

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary		Locality (City/County & State)				
PHA Name : ANNISTON HA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
PHA Number: AL004						
A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	GLENADDIE HOMES (AL004000001)	\$398,588.78	\$102,994.00	\$382,000.00	\$259,000.00	\$84,000.00
	COOPER HOMES (AL004000002)	\$1,141,193.96	\$230,497.87	\$333,500.00	\$576,500.00	\$751,500.00
	CONSTANTINE HOMES (AL004000003)	\$535,432.26	\$666,508.13	\$284,500.00	\$164,500.00	\$164,500.00
	AUTHORITY-WIDE	\$58,500.00				

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year 1 2024					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000223	GLENADDIE HOMES (AL004000001)			\$398,588.78	
ID0000223	Operations(Operations (1406))	Operations		\$127,920.56	
ID0000226	Administration(Administration (1410)-Other)	Annual CFP Fee - payment to COCC		\$51,168.22	
ID0000283	Washington/Parkwin Homes HVAC Conversion(Dwelling Unit-Interior (1480)-Mechanical)	HVAC conversion 35 units		\$175,000.00	
ID0000288	Glenn Addie Homes(Non-Dwelling Interior (1480)-Other)	Defibrillators 3 - office, maintenance shop, community bldg 1 - BP cuff 1 - Eye washing sink		\$6,500.00	
ID0000309	Washington & Parkwin Homes - Appliances(Dwelling Unit-Interior (1480)-Appliances)	Stove and Refrigerator Replacement 38 units x \$1,000 (\$500/each)		\$38,000.00	
	COOPER HOMES (AL004000002)			\$1,141,193.96	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		1	2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000224	Operations(Operations (1406))	Operations		\$157,342.29	
ID0000227	Administration(Administration (1410)-Other)	Annual CFP Fee - payment to COCC		\$62,936.92	
ID0000229	Norwood Homes - Exterior Siding Project(Dwelling Unit-Exterior (1480)-Siding)	Replace 21 buildings exterior siding		\$370,000.00	
ID0000284	Norwood Homes HVAC Conversion(Dwelling Unit-Interior (1480)-Mechanical)	HVAC conversion 35 units		\$175,000.00	
ID0000285	Norwood Homes - Exterior Door Project (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Exterior door and screen door 97 units x 4 doors per unit = 388 doors		\$140,914.75	
ID0000286	Fairview Terrace Apts - Tree Removal(Non-Dwelling Exterior (1480)-Other)	Removal of 30 trees on property		\$75,000.00	
ID0000287	Fairview Terrace Apts - Siding Project(Dwelling Unit-Exterior (1480)-Siding)	Replacement of vinyl siding - 26 units		\$75,000.00	

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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
ID0000289	Norwood Homes(Non-Dwelling Interior (1480)-Other)	Defibrillators 3 - office, maintenance shop, community bldg 1 - BP cuff 1 - Eye washing sink		\$5,000.00
ID0000306	Norwood Homes - Playground(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Playground development. Paid installation \$23000 Playground Equipment - \$17,000		\$40,000.00
ID0000307	Norwood Homes(Non-Dwelling Exterior (1480)-Other)	Resurface and extend existing Basketball Court. Installation of 4 benches supported by concrete pillars.		\$15,000.00
ID0000308	Norwood Homes (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter)	Create 8-10 additional parking spaces located at buildings 1, 7, and 8.		\$25,000.00
	CONSTANTINE HOMES (AL004000003)			\$535,432.26
ID0000225	Operations(Operations (1406))	Operations		\$248,165.89
ID0000228	Administration(Administration (1410)-Other)	Annual CFP Fee - payment to COCC		\$99,266.36

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2024			
1	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000290	Constantine Homes(Non-Dwelling Interior (1480)-Other)	Defibrillators 3 - office, maintenance shop, community bldg 1 - BP cuff 1 - Eye washing sink		\$5,000.00	
ID0000291	Constantine Homes(Contract Administration (1480)-Relocation)	Relocation Costs 171 units relocated due to ceiling replacement project		\$96,000.00	
ID0000305	Tinsley - Paving, Striping & Landscaping Project(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repaving, curbing and Striping - 24 parking spaces and common areas. Landscaping		\$87,000.01	
	AUTHORITY-WIDE (NAWASD)			\$58,500.00	
ID0000230	Central Office Building - HVAC(Non-Dwelling Interior (1480)-Mechanical)	Replacement of HVAC and duct work - Central Office		\$58,500.00	
	Subtotal of Estimated Cost			\$2,133,715.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	GLENADDIE HOMES (AL004000001)			\$102,994.00	
ID0000248	Operations(Operations (1406))	Operations		\$60,000.00	
ID0000251	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$24,000.00	
ID0000254	AMP 1 - Equipment - Boom w/Lift Trailer(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Equipment BOOM With a Lift Trailer		\$15,000.00	
ID0000261	AMP1 Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	Battery Sealed Smoke Detectors - 100 units (2 per unit)		\$3,994.00	
	COOPER HOMES (AL004000002)			\$230,497.87	
ID0000249	Operations(Operations (1406))	Operations		\$72,500.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000252	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$29,000.00	
ID0000255	AMP 2 - Equipment - Boom w/Lift Trailer(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Equipment BOOM With a Lift Trailer		\$15,000.00	
ID0000257	Norwood Homes - Exterior Door Project(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement of 194 exterior doors		\$34,085.25	
ID0000258	Norwood HVAC Project(Dwelling Unit-Interior (1480)-Mechanical)	Replace 15 units		\$75,000.00	
ID0000262	AMP2 Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(\$))	Battery Sealed Smoke Detectors - 123 units (2 per unit)		\$4,912.62	
	CONSTANTINE HOMES (AL004000003)			\$666,508.13	
ID0000250	Operations(Operations (1406))	Operations		\$117,500.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2	2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000253	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$47,000.00	
ID0000256	AMP 3 - Equipment - Boom w/Lift Trailer(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Equipment BOOM With a Lift Trailer		\$15,000.00	
ID0000259	Constantine HVAC Project(Dwelling Unit-Interior (1480)-Mechanical)	Replacement HVAC - 20 Flat units		\$100,000.00	
ID0000263	AMP3 Smoke Detectors(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	Battery Sealed Smoke Detectors - 194 units (2 per unit)		\$7,748.36	
ID0000292	Constantine Homes - Heater Project(Dwelling Unit-Interior (1480)-Other)	Replace Heaters - 171 apartments 2 per apt		\$379,259.77	
	Subtotal of Estimated Cost			\$1,000,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	GLENADDIE HOMES (AL004000001)				\$382,000.00
ID0000264	Operations(Operations (1406))	Operations			\$60,000.00
ID0000267	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC			\$24,000.00
ID0000270	Washington/Parkwin Interior Project(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Other)	Floor Replacements were needed. Bathroom sink replacement and ventilation were needed. Kitchen countertop replacements.			\$298,000.00
	COOPER HOMES (AL004000002)				\$333,500.00
ID0000265	Operations(Operations (1406))	Operations			\$72,500.00
ID0000268	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC			\$29,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000271	Fairview Terrace Apts - Roof Replacement Project(Dwelling Unit-Exterior (1480)-Roofs)	Replacement of 8 flat units Replacement of 4 two-story units Decking Replacement as needed		\$220,000.00	
ID0000274	Fairview Terrace Apts - Tree Removal(Non-Dwelling Exterior (1480)-Other)	Removal of 4 large trees		\$12,000.00	
	CONSTANTINE HOMES (AL004000003)			\$284,500.00	
ID0000266	Operations(Operations (1406))	Operations		\$117,500.00	
ID0000269	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$47,000.00	
ID0000293	Tinsley Manor Apts - Exterior Door Project(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replacement of exterior doors front and back 4 doors x 24 units = 96 doors		\$120,000.00	
	Subtotal of Estimated Cost			\$1,000,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000275	GLENADDIE HOMES (AL004000001) Operations(Operations (1406))	Operations		\$259,000.00	
ID0000278	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$24,000.00	
ID0000294	Washington/Parkwin Homes HVAC Conversion(Dwelling Unit-Interior (1480)-Mechanical)	HVAC conversion 35 units		\$175,000.00	
ID0000276	COOPER HOMES (AL004000002) Operations(Operations (1406))	Operations		\$576,500.00	
ID0000279	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$29,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		4	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000295	Norwood Homes HVAC Conversion(Dwelling Unit-Interior (1480)-Mechanical)	HVAC conversion 35 units		\$175,000.00	
ID0000296	Fairview Terrace Apts - Interior Project(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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of upstairs bathroom subfloors. Replacement of bathroom tile, cabinets, sinks,tubs. Interior bathroom painting. 16 apartments w/upstairs		\$300,000.00	
	CONSTANTINE HOMES (AL004000003)			\$164,500.00	
ID0000277	Operations(Operations (1406))	Operations		\$117,500.00	
ID0000280	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$47,000.00	
	Subtotal of Estimated Cost			\$1,000,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000297	GLENADDIE HOMES (AL004000001) Operations(Operations (1406))	Operations		\$84,000.00	
ID0000300	Administration(Administration (1410)-Salaries)	Annual CFP Fee- payment to COCC		\$24,000.00	
ID0000298	COOPER HOMES (AL004000002) Operations(Operations (1406))	Operations		\$72,500.00	
ID0000301	Administration(Administration (1410)-Salaries)	Annual CFP Fee- payment to COCC		\$29,000.00	
ID0000303	Fairview Terrace Apts - Interior Project(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)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of upstairs bathroom subfloors, Replacement of bathroom tile, cabinets, sinks,tubs. Interior bathroom painting. 10 apartments w/upstairs		\$350,000.00	

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0000304	Norwood Homes - Interior Project(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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replacement of upstairs bathroom subfloors, Replacement of bathroom tile, cabinets, sinks,tubs. Replacement of Kitchen Cabinets Interior bathroom painting. 50 apartments w/upstairs		\$300,000.00	
	CONSTANTINE HOMES (AL0040000003)			\$164,500.00	
ID0000299	Operations(Operations (1406))	Operations		\$117,500.00	
ID0000302	Administration(Administration (1410)-Salaries)	Annual CFP Fee - payment to COCC		\$47,000.00	
	Subtotal of Estimated Cost			\$1,000,000.00	

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Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Central Office Building - HVAC(Non-Dwelling Interior (1480)-Mechanical)	\$58,500.00
Subtotal of Estimated Cost		\$58,500.00