



## **ENVIRONMENTAL REVIEW**

*For property located at:*

**2024-2028 Capital Fund Program 5 Year Action Plan**

*Prepared for:*

**The Housing Authority of the City of Newport  
120B Hillside Avenue  
Newport, Rhode Island 02840**

*Prepared by:*

**SAGE Environmental, Inc.  
301 Friendship Street  
Providence, Rhode Island 02903**

**SAGE Project No. L5257108**

**MARCH 2025**

**Environmental Review for Activity/Project that is Categorically Excluded Subject to Section  
58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** P2024-2028 Capital Fund Program 5 Year Action Plan (PHA Number: RI005)

**Responsible Entity:** City of Newport, Rhode Island

**Grant Recipient (if different than Responsible Entity):** The Housing Authority of the City of Newport

**State/Local Identifier:** Newport, Rhode Island

**Preparer:** Jack Duross, Cathy Racine & Jacob Butterworth, SAGE Environmental, Inc.

**Certifying Officer Name and Title:** Colin Kennedy, City Manager, City of Newport

**Grant Recipient (if different than Responsible Entity):**

**Consultant (if applicable):** SAGE Environmental, Inc.

**Direct Comments to:** Rhonda R. Mitchell, M.S., PHM  
Executive Director  
The Housing Authority of Newport, RI  
[www.newporthousing.org](http://www.newporthousing.org)  
401-847-0185 x. 1035

**Project Location:**

<u>Property Name</u>	<u>Property Address</u>
AMP 1	1 Park Holm, Newport, RI
AMP 2	Chapel Terrace & Deblois Street, Newport, RI
AMP 4	Earl Avenue, Pond Avenue, Edgar Court, Coddington Street, and Chapel Street, Newport, RI
AMP 5	Chapel Street, (Donovan Manor), Newport, RI

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

The project consists of updating or replacing existing older equipment and building materials on the buildings located at the addresses above. General descriptions of major work categories are listed on the 2024-2028 five-year plan summary, a copy of which is attached.

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

The Housing Authority of the City of Newport is updating or replacing existing older equipment and building materials due to normal deterioration and/or to increase efficiency.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

The existing project area is characterized by buildings needing maintenance and upgrading existing structures, infrastructures and equipment.

**Funding Information**

<b>HUD Program</b>	<b>Funding Amount</b>
Capital Fund	\$12,359,267.00

**Estimated Total HUD Funded Amount:**

Based on current pro forma, \$12,359,267.00

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:**

Based on current pro forma with conservative estimate for hard costs, \$12,359,267.00

## Checklist

### Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/times/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Status, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	<b>Are formal compliance steps or mitigation required?</b>	<b>Compliance determinations</b>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.6</b>		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• 1 Park Holm, Newport, RI - 1.7 Miles from Newport State Airport; 7.4 Miles from Quonset State Airport.</li> <li>• Chapel Terrace &amp; Deblois Street, Newport, RI – 3.2 Miles from Newport State Airport; 8.84 Miles from Quonset State Airport.</li> <li>• Earl Avenue, Pond Avenue, Edgar Court, Coddington Street, and Chapel Street, Newport, RI – 2.9 to 3.2 Miles from Newport State Airport; 8.1 to 9.4 Miles from Quonset State Airport.</li> <li>• Chapel Street, (Donovan Manor) – 3.1 Miles from Newport State Airport; 8.7 Miles from Quonset State Airport.</li> </ul>
<b>Coastal Barrier Resources</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	These properties are not located within a Coastal Barrier Resource.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• 1 Park Holm, Newport, RI - located within Zone X. Areas determined to be outside the 0.2% annual chance floodplain. Map Number 44005C0093J, dated 9/4/2013.</li> <li>• Chapel Terrace &amp; Deblois Street, Newport, RI – located within Zone X. Areas determined to be outside the 0.2% annual chance floodplain. Map Number 44005C0181J, dated 9/4/2013.</li> <li>• Earl Avenue, Pond Avenue, Edgar Court, Coddington Street, and Chapel Street, Newport, RI – located within Zones AE and X. Areas determined to be within and outside</li> </ul>

		<p>the 0.2% annual chance floodplain, respectively. Map Numbers 44005C0177J, dated 9/4/2013; 44005C0181J, dated 9/4/2013; 44005C0093J, dated 9/4/2013.</p> <ul style="list-style-type: none"> <li>Chapel Street, (Donovan Manor) – located within Zone X. Areas determined to be outside the 0.2% annual chance floodplain. Map Number 44005C0093J dated 9/4/2013.</li> </ul>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project relative to this action may be considered a Categorical Excluded Activity as the work proposed is intended for capital improvement.
<b>Coastal Zone Management</b> Coastal Zone Management Act, sections 307(c) & (d)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	These properties are located within a Coastal Zone Management area; however, they are well inland of the coastline and not subject to Coastal Resources Management Council (CRMC) permitting requirements.
<b>Contamination and Toxic Substances</b> 24 CFR Part 50.3(i) & 58(i)(2)	Yes    No <input checked="" type="checkbox"/> <input type="checkbox"/>	Based upon environmental review of the subject location and environmental database as well as the date of construction of the subject buildings, the potential for contamination and/or toxic substance concerns was found.
<b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 DFR Part 402	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no rare or endangered species located within 500 feet of the properties.
<b>Explosive and Flammable Hazards</b> 24 CFR Part 51 Subpart C	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based upon environmental review of the subject location and environmental database, explosive and/or flammable hazards were not found.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	These properties are not located within a farmland protection area.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>1 Park Holm, Newport, RI - located within Zone X. Areas determined to be outside the 0.2% annual chance floodplain. Map Number 44005C0093J, dated 9/4/2013.</li> <li>Chapel Terrace &amp; DeBlois Street, Newport, RI – located within Zone X. Areas determined to be outside the 0.2% annual chance floodplain. Map Number 44005C0181J, dated 9/4/2013.</li> <li>Earl Avenue, Pond Avenue, Edgar Court, Coddington Street, and Chapel Street, Newport, RI – located within Zones AE and X.</li> </ul>

		<p>Areas determined to be within and outside the 0.2% annual chance floodplain, respectively. Map Numbers 44005C0177J, dated 9/4/2013; 44005C0181J, dated 9/4/2013; 44005C0093J, dated 9/4/2013.</p> <ul style="list-style-type: none"> <li>Chapel Street, (Donovan Manor) – located within Zone X. Areas determined to be outside the 0.2% annual chance floodplain. Map Number 44005C0093J dated 9/4/2013.</li> </ul>
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The State of Rhode Island Historical Preservation and Heritage Commission provided a letter dated June 20, 2024 indicating that this project is unlikely to affect significant historic or archaeological resources.
<b>Noise and Abatement Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project relative to this action may be considered a Categorically Excluded Activity as the work proposed is intended for capital improvement.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The properties are not located within a sole source aquifer.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The properties are not located within a wetland protection area.
<b>Wild and Scenic Rivers</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no wild and scenic rivers within the vicinity of the property.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	1 Park Holm, Pond Avenue and Coddington Street are located within an environmental justice area.

**Field Inspection** (Date and completed by): Mr. Jack Duross on May 21, 2024.

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:

Flood Plain Mapping Sources – FEMA National Flood Insurance Program Website  
Coastal Barriers Mapping Sources – Department of US Fish and Wildlife Website  
Airports/Runways – FAA Website  
RI Historical Preservation & Heritage Commission

**List of Permits Obtained:**

N/A

**Public Outreach** [24 CFR 50.23 & 58.43]:

SAGE Environmental, Inc. reached out to the RI Historical Preservation & Heritage Commission to determine if the subject project is of historic significance. The Historical Preservation & Heritage Commission responded to SAGE on June 20, 2024, and concluded that no historic properties will be affected by the subject project.

**Cumulative Impact Analysis** [24 CFR 58.32]:

Based upon the study performed herein, no impact is anticipated.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]

Not applicable.

**No Action Alternative** [24 CFR 58.40(e)]:

Not applicable.

**Summary of Findings and Conclusions:** Due to the ages of the buildings, they **MAY** contain hazardous building materials (HBMs) such as lead-based paint, asbestos, polychlorinated biphenyls, etc. These have not been assessed and /or mitigated.

**Mitigation Measures and Conditions** [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into the project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Rhode Island Department of Health (RIDOH)	Inspections and sampling for potential HBMs by a state-licensed inspector, and if found, properly abated by a state-license abatement contractor under an abatement plan approved by RIDOH.

**DETERMINATION:**

- ☐ This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☒ This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete

consultation/mitigation protocol requirements, **publish NOI/RROF and obtain “Authority to Use Grant Funds”** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR

☐ This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements).

Preparer Signature: Jack Duross Date: 3/6/2025  
Cathy A. Racine Date: 3/6/2025  
Jacob H. Butterworth Date: 3/6/2025

Name/Title/Organization: Jack Duross, Environmental Scientist; Cathy A. Racine, Executive Assistant; and Jacob H. Butterworth, MS, LSP, Vice President, SAGE Environmental, Inc.

Responsible Entity Agency Official Signature:

\_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



## Environmental Justice (CEST and EA)

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	
References		
<a href="https://www.hudexchange.info/environmental-review/environmental-justice">https://www.hudexchange.info/environmental-review/environmental-justice</a>		

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

☒ Yes → *Continue to Question 2.*

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

**2. Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

☐ Yes

**Explain:**

→ *Continue to Question 3. Provide any supporting documentation.*

☒ No

**Explain:**

Although the properties addressed as 1 Park Holm, Pond Avenue and Coddington Street are located within an Environmental Justice Area, inspections and sampling for potential HBM's will be performed by a state-licensed inspector, and if found, properly abated by a state-license abatement contractor under an abatement plan approved by RIDOH.

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

**3. All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

☒ Mitigation as follows will be implemented:

inspections and sampling for potential HBMs will be performed by a state-licensed inspector, and if found, properly abated by a state-license abatement contractor under an abatement plan approved by RIDOH.

→ Continue to Question 4.

☐ No mitigation is necessary.

**Explain why mitigation will not be made here:**

→ Continue to Question 4.

**4. Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.**

N/A

→ Continue to the Worksheet Summary and provide any supporting documentation.

**Worksheet Summary**

**Compliance Determination**

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Environmental Justice maps obtained from the Rhode Island Department of Environmental Management.

**Are formal compliance steps or mitigation required?**

☒ Yes

☐ No – mitigation steps are required.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 07/15/2024

Approved By: O'BRIEN, MAURA

<b>Part I: Summary</b>						
<b>PHA Name :</b> The Housing Authority of the City of Newport		<b>Locality (City/County &amp; State)</b>				
<b>PHA Number:</b> RI005		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revised 5-Year Plan (Revision No:            )</b>				
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1    2024</b>	<b>Work Statement for Year 2    2025</b>	<b>Work Statement for Year 3    2026</b>	<b>Work Statement for Year 4    2027</b>	<b>Work Statement for Year 5    2028</b>
	CHAPEL TERRACE (RI005000002)	\$565,363.00	\$356,764.00	\$278,463.00	\$278,463.00	\$854,463.00
	AUTHORITY-WIDE	\$236,375.00	\$250,887.86	\$249,887.86	\$339,887.86	\$339,887.86
	DONOVAN MANOR (RI005000005)	\$226,107.00	\$172,753.00	\$207,746.00	\$212,746.00	\$252,746.00
	SCATTERED SITE ELDERLY (RI005000004)	\$314,532.80	\$639,533.80	\$358,732.80	\$358,732.80	\$570,732.80
	PARK HOLM (RI005000001)	\$1,021,373.20	\$1,078,940.34	\$1,404,049.34	\$1,309,049.34	\$481,049.34

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
	CHAPEL TERRACE (RI005000002)			\$565,363.00
ID0333	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0334	Reasonable Accomodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps, sinks, and other ADA compliance upgrades for 3 units.		\$35,000.00
ID0335	Boiler installation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Furnish and install 5 condensing high efficiency boilers		\$12,500.00
ID0336	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows - 2 buildings		\$46,000.00
ID0337	Fees and costs - window replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project 92 windows		\$4,600.00
ID0338	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and install new roofing on 1 building flat roofs, approx. 5000 sq.ft.		\$40,000.00

## Capital Fund Program - Five-Year Action Plan

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0339	Window replacement(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows)	Replace 76 windows - 1 building (Deblois)		\$38,000.00
ID0340	Fees and costs - window replacement(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Fees and costs for design and specifications required for the project. 76 windows.		\$3,800.00
ID0341	F & I Main disconnect upgrades (5 bldgs)(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace meter pans and main service disconnects for 5 buildings		\$35,000.00
ID0342	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0343	Kitchen/bath/unit renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	Exterior renovations, kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, security cameras, doors, storm doors and painting. 15 units		\$150,000.00
ID0344	Fees and costs - Kitchen/Baths(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Exterior renovations, fees and costs for design and specifications required for the project. 15 units.		\$105,000.00
ID0345	F & I LVT Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 3 units		\$7,000.00

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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
ID0346	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and Install new roofing on 1 building including flat roofs, approx. 3,200 sq ft.		\$10,000.00
ID0642	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation expenses of approximately 40 households		\$2,000.00
	DONOVAN MANOR (RI005000005)			\$226,107.00
ID0347	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0348	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps UFA hardware, etc for 6 units.		\$1.00
ID0349	Kitchen/bath/unit renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 5 units		\$1.00
ID0350	Fees and costs - kitchen and baths(Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Other)	Fees and costs for design and specifications required for the project. 5 units.		\$1.00

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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
ID0351	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1.00
ID0352	F & I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 3 units		\$1.00
ID0353	Repair or replace damaged water pipes(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair or replace rotting water pipes due to electrolysis. 1 building Donovan Manor.		\$153,356.00
	SCATTERED SITE ELDERLY (RI005000004)			\$314,532.80
ID0354	Operations(Operations (1406))	Transfer to operations		\$155,732.80
ID0355	Reasonable Accomodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub/shower conversions, HUD/504 and ADA compliant doors, handles, UFSA hardware, ramps etc for 7 units.		\$20,000.00
ID0356	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency boilers		\$27,500.00

Capital Fund Program - Five-Year Action Plan

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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
ID0357	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows for final building (Codd)		\$38,000.00
ID0358	A & E Window replacement(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Fees and costs for design and specifications required for the project (Codd). 76 windows.		\$3,800.00
ID0359	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and Install new roofing on 2 buildings including flat roofs, approx. 3,000 sq ft.		\$35,000.00
ID0360	A & E Roof replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. 2 roofs.		\$7,500.00
ID0361	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0362	F & I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 8 units		\$24,000.00
	PARK HOLM (RI005000001)			\$1,021,373.20



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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0363	Operations(Operations (1406))	Transfer to operations		\$170,781.48
ID0364	Reasonable Accomodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps, UFA hardware, vision/hearing enhancements, etc for 5 units and at Florence Gray Center and other nondwelling common areas.		\$20,000.00
ID0365	A & E Fees and Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Architects, construction management, engineering, permits, consultants, legal and other costs associated with the complete demolition and new construction. 51 units.		\$70,000.00
ID0366	Replace cast iron waste lines in basements(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Interior (1480)-Plumbing)	Demolish existing failing cast iron waste lines, furnish and install new PVC lines from fixtures to main street connection for 6 buildings.		\$18,000.00
ID0367	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0368	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0369	Building Construction (51 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-	Complete demolition and rebuild, mixed finance project or other development.		\$670,411.72

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Work Statement for Year 1 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)			
ID0370	Building renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls, and ceilings as needed. 10 units.		\$930.00
ID0371	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0394	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$9,000.00
ID0643	Relocation Costs(Contract Administration (1480)-Relocation)	Relocation expenses of approximately 40 households		\$30,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHAPEL TERRACE (RI005000002)			\$356,764.00
ID0380	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0381	Reasonable Accomodations - HUD 504 compliance(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Tub/shower conversions, HUD/504 compliant doors, handles, UFA hardware, ramps etc for 3 units.		\$32,000.00
ID0382	Boiler installation(Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security)	Furnish and install 5 condensing high efficiency boilers		\$12,500.00
ID0383	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace 92 windows and bulkheads where needed- 2 buildings		\$25,000.00
ID0384	Fees and costs - window replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. 92 windows.		\$25,000.00
ID0386	Window replacement(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Roofs)	Replace 76 windows - 1 building (Deblois)		\$38,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0387	Fees and costs - window replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. 76 windows.		\$3,800.00
ID0388	F & I Main disconnect upgrades (5 bldgs)(Dwelling Unit-Site Work (1480)-Electric Distribution)	Replace meter pans and main service disconnects for 5 buildings		\$35,000.00
ID0389	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0390	Kitchen/bath/unit renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Exterior renovations, kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, security cameras, and painting. 15 units		\$30,000.00
ID0391	Fees and costs - Kitchen/Baths(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. 15 units.		\$15,000.00
ID0395	F & I LVT Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 3 units		\$9,000.00
ID0396	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and Install new roofing on 1 building including flat roofs, approx. 3,200 sq ft.		\$30,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0428	Training(Management Improvement (1408)-Staff Training)	Management Training to upgrade the operation of the PHA's developments and to sustain physical improvements at those developments.		\$5,000.00
ID0432	Non-dwelling (Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Soffits)	Non-dwelling renovations. 4 buildings.		\$1.00
ID0436	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 2 units.		\$5,000.00
ID0440	HVAC Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Repair or replace 4 HVAC units.		\$5,000.00
ID0445	Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair. replace or provide security camera where needed. 6 units.		\$5,000.00
ID0449	Upgrade interior lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Repair, replace or provide new interior lighting. 6 units.		\$5,000.00
	AUTHORITY-WIDE (NAWASD)			\$250,887.86

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0393	Administration - COCC(Administration (1410)-Salaries,Administration (1410)-Other)	Administration - COCC		\$249,887.86
ID0646	Acquisitions(Dwelling Unit-Development (1480)-Site Acquisition)	Purchase available and/or contiguous property for development.		\$1,000.00
	DONOVAN MANOR (RI005000005)			\$172,753.00
ID0397	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0398	Reasonable Accomodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc for 6 units.		\$1.00
ID0399	Kitchen/bath/unit renovations(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Kitchen/bath upgrades, including replacing counters, cabinets, appliances, sinks, faucets, drywall, bath exhausts, and painting. 5 units		\$1.00
ID0400	Replace 2 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 2 refrigerators		\$1.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0401	F & I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 3 units		\$1.00
ID0402	Repair or replace damaged water pipes(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair or replace rotting water pipes due to electrolysis. 1 building - Donovan Manor.		\$1.00
ID0405	Fees and costs - kitchen and baths(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. 1 building - Donovan Manor.		\$1.00
ID0425	Parking Lot upgrade(Dwelling Unit-Site Work (1480)-Parking)	Parking Lot upgrade Amp 5. Re-paving, curbing replacement, striping.		\$75,000.00
ID0426	Training(Management Improvement (1408)-Staff Training)	Management Training to upgrade the operation of the PHA's developments and to sustain physical improvements at those developments.		\$5,000.00
ID0434	Non-dwelling exterior landings and railings, painting and caulking(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking)	Non-dwelling exterior renovations, 1 building Donovan Manor.		\$1.00
ID0438	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.		\$5,000.00



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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0407	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows for final building (Codd)		\$38,000.00
ID0408	A & E Window replacement(Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Windows)	Fees and costs for design and specifications required for the project (Codd) 76 Windows.		\$3,800.00
ID0409	Roof replacement(Dwelling Unit-Exterior (1480)-Roofs)	Furnish and Install new roofing on 2 buildings including flat roofs, approx. 3,000 sq ft.		\$35,000.00
ID0410	A & E Roof replacement(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design and specifications required for the project. 2 Buildings.		\$7,500.00
ID0411	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0412	F & I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 sq. ft. LVT flooring including demo, prep work, and cove base for 8 units		\$10,000.00
ID0423	Exterior renovations(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Renovations for Amp 4. 50 Units.		\$200,000.00

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Work Statement for Year 2 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0424	Interior renovations(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,Dwelling Unit-Interior (1480)-Tubs and	Interior renovations Amp 4. 50 units.		\$100,000.00
ID0427	Training(Management Improvement (1408)-Staff Training)	Management Training to upgrade the operation of the PHA's developments and to sustain physical improvements at those developments.		\$5,000.00
ID0433	Non-dwelling (Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking)	Non-dwelling renovations, exterior landings and railings, lighting, painting and caulking. 10 units.		\$1.00
ID0437	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 2 units.		\$5,000.00
ID0441	HVAC Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Repair or replace HVAC units. 2 units.		\$5,000.00
ID0446	Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed. 6 units.		\$5,000.00
ID0450	Upgrade interior lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Repair, replace or provide new interior lighting. 4 buildings		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0417	Replace 5 refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 5 refrigerators		\$3,000.00
ID0418	Replace 3 stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 3 stoves		\$1,750.00
ID0419	Building Construction (51 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Complete demolition and rebuild, mixed finance project or other development		\$564,925.34
ID0420	Building renovations, including roof and siding(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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom	Moderate building rehabilitation, replace roof, siding, windows, kitchens, baths, floors, walls, and ceilings as needed. 1 building		\$10,930.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0421	Boiler installation(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Furnish and install 5 condensing high efficiency combination boilers		\$27,500.00
ID0422	F&I LVT flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Furnish and install up to 600 square feet of LVT flooring including demo as needed, prep work, and cove base for 3 units		\$4,000.00
ID0429	Construction Administration(Contract Administration (1480)-Other Fees and Costs)	Park Holm Mixed Finance, Rehab, and other non-dwelling projects. 51 units.		\$50,000.00
ID0430	Non-dwelling (Management offices, FGC, and Admin office) renovations, including landings and railings,, painting and caulking(Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Non-dwelling renovations - roof, exterior landings and railings, painting and caulking. Management offices, FGC and Admin office building.		\$1.00
ID0431	Training(Management Improvement (1408)-Staff Training)	Management Training to upgrade the operation of the PHA's developments and to sustain physical improvements at those developments.		\$5,000.00
ID0435	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.		\$5,000.00
ID0439	HVAC Upgrade(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Repair or replace HVAC units. 2 Units.		\$5,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHAPEL TERRACE (RI005000002)			\$278,463.00
ID0461	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0478	Non-dwelling Parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00
ID0481	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed. 72 units.		\$120,000.00
ID0538	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0539	Parking Lot Expansion, Improvement and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot as well as parking lot expansion and re-paving.		\$15,000.00
	AUTHORITY-WIDE (NAWASD)			\$249,887.86



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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0475	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$249,887.86
	DONOVAN MANOR (RI005000005)			\$207,746.00
ID0484	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0493	Donovan Manor Lower level renovations - Recreation Room(Non-Dwelling Construction-New Construction (1480)-Other,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling renovations -Donovan Manor lower level Recreation Room. 2 rooms		\$50,000.00
ID0540	Non-dwelling Parking expansion, paving, striping and curbing.(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, paving, curbing and striping.		\$50,000.00
ID0541	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents - Amp 5.		\$20,000.00
ID0542	Parking Lot Expansion, Improvement, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, and re-paving.		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE ELDERLY (RI005000004)			\$358,732.80
ID0498	Operations(Operations (1406))	Transfer to operations		\$155,732.80
ID0507	Exterior renovations and painting(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. 20 units.		\$40,000.00
ID0508	Interior renovations and painting(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,Dwelling Unit-Interior (1480)-Tubs and	Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets. Tubs and showers. 20 units.		\$40,000.00
ID0536	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install singe-hung windows. 76 windows per building x 1 buildings (Codd.)		\$38,000.00
ID0543	Parking Lot Expansion, Re-paving, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.		\$15,000.00

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Work Statement for Year 3 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0544	Non-dwelling Parking expansion, improvement, and paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, as well as parking lot expansion and improvement.		\$50,000.00
ID0545	Broadband intrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents		\$20,000.00
	PARK HOLM (RI005000001)			\$1,404,049.34
ID0517	Operations(Operations (1406))	Transfer to operations		\$197,834.00
ID0523	Building Construction (approx. 41 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. 41 units.		\$1,050,157.34
ID0524	Building renovations to rental office(Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-	Moderate building rehabilitation, replace roof, siding, windows, floors, walls, and ceilings as needed at the rental office location. 6 rooms.		\$1.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors)			
ID0530	Generator Upgrades at Florence Gray and Senior Center and other non-dwelling(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators ay Florence Gray and Senior Center, and other non-dwelling spaces.		\$10,000.00
ID0546	Broadband intrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0547	Building Construction (approx. 51 units)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches)	Complete demolition and rebuild, mixed finance project or other development. 51 units		\$1.00
ID0548	Parking Lot Expansion, re-paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Parking lot expansion, re-paving, curbing and striping.		\$15,000.00
ID0549	Relocate the maintenance garage(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHAPEL TERRACE (RI005000002)			\$278,463.00
ID0555	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0557	Non-dwelling Parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00
ID0558	Security Camera upgrade(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Repair, replace or provide security camera where needed. 72 units.		\$120,000.00
ID0611	Parking Lot Expansion, Improvement and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot as well as parking lot expansion and re-paving.		\$15,000.00
ID0616	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$339,887.86

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0556	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$249,887.86
ID0583	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00
ID0590	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00
ID0591	5-year Physical needs assessment(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	Required physical needs assessment professionally done.		\$50,000.00
	DONOVAN MANOR (RI005000005)			\$212,746.00
ID0559	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0560	Donovan Manor Lower level renovations - Recreation Room(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling renovations -Donovan Manor lower level Recreation Room. 2 rooms		\$50,000.00

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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0580	Non-dwelling Parking expansion, paving, striping and curbing.(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, paving, curbing and striping.		\$50,000.00
ID0581	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents - Amp 5.		\$20,000.00
ID0582	Parking Lot Expansion, Improvement, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, and re-paving.		\$15,000.00
ID0585	Rear Exit Door redesign and replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Threshold is a trip hazard and need to replace with redesigned door.		\$5,000.00
	SCATTERED SITE ELDERLY (RI005000004)			\$358,732.80
ID0561	Operations(Operations (1406))	Transfer to operations		\$155,732.80
ID0572	Non-dwelling Parking expansion, improvement, and paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, as well as parking lot expansion and improvement.		\$50,000.00



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Work Statement for Year 4 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0573	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents		\$20,000.00
ID0600	Exterior renovations and painting(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. 20 units.		\$40,000.00
ID0609	Interior renovations and painting(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,Dwelling Unit-Interior (1480)-Tubs and	Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets. Tubs and showers. 20 units.		\$40,000.00
ID0618	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install singe-hung windows. 76 windows per building x 1 buildings (Codd.)		\$38,000.00
ID0619	Parking Lot Expansion, Re-paving, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.		\$15,000.00
	PARK HOLM (RI005000001)			\$1,309,049.34

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0574	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0575	Building Construction (approx. 51 units)(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Other)	Complete demolition and rebuild, mixed finance project or other development, including Homeownership properties. 51 units		\$1.00
ID0576	Parking Lot Expansion, re-paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Parking lot expansion, re-paving, curbing and striping.		\$15,000.00
ID0577	Relocate the maintenance garage(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00
ID0578	Interior and Exterior Painting of Admin Building(Non-Dwelling Interior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking)	Paint interior offices and common areas of the Admin building at 120B Hillside. 12 rooms/offices and 3 hallways.		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0579	Furnish and install stairs to storage units at Park Holm 1 and 2. (Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Furnish and install stairs to storage units at Park Holm 1 and 2. 4 units.		\$10,000.00
ID0592	Senior Center vestibule and chairs(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Community Building)	Repair or replace tiles in Senior Center vestibule and add new chairs.		\$10,000.00
ID0612	Building Construction, including Homeownership units.(approx. 41 units)(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. 41 units plus up to 50 Homeownership units.		\$945,157.34
ID0613	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.		\$10,000.00
ID0620	Building renovations to rental office(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop)	Moderate building rehabilitation, replace roof, siding, windows, floors, walls, and ceilings as needed at the rental office location. 6 rooms.		\$1.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITE ELDERLY (RI005000004)			\$570,732.80
ID0562	Exterior renovations and painting. Lighting upgrades.(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior	Exterior Renovations for Amp 4, including painting, railings, soffits, stairwells and railings. Lighting upgrades. Install or repair mailboxes. 20 units.		\$60,000.00
ID0563	Interior renovations and painting, smoke detectors.(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),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)-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)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other,Housing Related Hazards (1480)-Clearance Examinations,Housing Related Hazards (1480)-Relocation)	Interior renovations, including painting. Amp 4. Kitchen cabinets, sinks and faucets, tubs and showers, and smoke detectors. 20 units.		\$40,000.00
ID0568	Window and door replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 76 windows per building (all locations). Furnish and install exterior doors as needed.		\$50,000.00
ID0571	Parking Lot Expansion, Re-paving, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, striping and re-paving.		\$15,000.00
ID0599	Operations(Operations (1406))	Transfer to operations		\$155,732.80

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0630	Non-dwelling Parking expansion, improvement, and paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, as well as parking lot expansion and improvement.		\$50,000.00
ID0631	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents		\$20,000.00
ID0654	Architect Design fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 2 buildings make-over.		\$150,000.00
ID0655	Plumbing and electrical upgrades(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing)	Upgrade to plumbing and electrical facilities at Earl, Pond and Coddington.		\$15,000.00
ID0656	Reasonable Accomodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00
	PARK HOLM (RI005000001)			\$481,049.34
ID0564	Operations(Operations (1406))	Transfer to operations		\$197,834.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0565	Building Construction (approx. 41 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Complete demolition and rebuild, mixed finance project or other development. 41 units.		\$115,157.34
ID0566	Building renovations to rental office(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop)	Moderate building rehabilitation, replace roof, siding, windows, floors, walls, and ceilings as needed at the rental office location. 6 rooms.		\$1.00
ID0567	Generator Upgrades(Non-Dwelling Construction - Mechanical (1480)-Generator)	Replace, repair or provided generators. 1 generator.		\$10,000.00
ID0632	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0633	Building Construction (approx. 51 units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling	Complete demolition and rebuild, mixed finance project or other development. 51 units		\$1.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Construction - Mechanical (1480)-Security - Fire Alarm)

ID0634	Parking Lot Expansion, re-paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Parking lot expansion, re-paving, curbing and striping.		\$15,000.00
ID0635	Relocate the maintenance garage(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Doors)	Construct new maintenance garage or relocate to existing building. 1 building.		\$86,056.00
ID0636	Interior and Exterior Painting of Admin Building(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Interior (1480)-Other)	Paint interior offices and common areas of the Admin building at 120B Hillside. 12 rooms/offices and 3 hallways.		\$15,000.00
ID0638	Senior Center vestibule and chairs and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Interior renovations, including repair or replacing tiles in Senior Center vestibule and add new chairs. Replace furniture and equipment.		\$10,000.00
ID0639	Furnish and install stairs to storage units at Park Holm 1 and 2. (Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes)	Furnish and install stairs to storage units at Park Holm 1 and 2. 4 units.		\$10,000.00



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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0657	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed. 50 units.		\$1,000.00
ID0658	Non-dwelling (Florence Gray Center) renovations, including landings and railings,, painting and caulking(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other)	Non-dwelling renovations - roof, exterior landings and railings, painting and caulking. Florence Gray Center.		\$1,000.00
	CHAPEL TERRACE (RI005000002)			\$854,463.00
ID0569	Broadband intrastructure and maintenance(Non-Dwelling Construction - Mechanical (1480)-Other,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents.		\$20,000.00
ID0570	Parking Lot Expansion, Improvement and Striping(Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Parking)	Repair or add striping to parking lot as well as parking lot expansion and re-paving.		\$15,000.00
ID0593	Operations(Operations (1406))	Transfer to operations		\$73,463.00
ID0595	Non-dwelling Parking expansion, paving, curbing, and striping(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, parking lot expansion, paving, striping and curbing.		\$50,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0596	Security Camera upgrade(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Repair, replace or provide security camera where needed. 72 units.		\$120,000.00
ID0648	Architect Design fees and costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Fees and costs for design architect for Amp 2 buildings make-over.		\$150,000.00
ID0649	Building rehabilitation and exterior improvements for Amp 2(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Doors,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)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Building rehabilitation, including roofs, siding, windows, walls, ceilings, and doors as needed.		\$396,000.00
ID0650		Replace or repair needed plumbing and updates.		\$5,000.00
ID0651	Replace or install smoke detectors(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace and install smoke detectors where needed.		\$10,000.00

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0652	Reasonable Accomodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00
	DONOVAN MANOR (RI005000005)			\$252,746.00
ID0597	Operations(Operations (1406))	Transfer to operations		\$72,746.00
ID0598	Donovan Manor Lower level renovations - Recreation Room(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction-New Construction (1480)-Other,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	Non-dwelling renovations -Donovan Manor lower level Recreation Room. 2 rooms		\$50,000.00
ID0625	Rear Exit Door redesign and replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	Threshold is a trip hazard and need to replace with redesigned door.		\$5,000.00
ID0627	Non-dwelling Parking expansion, paving, striping and curbing.(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Parking,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Non-dwelling renovations, paving, curbing and striping.		\$50,000.00
ID0629	Parking Lot Expension, Improvement, and Striping(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair or add striping to parking lot, as well as parking lot expansion, and re-paving.		\$15,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0641	Broadband infrastructure and maintenance(Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Site Work (1480)-Site Utilities)	Maintaining Wi-fi for campus residents - Amp 5.		\$20,000.00
ID0659	Plumbing repairs(Dwelling Unit-Interior (1480)-Plumbing)	Replace or repair needed plumbing and updates.		\$5,000.00
ID0660	Replace or install smoke detectors(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Mechanical)	Replace and install smoke detectors where needed.		\$10,000.00
ID0661	Reasonable Accommodations - HUD 504 compliance(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Other)	Tub/shower conversions, HUD/504 compliant doors, handles, ramps etc.		\$15,000.00
ID0662	Window replacement(Dwelling Unit-Exterior (1480)-Windows)	Furnish and install single-hung windows. 10 windows per building (all locations).		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$339,887.86
ID0601	Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	Administration - COCC		\$249,887.86

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Work Statement for Year 5 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0624	Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	Replacement modems for security camera video system		\$10,000.00
ID0626	Mobil Work Order System(Management Improvement (1408)-System Improvements)	To correct deficiency in the work order process.		\$30,000.00
ID0640	Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Housing production - acquisition, Rehab., and or new construction. 100 units.		\$45,000.00
ID0653	Fees and Costs - Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Architect and consultants' fees and costs associated with housing production.		\$5,000.00
	Subtotal of Estimated Cost			\$2,498,879.00

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)

Form HUD-50075.2(4/2008)



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Work Statement for Year 4 2027	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	\$249,887.86
Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	\$10,000.00
Mobil Work Order System(Management Improvement (1408)-System Improvements)	\$30,000.00
5-year Physical needs assessment(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Other)	\$50,000.00
Subtotal of Estimated Cost	\$339,887.86

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<b>Work Statement for Year</b> 5	2028
<b>Development Number/Name</b> <b>General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration - COCC(Administration (1410)-Other,Administration (1410)-Salaries)	\$249,887.86
Modems for Video Systems(Non-Dwelling Interior (1480)-Security)	\$10,000.00
Mobil Work Order System(Management Improvement (1408)-System Improvements)	\$30,000.00
Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$45,000.00
Fees and Costs - Housing Production(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$5,000.00
Subtotal of Estimated Cost	\$339,887.86