

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Hartford			Locality (City/County & State)			
PHA Number: CT003			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )	
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	AUTHORITY-WIDE	\$2,911,357.00	\$2,160,750.00	\$2,161,000.00	\$2,161,000.00	\$2,891,357.00
	NELTON COURT (CT003000001)	\$3.00	\$800,003.00	\$3.00	\$3.00	\$115,003.00
	HARTFORD SCATTERED SITE I (CT003000015)	\$3.00	\$3.00	\$420,003.00	\$3.00	\$3.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)	\$3.00	\$3.00	\$170,003.00	\$1,100,360.00	\$225,003.00
	PERCIVAL C. SMITH TOWERS (CT003000006)	\$620,003.00	\$570,610.00	\$780,360.00	\$270,003.00	\$300,003.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$2,911,357.00
ID0028	1406 Operations (Operations (1406))	General Operations		\$880,000.00
ID0029	1408 Management Improvements (Management Improvement (1408)-System Improvements, Management Improvement (1408)-Other)	Management Improvements		\$40,000.00
ID0030	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$325,000.00
ID0031	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0032	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$137,000.00
ID0033	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Cost- Mod. Consultant		\$137,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0034	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$137,000.00
ID0035	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0045	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$463,750.00
ID0113	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00
ID0212	1480 - AMP 001, 015 & 024 - Smoke Detection(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	Smoke Detector Upgrades at AMPs 001, 015 & 024 to Comply with New NSPIRE Inspection Standards		\$499,000.00
ID0214	1480 - PHA-Wide - Common Area ADA Upgrades(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Bathrooms)	Common Area ADA/Accessibility Upgrades at Various Locations		\$252,607.00
	NELTON COURT (CT003000001)			\$3.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0082	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0085	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0088	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	HARTFORD SCATTERED SITE I (CT003000015)			\$3.00
ID0083	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00
ID0086	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0089	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$3.00
ID0084	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0087	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0090	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$620,003.00
ID0146	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0147	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1		2023		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0148	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0210	1480 - Smith & Kent - Security Upgrades(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Security)	Security Upgrades including Camera Install at Smith Towers & Kent Apartments		\$60,000.00
ID0211	1480 - Smith - Lead Hazard Reduction(Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Inspections-Lead-Based Paint)	Lead Paint Hazard Reduction at Smith Towers		\$110,000.00
ID0213	1480 - Mahoney - Call-for-Aid & Bell/Strobe(Dwelling Unit-Interior (1480)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Call-for-Aid including Bell/Strobe Upgrades at Mary Mahoney Village		\$200,000.00
ID0215	1480 - AMP 006 - Mechanical Upgrades(Dwelling Unit-Interior (1480)-Mechanical)	Mechanical Upgrades at Various Locations within AMP 006		\$90,000.00
ID0232	1480 - Smith - Penthouse Walls(Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Siding)	Wall Repairs to Penthouse at Smith Towers		\$160,000.00
	Subtotal of Estimated Cost			\$3,531,369.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,160,750.00
ID0116	1406 Operations (Operations (1406))	General Operations		\$880,000.00
ID0117	1408 Management Improvements (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Management Improvements		\$40,000.00
ID0118	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$325,000.00
ID0119	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0120	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$137,000.00
ID0121	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$137,000.00

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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		2	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0122	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works			\$137,000.00
ID0123	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising			\$5,000.00
ID0124	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation			\$464,750.00
ID0134	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development			\$10,000.00
	NELTON COURT (CT003000001)				\$800,003.00
ID0125	1503 RAD - AMP 1(RAD (1503))	RAD			\$1.00
ID0128	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity			\$1.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0131	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0219	1480 - AMP 001 - Brick Repointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Brick Repointing at Various Locations within AMP 001		\$800,000.00
	HARTFORD SCATTERED SITE I (CT003000015)			\$3.00
ID0126	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00
ID0129	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0132	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$3.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2024</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0127	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0130	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0133	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$570,610.00
ID0155	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0156	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0157	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0204	1480 - Smith Tower - Retaining Wall(Dwelling Unit-Site Work (1480)-Other)	Structural Improvements to Retaining Wall at Smith Tower		\$150,000.00
ID0216	1480 - Knox - 1st Floor Piping Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Piping Replacement on First Floor of Betty Knox		\$150,000.00
ID0217	1480 - Mahoney - Exterior Stairs & Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Exterior Stair and Door Upgrades at Mary Mahoney Village		\$80,000.00
ID0218	1480 - Knox - Trash Compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Replace Trash Compactor at Betty Knox Apartments		\$30,607.00
ID0233	1480 - AMP 006 - Mechanical Upgrades(Dwelling Unit-Interior (1480)-Mechanical)	Mechanical Upgrades at Various Locations within AMP 006		\$160,000.00
	Subtotal of Estimated Cost			\$3,531,369.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		3	2025	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$2,161,000.00
ID0138	1406 Operations (Operations (1406))	General Operations		\$880,000.00
ID0139	1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements		\$40,000.00
ID0140	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$325,000.00
ID0141	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0142	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$137,000.00
ID0143	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$137,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0144	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$137,000.00
ID0145	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0170	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$465,000.00
ID0180	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00
	NELTON COURT (CT003000001)			\$3.00
ID0158	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0161	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0164	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	HARTFORD SCATTERED SITE I (CT003000015)			\$420,003.00
ID0159	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00
ID0162	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0165	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0221	1480 - AMP 015 - Brick Repointing(Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Brick Repointing at Various Locations within AMP 015		\$420,000.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$170,003.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0160	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0163	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0166	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0220	1480 - Stowe - Porch Replacement/Repair(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Replacement and/or Repair of Porches at Stowe Village		\$170,000.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$780,360.00
ID0167	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0168	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0169	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0222	1480 - Smith - Plumbing Stack Replacement(Dwelling Unit-Interior (1480)-Plumbing)	Plumbing Stack Replacement at Smith Towers		\$495,357.00
ID0223	1480 - Kent - Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement at Kent Apartments		\$285,000.00
	Subtotal of Estimated Cost			\$3,531,369.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>4</b>	<b>2026</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
	NELTON COURT (CT003000001)				\$3.00
ID0093	1503 RAD - AMP 1(RAD (1503))	RAD			\$1.00
ID0096	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity			\$1.00
ID0206	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing			\$1.00
	HARTFORD SCATTERED SITE I (CT003000015)				\$3.00
ID0094	1503 RAD - AMP 15(RAD (1503))	RAD			\$1.00
ID0097	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity			\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0207	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$1,100,360.00
ID0095	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0098	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0176	1480 - Stowe - Boiler/Water Heater Replacement(Dwelling Unit-Interior (1480)-Mechanical)	Boiler & Water Heater Replacement at Stowe Village		\$1,100,357.00
ID0208	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	AUTHORITY-WIDE (NAWASD)			\$2,161,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 2026</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0102	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00
ID0182	1406 Operations (Operations (1406))	General Operations		\$880,000.00
ID0183	1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements		\$40,000.00
ID0184	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$325,000.00
ID0185	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0186	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$137,000.00
ID0187	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$137,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 4		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0188	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$137,000.00
ID0189	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0190	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$465,000.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$270,003.00
ID0149	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0150	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0209	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year      4                                      2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0225	1480 - Knox & Mahoney - Common Area Flooring(Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring Replacement in Common Areas of Betty Knox & Mahoney Village		\$100,000.00
ID0226	1480 - Kent - Interior Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors)	Interior Door Replacement at Kent Apartments		\$75,000.00
ID0227	1480 - Knox & Kent - Elevator Cab Interiors(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Cab Interior Upgrades in Elevators at Betty Knox & Kent Apartments		\$50,000.00
ID0234	1480 - Kent - Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement at Kent Apartments		\$45,000.00
	Subtotal of Estimated Cost			\$3,531,369.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$2,891,357.00
ID0036	9001 Bond Debt Obligation (Bond Debt Obligation (9001))	Bod Debt Obligation		\$465,000.00
ID0037	1406 Operations (Operations (1406))	General Operations		\$880,000.00
ID0038	1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements		\$40,000.00
ID0039	1410 Administration(Administration (1410)-Salaries)	Administration Salaries		\$325,000.00
ID0040	1410 Administration(Administration (1410)-Other)	1410 Administration- Capital Fund Program Fee		\$25,000.00
ID0041	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- A&E Fees		\$137,000.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0042	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Cost- Mod. Consultant		\$137,000.00
ID0043	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	1430 Fees and Costs- Clerk of the Works		\$137,000.00
ID0044	1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs- Advertising		\$5,000.00
ID0064	1480 - PHA Wide - REAC Improvements (Dwelling Unit-Site Work (1480)-Other)	PHA Wide - REAC Improvements		\$50,000.00
ID0065	1480 - PHA-Wide - Substantial Unit Rehab(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-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	PHA Substantial Unit Rehab		\$50,000.00
ID0092	1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	New Construction Development		\$10,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0174	1480 - PHA-Wide - Radon Mitigation(Dwelling Unit-Interior (1480)-Other)	Radon Mitigation Where Necessary		\$50,000.00
ID0177	1480 - PHA-Wide - Energy Conservation Measures(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Energy Conservation Measures		\$50,000.00
ID0194	1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Lighting)	Site Work Improvements Across Various Properties		\$380,357.00
ID0205	1480 - PHA-Wide - Security Upgrades(Dwelling Unit-Exterior (1480)-Other)	Camera Upgrades Across Various Locations		\$50,000.00
ID0231	1480 - PHA-Wide - Building Envelope Upgrades(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	Building Envelope Upgrades at Various Locations		\$50,000.00
ID0235	1480 - PHA-Wide - Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Window Replacement at Various Locations		\$50,000.00
	NELTON COURT (CT003000001)			\$115,003.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0104	1503 RAD - AMP 1(RAD (1503))	RAD		\$1.00
ID0107	1504 RAD Investment Activity - AMP 1(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0110	1480 RAD Funds Pre Closing - AMP 1(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0228	1480 - AMP 001 - Exterior Stairs (Metal)( Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape)	Exterior Metal Stair Replacement at Various Locations within AMP 001		\$115,000.00
	HARTFORD SCATTERED SITE I (CT003000015)			\$3.00
ID0105	1503 RAD - AMP 15(RAD (1503))	RAD		\$1.00
ID0108	1504 RAD Investment Activity - AMP 15(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0111	1480 RAD Funds Pre Closing - AMP 15(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
	NEW COMMUNITIES/MARY SHEPHARD PLACE (CT003000024)			\$225,003.00
ID0106	1503 RAD - AMP 24(RAD (1503))	RAD		\$1.00
ID0109	1504 RAD Investment Activity - AMP 24(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0112	1480 RAD Funds Pre Closing - AMP 24(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0229	1480 - Stowe - Bulkheads(Dwelling Unit-Exterior (1480)-Other)	Replacement of (81) Bulkheads at Stowe Village		\$225,000.00
	PERCIVAL C. SMITH TOWERS (CT003000006)			\$300,003.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year      5    2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0152	1503 RAD - AMP 6(RAD (1503))	RAD		\$1.00
ID0153	1504 RAD Investment Activity - AMP 6(RAD Investment Activity (1504))	RAD Investment Activity		\$1.00
ID0154	1480 RAD Funds Pre Closing - AMP 6(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$1.00
ID0230	1480 - Smith - Common Area Flooring(Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring Replacement of Common Areas at Smith Towers		\$300,000.00
	Subtotal of Estimated Cost			\$3,531,369.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406 Operations (Operations (1406))	\$880,000.00
1408 Management Improvements (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$325,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$463,750.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
1480 - AMP 001, 015 & 024 - Smoke Detection(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	\$499,000.00
1480 - PHA-Wide - Common Area ADA Upgrades(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Bathrooms)	\$252,607.00
Subtotal of Estimated Cost	\$2,911,357.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406 Operations (Operations (1406))	\$880,000.00
1408 Management Improvements (Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$325,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$464,750.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
Subtotal of Estimated Cost	\$2,160,750.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1406 Operations (Operations (1406))	\$880,000.00
1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$325,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$465,000.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
Subtotal of Estimated Cost	\$2,161,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
1406 Operations (Operations (1406))	\$880,000.00
1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$325,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$465,000.00
Subtotal of Estimated Cost	\$2,161,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
9001 Bond Debt Obligation (Bond Debt Obligation (9001))	\$465,000.00
1406 Operations (Operations (1406))	\$880,000.00
1408 Management Improvements (Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$40,000.00
1410 Administration(Administration (1410)-Salaries)	\$325,000.00
1410 Administration(Administration (1410)-Other)	\$25,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$137,000.00
1430 Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$5,000.00
1480 - PHA Wide - REAC Improvements (Dwelling Unit-Site Work (1480)-Other)	\$50,000.00
1480 - PHA-Wide - Substantial Unit Rehab(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-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,	\$50,000.00
1480 Development Activities(Dwelling Unit-Development (1480)-New Construction)	\$10,000.00
1480 - PHA-Wide - Radon Mitigation(Dwelling Unit-Interior (1480)-Other)	\$50,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
1480 - PHA-Wide - Energy Conservation Measures(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	\$50,000.00
1480 - PHA-Wide - Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Lighting)	\$380,357.00
1480 - PHA-Wide - Security Upgrades(Dwelling Unit-Exterior (1480)-Other)	\$50,000.00
1480 - PHA-Wide - Building Envelope Upgrades(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows)	\$50,000.00
1480 - PHA-Wide - Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	\$50,000.00
Subtotal of Estimated Cost	\$2,891,357.00