Part	I: Summary					
	Name/Number CHESTER/CT026	]	Locality (City/County & State)	MANCHESTER, CT	Original 5-Year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020
В.	Physical Improvements Subtotal	FFY 2016 Annual Statement	\$331,200	\$331,200	\$331,200	\$331,200
C.	Management Improvements	Annual Statement	\$41,400	\$41,400	\$41,400	\$41,400
D.	PHA-Wide Non-dwelling Structures and Equipment	Annual Statement				
E.	Administration	Annual Statement	\$46,000	\$46,000	\$46,000	\$46,000
F.	Other	Annual Statement	\$2,000	\$2,000	\$2,000	\$2,000
G.	Operations	Annual Statement	\$39,400	\$39,400	\$39,400	\$39,400
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds	Annual Statement	\$460,000	\$460,000	\$460,000	\$460,000
L.	Total Non-CFP Funds					
M.	Grand Total	Annual Statement	\$460,000	\$460,000	\$460,000	\$460,000

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/20011

Part I: Summary (Continuation)							
PHA N	ame/Number	L	ocality (City/county & State)	Original 5-Year Plan Revision No:			
	Development Number and Name	Work Statement for Year 1 FFY 2016	Work Statement for Year 2 FFY 2017	Work Statement for Year 3 FFY 2018	Work Statement for Year 4 FFY 2019	Work Statement for Year 5 FFY 2020	
A MD 1	CT02 < 0.0001	0 4 10	Ф147.000	ф110 000	фод 000	ф0.4.000	
AMP 1		See Annual Statement	· · ·	\$110,000	\$97,000	\$84,000	
AMP 2	CT026000002	See Annual Statement	\$186,200	\$213,200	\$213,200	\$247,200	
				·			
			_	·			

Part II: Sup	porting Pages – Physical Needs W	ork Statemen	t(s)			
Work Work Statement for Year 2017				Work Statement for Year 2018		
Statement for	FFY 2017			FFY 2018		
Year 1 FFY	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
2016	General Description of Major Work			General Description of Major Work		
	Categories			Categories		
See	Amp-1: Mayfair Gardens			Amp-1: Mayfair Gardens		
Annual	Electrical Panel Upgrade	4 buildings	\$26,000	Electrical Panel Upgrade	4 buildings	\$26,000
Statement	Roof Upgrades	3 buildings	\$21,000	Roof Upgrades	3 buildings	\$21,000
	Unit Accessibility Upgrade	1 unit	\$35,000	Unit Accessibility Upgrade	none	
	Reasonable Accom*: Shower	2 units	\$15,000	Reasonable Accom: Shower	2 units	\$15,000
	Amp-1: Scattered Sites			Amp-1: Scattered Sites		
	Full Unit Renovation	1 unit	\$48,000	Full Unit Renovation	1 unit	\$48,000
				Lockset Upgrades	92	\$8,000
	Amp-2: Westhill Gardens			Amp-2: Westhill Gardens		
	Roof Upgrades	3 buildings	\$85,000	Roof Upgrades	4 buildings	\$120,000
	Full unit accessibility Upgrade	1 unit	\$35,000	Full unit accessibility upgrade	none	
	Studio to 1-Bdrm Accessible			Studio to 1-Bdrm Accessible	1 unit	\$63,200
	Reasonable Accom*: Shower	4 units	\$30,000	Reasonable Accom: Shower	4 units	\$30,000
	Lockset Upgrades	450	\$36,200			
	*Reasonable Accommodation			*Reasonable Accommodation		
	Subtotal of Estimated Cost		\$331,200	Subtotal of Esti	mated Cost	\$331,200

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/20011

Work	porting Pages – Physical Needs Work S Work Statement for Year: 2019		/	Work Statement for Year: 2020	1	
Statement for	FFY 2019			FFY 2020	<u>'</u>	
Year 1 FFY	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
2016	General Description of Major Work Categories			General Description of Major Work	( Caracas)	Estimated Cost
				Categories		
See	Amp-1: Mayfair Gardens			Amp-1: Mayfair Gardens		
Annual	Electrical Panel Upgrade	2 buildings	\$13,000	Electrical Panel Upgrade	none	
Statement	Roof Upgrades	3 buildings	\$21,000	Roof Upgrades	3 buildings	\$21,000
	Reasonable Accom*: Shower	2 units	\$15,000	Reasonable Accom*: Shower	2 units	\$15,000
	Amp-1: Scattered Sites			Amp-1: Scattered Sites		
	Full Unit Renovation	1 unit	\$48,000	Full Unit Renovation	1 unit	\$48,000
	Amp-2: Westhill Gardens			Amp-2: Westhill Gardens		
	Parking Lot Upgrades	2 lots	\$21,000	Parking Lot Upgrades	3 lots	\$34,000
	Roof Upgrades	4 buildings	\$120,000	Roof upgrade	4 buildings	\$120,000
	Studio to 1-Bdrm Accessible	1 unit	\$63,200	Studio to 1-Bdrm Accessible	1 unit	\$63,200
	Reasonable Accom*: Shower	4 units	\$30,000	Reasonable Accom*: Shower	4 units	\$30,000
	*D			*D		
	*Reasonable Accommodation			*Reasonable Accommodation		
						_
						_
	Subtotal of Estimated Co	\$331,200	Subtotal of Estimated (	Cost	\$331,200	

U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/20011

Work	pporting Pages – Management Needs Work Statement for Year		Work Statement for Year:	
Statement for	FFY 2017		FFY 2018	
Year 1 FFY	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cos
2016	General Description of Major Work Categories		General Description of Major Work Categories	
See Annual	Operations	\$39,400	Operations	\$39,400
Statement	Management Improvements		Management Improvements	
	Non-capital activities that are project-specific or PHA wide improvements needed to upgrade or improve the operations and/or of the PHA's projects, to promote energy conservation, to sustain physical improvements at those projects, or correct management deficiencies, staff training/travel, safety improvements/corrections and office equipment upgrades		Non-capital activities that are project-specific or PHA wide improvements needed to upgrade or improve the operations and/or of the PHA's projects, to promote energy conservation, to sustain physical improvements at those projects, or correct management deficiencies, staff training/travel, safety improvements/corrections and office equipment upgrades	\$41,400
	Administration		Administration	
	Capital Fund Program Fee	\$46,000	Capital Fund Program Fee	\$46,000
	Other		Other	
	Architect, Engineer & other consultant fees	\$2,000	Architect, Engineer & other consultant fees	\$2,000
	Subtotal of Estimated Cost	\$128,800	Subtotal of Estimated Cost	\$128,800

Part III: Su	pporting Pages – Management Needs Work Sta	tement(s)		
Work	Work Statement for Year		Work Statement for Year:	
Statement for	FFY 2019		FFY 2020	
Year 1 FFY	Development Number/Name	Estimated Cost	Development Number/Name	Estimated Cos
2016	General Description of Major Work Categories		General Description of Major Work Categories	
See	Operations	\$39,400	Operations	\$39,400
Annual	Management Improvements		Management Improvements	
Statement	Non-capital activities that are project-specific or PHA wide improvements needed to upgrade or improve the operations and/or of the PHA's projects, to promote energy conservation, to sustain physical improvements at those projects, or correct management deficiencies, staff training/travel, safety improvements/corrections and office equipment upgrades	\$41,400	Non-capital activities that are project-specific or PHA wide improvements needed to upgrade or improve the operations and/or of the PHA's projects, to promote energy conservation, to sustain physical improvements at those projects, or correct management deficiencies, staff training/travel, safety improvements/corrections and office equipment upgrades	\$41,400
	Administration		Administration	
	Capital Fund Program Fee	\$46,000	Capital Fund Program Fee	\$46,000
	Other		Other	
	Architect, Engineer & other consultant fees	\$2,000	Architect, Engineer & other consultant fees	\$2,000
	Subtotal of Estimated Cost	\$128,800		\$128,800