

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Waterloo Housing Authority			Locality (City/County & State)			
PHA Number: IA050			<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
	RIDGEWAY TOWERS (IA050000050)	\$83,481.00	\$83,481.00	\$83,481.00	\$83,481.00	\$83,481.00

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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 1		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	RIDGEWAY TOWERS (IA050000050)			\$83,481.00
ID0006	Kitchen remodels in apartments and Community Room(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Kitchens)	Kitchen remodels to apartments and complete the Community Room kitchen.		\$31,785.00
ID0013	Operations(Operations (1406))	Maintenance and/or repairs		\$16,696.00
ID0023	Landscaping(Non-Dwelling Site Work (1480)-Landscape)	Fencing complete in 2022. Awning will be replaced early 2023. New bushes, gravel, planters, etc. in spring/summer.		\$35,000.00
	Subtotal of Estimated Cost			\$83,481.00

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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
	RIDGEWAY TOWERS (IA050000050)			\$83,481.00
ID0014	Operations(Operations (1406))	Maintenance and/or repairs		\$16,696.00
ID0020	Kitchen remodels(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Common Area Kitchens)	Kitchen remodels to apartments.		\$66,785.00
	Subtotal of Estimated Cost			\$83,481.00

Form HUD-50075.2(4/2008)

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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
	RIDGEWAY TOWERS (IA050000050)			\$83,481.00
ID0021	Operations(Operations (1406))	Maintenance and/or repairs		\$16,696.00
ID0022	Repair/replace Roof(Non-Dwelling Exterior (1480)-Roofs)	The flat roof is original to the building. Major repair was completed last year, but we know that the entire roof will need to be replaced within 5-10 years. Would like to begin saving for this approximately \$200,000 project now.		\$66,785.00
	Subtotal of Estimated Cost			\$83,481.00

Form HUD-50075.2(4/2008)