

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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<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>
	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

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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
	RIDGEWAY TOWERS (IA050000050)				\$83,481.00
ID0018	Operations(Operations (1406))	Maintenance and/or repairs			\$16,696.00
ID0019	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.			\$10,355.00
ID0025	Kitchen remodels(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Finish kitchen remodels			\$56,430.00
	Subtotal of Estimated Cost				\$83,481.00

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<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>
	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

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		5	2027		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	RIDGEWAY TOWERS (IA050000050)				\$83,481.00
ID0026	Operations(Operations (1406))	Maintenance and/or repairs			\$16,696.00
ID0027	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