Operations	N/A	0.00
Statement	Repair/Replace Roofs	1 bldg	100,000.00	Repair/Replace Roofs	1 bldg	75,000.00
	Repair Gutters/add Guards	5 bldg	25,000.00	Repair Gutters/add Guards	5 bldg	25,000.00
	Upgrade Kitchens	4 units	50,000.00	Upgrade Kitchens	4 units	50,000.00
	Re-Caulk/Repaint Windows	7 bldgs	25,000.00	Re-Caulk/Repaint Windows	7 bldgs	25,000.00
	Mold Remediation	2 units	25,000.00	Mold Remediation	2 units	25,000.00
	Mold Testing	10 units	25,000.00	Mold Testing	10 units	25,000.00
	Appliance Purchase	11 units	20,000.00	Appliance Purchase	11 units	20,000.00
	Repoint/Seal Exterior	1 bldg	50,000.00	Repoint/Seal Exterior	1 bldg	50,000.00
	Security Cameras	2 cameras	20,000.00	Security Cameras	2 cameras	20,000.00
	Bond Repayment	N/A	48,096.30	Bond Repayment	N/A	48,096.30
	Total		388,096.30	Total		363,096.30
	Sunset Village			Sunset Village		
	Paint Exterior	1 bldg	100,000.00	Paint Exterior	1 bldg	75,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Total		110,000.00	Total		85,000.00
	R1001000001 Total		1,241,773.60	R1001000001 Total		1,141,773.60
	Subtotal of Estimated Cost		498,096.30	Subtotal of Estimated Cost		448,096.30

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000002			RI001000002		
Annual	Roger Williams			Roger Williams		
Statement	Repair/Replace Windows	5 units	100,000.00	Repair/Replace Windows	5 units	100,000.00
	Roof Repair	1 bldg	100,000.00	Roof Repair	1 bldg	100,000.00
	Bathrom Renovations	30 baths	100,000.00	Bathrom Renovations	30 baths	100,000.00
	Install Fire Reporting System	2 bldgs	400,000.00	Install Fire Reporting System	2 bldgs	400,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Total		710,000.00	Total		710,000.00
	Codding Court			Codding Court		
	Operations	N/A	0.00	Operations	N/A	0.00
	Mold Remediation	2 units	25,000.00	Mold Remediation	2 units	25,000.00
	Mold Testing	10 units	25,000.00	Mold Testing	10 units	25,000.00
	Replace Domestic Water Heaters	1 unit	50,000.00	Replace Domestic Water Heaters	1 unit	50,000.00
	Repair/Replace Roofs	1 bldg	100,000.00	Repair/Replace Roofs	1 bldg	100,000.00
	Security Cameras	2 cameras	20,000.00	Security Cameras	2 cameras	20,000.00
	Bond Repayment	N/A	36,220.67	Bond Repayment	N/A	36,220.67
	Total		256,220.67	Total		256,220.67
	Subtotal of Estimated Cost		966,220.67	Subtotal of Estimated Cost		966,220.67

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Scattered Sites			Scattered Sites		
Annual	Operations	N/A	0.00	Operations	N/A	0.00
Statement	A & E Fees/Costs Roof Repairs	N/A	50,000.00	A & E Fees/Costs Roof Repairs	N/A	50,000.00
Statement	Replace Roof/ Gutters/Downspouts	4 bldgs	100,000.00	Replace Roof/ Gutters/Downspouts	4 bldgs	100,000.00
	Paint Buildings, Rebuild Porches	20 bldgs	215,589.81	Paint Buildings, Rebuild Porches	20 bldgs	150,385.80
	Replace DHW Tanks, Boilers	10 units	100,000.00	Replace DHW Tanks, Boilers	10 bldgs	100,000.00
	Repair/Seal Foundation Cracks	5 bldgs	50,000.00	Repair/Seal Foundation Cracks	2 bldgs	50,000.00
	Carb Monoxide/Smoke Detectors	25 units	5,000.00	Carb Monoxide/Smoke Detectors	20 bldgs	5,000.00
	Replace Windows, Deferred Painting	4 units	84,796.00	Replace Windows, Deferred Painting	10 units	100,000.00
	Install Vinyl Siding, Vinyl Floor Tile	3 bldgs	100,000.00	Install Vinyl Siding, Vinyl Floor Tile	3 bldg	100,000.00
	Bond Repayment	N/A	36,220.67	Bond Repayment	N/A	36,220.67
	Total		741,606.48	Total		691,606.47
	RI001000002 Total		1,707,827.15	RI001000002 Total		1,657,827.14
	RI001000003 Hartford Park			RI001000003 Hartford Park		
	Operations	N/A	665,450.09	Operations	N/A	665,450.09
	A&E Fees and Costs Fire Alarm System	1 system	10,000.00	A&E Fees and Costs Fire Alarm System	1 system	10,000.00
	Utility Survey	1 unit	1,000.00	Utility Survey	1 unit	1,000.00
	LBP/Asbestos Testing	N/A	10,000.00	LBP/Asbestos Testing	N/A	10,000.00
	Exteriors & Paint (Hi-Rise)	1 bldg	303,747.00	Exteriors & Paint (Hi-Rise)	1 bldg	253,747.00
	Subtotal of Estimated Cost		741,606.48	Subtotal of Estimated Cost		691,606.47

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Hartford Park (continued)			Hartford Park (continued)		
Annual	Exterior Building Repairs	15 bldgs	250,000.00	Exterior Building Repairs	15 bldgs	250,000.00
Statement	LBP Abatement	2 units	10,000.00	LBP Abatement	2 units	10,000.00
	Bldg. Repairs/Paint/ Vinyl Siding	2 bldgs	325,000.00	Bldg. Repairs/Paint/ Vinyl Siding	2 bldgs	275,000.00
	Heat/Domestic HW System Repairs	1 unit	50,000.00	Heat/Domestic HW System Repairs	1 unit	50,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	326,579.78	Bond Repayment	N/A	326,579.79
	RI001000003 Total		1,961,776.87	RI001000003 Total		1,861,776.88
	RI001000004 Manton Heights			RI001000004 Manton Heights		
	Operations	N/A	0.00	Operations	N/A	0.00
	Mold Remediation	3 units	25,000.00	Mold Remediation	3 units	25,000.00
	Mold Testing	10 units	25,000.00	Mold Testing	10 units	25,000.00
	Exterior Building Repairs	4 bldgs	50,000.00	Exterior Building Repairs	4 bldgs	46,052.00
	Upgrade Exterior lighting	1 bldg	10,000.00	Upgrade Exterior lighting	1 bldg	10,000.00
	Repair/Replace Gas/Water Lines	1 unit	20,000.00	Repair/Replace Gas/Water Lines	1 unit	20,000.00
	Exterior Repairs/Paint/Siding	1 bldg	119,687.00	Exterior Repairs/Paint/Siding	1 bldg	119,687.00
	Interior Repairs Mgmt Office	1 unit	20,000.00	Interior Repairs Mgmt Office	1 unit	20,000.00
	Subtotal of Estimated Cost		1,961,776.87	Subtotal of Estimated Cost		1,861,776.88

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Manton Heights (continued)			Manton Heights (continued)		
Annual	Repair/Replace Roof on Brick Bldgs	1 bldg	146,052.00	Repair/Replace Roof on Brick Bldgs	1 bldg	100,000.00
Statement	Repair/Replace Doors and Hardware	25 units	30,000.00	Repair/Replace Doors and Hardware	25 units	30,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	46,314.95	Bond Repayment	N/A	46,314.95
	RI001000004 Total		502,053.95	RI001000004 Total		452,053.95
	RI001000005 Dexter Manor			RI001000005 Dexter Manor		
	Operations	N/A	568,067.15	Operations	N/A	568,067.15
	Upgrade Windows	5 units	50,000.00	Upgrade Windows	5 units	50,000.00
	Replace Boilers/DHW Heaters	1 bldg	361,805.30	Replace Boilers/DHW Heaters	1 bldg	381,805.30
	Replace Roof Exhaust Fans	1bldg	33,222.00	Replace Roof Exhaust Fans	1 bldg	33,222.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	194,760.32	Bond Repayment	N/A	194,760.32
	RI001000005 Total		1,217,854.77	RI001000005 Total		1,237,854.77
	Subtotal of Estimated Cost		1,719,908.72	Subtotal of Estimated Cost		1,689,908.72

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000006 Dominica Manor			RI001000006 Dominica Manor		
Annual	Operations	N/A	0.00	Operations	N/A	0.00
Statement	Replace Shower/Tub Mixing Valve	15 units	10,000.00	Replace Shower/Tub Mixing Valve	15 units	10,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	173,384.19	Bond Repayment	N/A	173,384.19
	RI001000006 Total		203,384.19	RI001000006 Total		203,384.19
	RI001000007 Carroll Tower			RI001000007 Carroll Tower		
	Operations	N/A	0.00	Operations	N/A	0.00
	Upgrade/Paint Hallway	1 unit	9,000.00	Upgrade/Paint Hallway	1 unit	9,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Upgrade Kitchens	6 units	25,000.00	Upgrade Kitchens	6 units	25,000.00
	Replace DHW Riser	2 units	35,000.00	Replace DHW Riser	2 units	35,000.00
	A & E Fees/Costs-Fire Pump	N/A	10,000.00	Install New Fire Pump	1 pump	150,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	87,879.66	Bond Repayment	N/A	87,879.66
	RI001000007 Total		186,879.66	RI001000007 Total		326,879.66
	Subtotal of Estimated Cost		390,263.85	Subtotal of Estimated Cost		530,263.85

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027			Work Statement for Year 2028 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000008 Kilmartin Plaza			RI001000008 Kilmartin Plaza		
Annual	Operations	N/A	491,062.76	Operations	N/A	491,062.76
Statement	Repair/Replace Windows	4 units	10,000.00	Repair/Replace Windows	4 units	10,000.00
	Paint Stairwells	1 stair	2,000.00	Paint Stairwells	1 stair	2,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	47,502.52	Bond Repayment	N/A	47,502.52
	RI001000008 Total		570,565.28	RI001000008 Total		570,565.28
	RI001000009 Parenti Villa			RI001000009 Parenti Villa		
	Operations	N/A	0.00	Operations	N/A	0.00
	Appliance Upgrade	10	9,994.98	Appliance Upgrade	10	9,994.98
	Bathroom Renovations	10 baths	1,000.00	Bathroom Renovations	10 baths	1,000.00
	A & E Fees/Costs-Fire Pump	N/A	10,000.00	Install New Fire Pump	1 pump	150,000.00
	Security Cameras	2 cameras	5,000.00	Security Cameras	2 cameras	5,000.00
	Bond Repayment	N/A	142,507.55	Bond Repayment	N/A	142,507.55
	RI001000009 Total		168,502.53	RI001000009 Total		308,502.53
	CFP Administrative Costs		862,290.00	CFP Administrative Costs		862,290.00
	Subtotal of Estimated Cost		8,622,908.00	Subtotal of Estimated Cost		8,622,908.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000001 Chad Brown			RI001000001 Chad Brown		
Annual	Operations	N/A	0.00	Operations	N/A	0.00
Statement	Bathroom Upgrades	2 units	25,000.00	Bathroom Upgrades	2 units	25,000.00
	Mold Testing	10 units	25,000.00	Mold Testing	10 units	25,000.00
	Exterior Repair/Paint	1 bldg	50,000.00	Exterior Repair/Paint	1 bldg	50,000.00
	Repair/Replace Gas/Water Lines	3 bldgs	255,581.00	Repair/Replace Gas/Water Lines	3 bldgs	255,581.00
	Re-Caulk/Repaint Windows	4 units	50,000.00	Re-Caulk/Repaint Windows	4 units	50,000.00
	Upgrade Kitchens	4 units	50,000.00	Upgrade Kitchens	4 units	50,000.00
	Heating Repairs/Upgrades	15 units	25,000.00	Heating Repairs/Upgrades	15 units	25,000.00
	Repair/Replace Roofs	2 bldgs	150,000.00	Repair/Replace Roofs	2 bldgs	150,000.00
	Security Cameras	2 cameras	15,000.00	Security Cameras	2 cameras	15,000.00
	Bond Repayment	N/A	48,096.30	Bond Repayment	N/A	48,096.30
	Total		693,677.30	Total		693,677.30
	Subtotal of Estimated Cost		693,677.30	Subtotal of Estimated Cost		693,677.30

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Admiral Terrace			Admiral Terrace		
Annual	Operations	N/A	0.00	Operations	N/A	0.00
Statement	Repair/Replace Roofs	1 bldg	75,000.00	Repair/Replace Roofs	1 bldg	75,000.00
	Repair Gutters/add Guards	5 bldg	25,000.00	Repair Gutters/add Guards	5 bldg	25,000.00
	Upgrade Kitchens	4 units	50,000.00	Upgrade Kitchens	4 units	50,000.00
	Re-Caulk/Repaint Windows	7 bldgs	25,000.00	Re-Caulk/Repaint Windows	7 bldgs	25,000.00
	Mold Remediation	2 units	25,000.00	Mold Remediation	2 units	25,000.00
	Electrical Upgrades	10 units	25,000.00	Electrical Upgrades	10 units	25,000.00
	Appliance Purchase	11 units	20,000.00	Appliance Purchase	11 units	20,000.00
	Repoint/Seal Exterior	1 bldg	50,000.00	Repoint/Seal Exterior	1 bldg	50,000.00
	Security Cameras	2 cameras	20,000.00	Security Cameras	2 cameras	20,000.00
	Bond Repayment	N/A	48,096.30	Bond Repayment	N/A	48,096.30
	Total		363,096.30	Total		363,096.30
	Sunset Village			Sunset Village		
	Paint Exterior	1 bldg	75,000.00	Paint Exterior	1 bldg	75,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Total		85,000.00	Total		85,000.00
	RI001000001 Total		1,141,773.60	RI001000001 Total		1,141,773.60
	Subtotal of Estimated Cost		448,096.30	Subtotal of Estimated Cost		448,096.30

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000002 Roger Williams			RI001000002 Roger Williams		
Annual	Repair/Replace Windows	5 units	100,000.00	Repair/Replace Windows	5 units	100,000.00
Statement	Roof Repair	1 bldg	100,000.00	Roof Repair	1 bldg	100,000.00
	Stair Repair/Replacement	4 wells	100,000.00	Stair Repair/Replacement	4 wells	100,000.00
	Install Fire Reporting System	2 bldgs	400,000.00	Install Fire Reporting System	2 bldgs	400,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Total		710,000.00	Total		710,000.00
	Coddling Court			Coddling Court		
	Operations	N/A	0.00	Operations	N/A	0.00
	Mold Remediation	2 units	25,000.00	Mold Remediation	2 units	25,000.00
	Door Replacement	10 units	25,000.00	Door Replacement	10 units	25,000.00
	Replace Domestic Water Heaters	1 unit	50,000.00	Replace Domestic Water Heaters	1 unit	50,000.00
	Repair/Replace Roofs	1 bldg	100,000.00	Repair/Replace Roofs	1 bldg	100,000.00
	Security Cameras	2 cameras	20,000.00	Security Cameras	2 cameras	20,000.00
	Bond Repayment	N/A	36,220.67	Bond Repayment	N/A	36,220.67
	Total		256,220.67	Total		256,220.67
	Subtotal of Estimated Cost		966,220.67	Subtotal of Estimated Cost		966,220.67

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Scattered Sites			Scattered Sites		
Annual	Operations	N/A	0.00	Operations	N/A	0.00
Statement	A & E Fees/Costs Roof Repairs	N/A	50,000.00	A & E Fees/Costs Roof Repairs	N/A	50,000.00
	Replace Roof/ Gutters/Downspouts	4 bldgs	100,000.00	Replace Roof/ Gutters/Downspouts	4 bldgs	100,000.00
	Paint Buildings, Rebuild Porches	20 bldgs	150,385.80	Paint Buildings, Rebuild Porches	20 bldgs	150,385.80
	Replace DHW Tanks, Boilers	10 bldgs	100,000.00	Replace DHW Tanks, Boilers	10 bldgs	100,000.00
	Repair/Seal Foundation Cracks	2 bldgs	20,000.00	Repair/Seal Foundation Cracks	2 bldgs	20,000.00
	Lock Replacements	20 bldgs	35,000.00	Lock Replacements	20 bldgs	35,000.00
	Replace Windows, Deferred Painting	10 units	100,000.00	Replace Windows, Deferred Painting	10 units	100,000.00
	Install Vinyl Siding, Vinyl Floor Tile	3 bldg	100,000.00	Install Vinyl Siding, Vinyl Floor Tile	3 bldg	100,000.00
	Bond Repayment	N/A	36,220.67	Bond Repayment	N/A	36,220.67
	Total		691,606.47	Total		691,606.47
	RI001000002 Total		1,657,827.14	RI001000002 Total		1,657,827.14
	RI001000003 Hartford Park			RI001000003 Hartford Park		
	Operations	N/A	665,450.09	Operations	N/A	665,450.09
	A&E Fees and Costs Fire Alarm System	1 system	10,000.00	A&E Fees and Costs Fire Alarm System	1 system	10,000.00
	Utility Survey	1 unit	1,000.00	Utility Survey	1 unit	1,000.00
	LBP/Asbestos Testing	N/A	10,000.00	LBP/Asbestos Testing	N/A	10,000.00
	Exteriors & Paint (Hi-Rise)	1 bldg	253,747.00	Exteriors & Paint (Hi-Rise)	1 bldg	253,747.00
	Subtotal of Estimated Cost		691,606.47	Subtotal of Estimated Cost		691,606.47

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Hartford Park (continued)			Hartford Park (continued)		
Annual	Exterior Building Repairs	15 bldgs	250,000.00	Exterior Building Repairs	15 bldgs	250,000.00
Statement	LBP Abatement	2 units	10,000.00	LBP Abatement	2 units	10,000.00
	Bldg. Repairs/Paint/ Vinyl Siding	2 bldgs	275,000.00	Bldg. Repairs/Paint/ Vinyl Siding	2 bldgs	275,000.00
	Heat/Domestic HW System Repairs	1 unit	50,000.00	Heat/Domestic HW System Repairs	1 unit	50,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	326,579.79	Bond Repayment	N/A	326,579.79
	RI001000003 Total		1,861,776.88	RI001000003 Total		1,861,776.88
	RI001000004 Manton Heights			RI001000004 Manton Heights		
	Operations	N/A	0.00	Operations	N/A	0.00
	Mold Remediation	3 units	25,000.00	Mold Remediation	3 units	25,000.00
	Mold Testing	10 units	25,000.00	Mold Testing	10 units	25,000.00
	Exterior Building Repairs	4 bldgs	46,052.00	Exterior Building Repairs	4 bldgs	46,052.00
	Bathroom Upgrades	1 bldg	10,000.00	Bathroom Upgrades	1 bldg	10,000.00
	Repair/Replace Gas/Water Lines	1 unit	20,000.00	Repair/Replace Gas/Water Lines	1 unit	20,000.00
	Exterior Repairs/Paint/Siding	1 bldg	119,687.00	Exterior Repairs/Paint/Siding	1 bldg	119,687.00
	Interior Repairs Mgmt Office	1 unit	20,000.00	Interior Repairs Mgmt Office	1 unit	20,000.00
	Subtotal of Estimated Cost		1,861,776.88	Subtotal of Estimated Cost		1,861,776.88

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Manton Heights (continued)			Manton Heights (continued)		
Annual	Repair/Replace Roof on Brick Bldgs	1 bldg	100,000.00	Repair/Replace Roof on Brick Bldgs	1 bldg	100,000.00
Statement	Repair/Replace Doors and Hardware	25 units	30,000.00	Repair/Replace Doors and Hardware	25 units	30,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	46,314.95	Bond Repayment	N/A	46,314.95
	RI001000004 Total		452,053.95	RI001000004 Total		452,053.95
	RI001000005 Dexter Manor			RI001000005 Dexter Manor		
	Operations	N/A	568,067.15	Operations	N/A	568,067.15
	Upgrade Windows	5 units	50,000.00	Upgrade Windows	5 units	50,000.00
	Replace Boilers/DHW Heaters	1 bldg	381,805.30	Replace Boilers/DHW Heaters	1 bldg	381,805.30
	Replace Roof Exhaust Fans	1 bldg	33,222.00	Replace Roof Exhaust Fans	1 bldg	33,222.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	194,760.32	Bond Repayment	N/A	194,760.32
	RI001000005 Total		1,237,854.77	RI001000005 Total		1,237,854.77
	Subtotal of Estimated Cost		1,689,908.72	Subtotal of Estimated Cost		1,689,908.72

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000006 Dominica Manor			RI001000006 Dominica Manor		
Annual	Operations	N/A	0.00	Operations	N/A	0.00
Statement	Replace Shower/Tub Mixing Valve	15 units	10,000.00	Replace Shower/Tub Mixing Valve	15 units	10,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	173,384.19	Bond Repayment	N/A	173,384.19
	RI001000006 Total		203,384.19	RI001000006 Total		203,384.19
	RI001000007 Carroll Tower			RI001000007 Carroll Tower		
	Operations	N/A	0.00	Operations	N/A	0.00
	Upgrade/Paint Hallway	1 unit	9,000.00	Upgrade/Paint Hallway	1 unit	9,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Upgrade Kitchens	6 units	25,000.00	Upgrade Kitchens	6 units	25,000.00
	Replace DHW Riser	2 units	35,000.00	Replace DHW Riser	2 units	35,000.00
	Install New Fire Pump	1 pump	150,000.00	Install New Fire Pump	1 pump	150,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	87,879.66	Bond Repayment	N/A	87,879.66
	RI001000007 Total		326,879.66	RI001000007 Total		326,879.66
	Subtotal of Estimated Cost		530,263.85	Subtotal of Estimated Cost		530,263.85

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029			Work Statement for Year 2030 FFY 2030		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	RI001000008 Kilmartin Plaza			RI001000008 Kilmartin Plaza		
Annual	Operations	N/A	491,062.76	Operations	N/A	491,062.76
Statement	Repair/Replace Windows	4 units	10,000.00	Repair/Replace Windows	4 units	10,000.00
	Paint Stairwells	1 stair	2,000.00	Paint Stairwells	1 stair	2,000.00
	Appliance Upgrade	10	10,000.00	Appliance Upgrade	10	10,000.00
	Security Cameras	2 cameras	10,000.00	Security Cameras	2 cameras	10,000.00
	Bond Repayment	N/A	47,502.52	Bond Repayment	N/A	47,502.52
	RI001000008 Total		570,565.28	RI001000008 Total		570,565.28
	RI001000009 Parenti Villa			RI001000009 Parenti Villa		
	Operations	N/A	0.00	Operations	N/A	0.00
	Appliance Upgrade	10	9,994.98	Appliance Upgrade	10	9,994.98
	Bathroom Renovations	10 baths	1,000.00	Bathroom Renovations	10 baths	1,000.00
	Install New Fire Pump	1 pump	150,000.00	Install New Fire Pump	1 pump	150,000.00
	Security Cameras	2 cameras	5,000.00	Security Cameras	2 cameras	5,000.00
	Bond Repayment	N/A	142,507.55	Bond Repayment	N/A	142,507.55
	RI001000009 Total		308,502.53	RI001000009 Total		308,502.53
	CFP Administrative Costs		862,290.00	CFP Administrative Costs		862,290.00
	Subtotal of Estimated Cost		8,622,908.00	Subtotal of Estimated Cost		8,622,908.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2026	Work Statement for Year 2027 FFY 2027		Work Statement for Year: 2028 FFY 2028	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	RI001000001 Chad Brown		RI001000001 Chad Brown	
Annual		0.00		0.00
Statement	Admiral Terrace		Admiral Terrace	
		0.00		0.00
	RI001000002 Coddington Court		RI001000002 Coddington Court	
		0.00		0.00
	Scattered Sites		Scattered Sites	
		0.00		0.00
	RI001000003 Hartford Park		RI001000003 Hartford Park	
		0.00		0.00
	RI001000004 Manton Heights		RI001000004 Manton Heights	
		0.00		0.00
	RI001000005 Dexter Manor		RI001000005 Dexter Manor	
	Computer System Software	0.00	Computer System Software	0.00
	RI001000006 Dominica Manor		RI001000006 Dominica Manor	
		0.00		0.00
	RI001000007 Carroll Tower		RI001000007 Carroll Tower	
		0.00		0.00
	RI001000008 Kilmartin Plaza		RI001000008 Kilmartin Plaza	
		0.00		0.00
	RI001000009 Parenti Villa		RI001000009 Parenti Villa	
		0.00		0.00
	Subtotal of Estimated Cost	0.00	Subtotal of Estimated Cost	0.00

Capital Fund Program-Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2026	Work Statement for Year 2029 FFY 2029		Work Statement for Year: 2030 FFY 2030	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	RI001000001 Chad Brown		RI001000001 Chad Brown	
Annual		0.00		0.00
Statement	Admiral Terrace		Admiral Terrace	
		0.00		0.00
	RI001000002 Coddington Court		RI001000002 Coddington Court	
		0.00		0.00
	Scattered Sites		Scattered Sites	
		0.00		0.00
	RI001000003 Hartford Park		RI001000003 Hartford Park	
		0.00		0.00
	RI001000004 Manton Heights		RI001000004 Manton Heights	
		0.00		0.00
	RI001000005 Dexter Manor		RI001000005 Dexter Manor	
	Computer System Software	0.00	Computer System Software	0.00
	RI001000006 Dominica Manor		RI001000006 Dominica Manor	
		0.00		0.00
	RI001000007 Carroll Tower		RI001000007 Carroll Tower	
		0.00		0.00
	RI001000008 Kilmartin Plaza		RI001000008 Kilmartin Plaza	
		0.00		0.00
	RI001000009 Parenti Villa		RI001000009 Parenti Villa	
		0.00		0.00
	Subtotal of Estimated Cost	0.00	Subtotal of Estimated Cost	0.00