

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Manchester Housing Authority		Locality (City/County & State)				
PHA Number: CT026		<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 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$365,011.00	\$365,011.00	\$365,011.00	\$365,011.00	\$365,011.00
	WESTHILL GARDENS ANNEX (CT026000002)	\$495,026.00			\$495,026.00	\$495,026.00
	MAYFAIR GARDENS (CT026000001)		\$495,026.00	\$495,026.00		

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$365,011.00
ID0069	Operations(Operations (1406))	Operations		\$172,007.40
ID0074	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$27,000.00
ID0079	Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Salaries, Capital Fund Program Fee		\$86,003.60
ID0084	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services; Modernization Consultant Services consisting of construction inspection, Davis-Bacon monitoring & construction supervision; Advertising		\$80,000.00
	WESTHILL GARDENS ANNEX (CT026000002)			\$495,026.00
ID0096	Westhill Gardens - Windows, Doors & Gutters(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Window, Door and Gutter Replacement at Westhill Gardens		\$495,026.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$860,037.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$365,011.00
ID0070	Operations(Operations (1406))	Operations		\$172,007.40
ID0075	Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	Management Improvements		\$27,000.00
ID0080	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries, Capital Fund Program Fee		\$86,003.60
ID0085	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services; Modernization Consultant Services consisting of construction inspection, Davis-Bacon monitoring & construction supervision; Advertising		\$80,000.00
	MAYFAIR GARDENS (CT026000001)			\$495,026.00
ID0090	Mayfair Gardens - Windows, Doors, Gutters & Siding(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows)	Window, Door, Gutter and Siding Replacement at Mayfair Gardens		\$495,026.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$860,037.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$365,011.00
ID0071	Operations(Operations (1406))	Operations		\$172,007.40
ID0076	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$27,000.00
ID0081	Administration(Administration (1410)-Salaries,Administration (1410)-Other)	Salaries, Capital Fund Program Fee		\$86,003.60
ID0086	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services; Modernization Consultant Services consisting of construction inspection, Davis-Bacon monitoring & construction supervision; Advertising		\$80,000.00
	MAYFAIR GARDENS (CT026000001)			\$495,026.00
ID0089	Mayfair Gardens - Windows, Doors, Gutters & Siding(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	Window, Door, Gutter and Siding Replacement at Mayfair Gardens		\$495,026.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$860,037.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$365,011.00
ID0068	Operations(Operations (1406))	Operations		\$172,007.40
ID0073	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$27,000.00
ID0078	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries, Capital Fund Program Fee		\$86,003.60
ID0083	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services; Modernization Consultant Services consisting of construction inspection, Davis-Bacon monitoring & construction supervision; Advertising		\$80,000.00
	WESTHILL GARDENS ANNEX (CT026000002)			\$495,026.00
ID0092	Westhill Gardens - Bathroom Remodel(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)-Tubs and Showers)	Complete Remodel of Bathrooms at Westhill Including Replacement of Counters and Sinks, Flooring, Toilets, Tubs and Tub Surrounds, Exhaust Fans, Accessories, etc.		\$495,026.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$860,037.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHILL GARDENS ANNEX (CT026000002)			\$495,026.00
ID0091	Westhill Gardens - Bathroom Remodel(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)-Tubs and Showers)	Complete Remodel of Bathrooms at Westhill Including Replacement of Counters and Sinks, Flooring, Toilets, Tubs and Tub Surrounds, Exhaust Fans, Accessories, etc.		\$495,026.00
	AUTHORITY-WIDE (NAWASD)			\$365,011.00
ID0093	Operations(Operations (1406))	Operations		\$172,007.40
ID0094	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$27,000.00
ID0095	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	Salaries, Capital Fund Program Fee		\$86,003.60
ID0097	Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	Architectural/Engineering Services; Modernization Consultant Services consisting of construction inspection, Davis-Bacon monitoring & construction supervision; Advertising		\$80,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$860,037.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	1 2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$172,007.40
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$27,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Other)	\$86,003.60
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$80,000.00
Subtotal of Estimated Cost	\$365,011.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$172,007.40
Management Improvements(Management Improvement (1408)-System Improvements,Management Improvement (1408)-Staff Training)	\$27,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$86,003.60
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$80,000.00
Subtotal of Estimated Cost	\$365,011.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$172,007.40
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$27,000.00
Administration(Administration (1410)-Salaries,Administration (1410)-Other)	\$86,003.60
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$80,000.00
Subtotal of Estimated Cost	\$365,011.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$172,007.40
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$27,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$86,003.60
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$80,000.00
Subtotal of Estimated Cost	\$365,011.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	5 2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$172,007.40
Management Improvements(Management Improvement (1408)-Staff Training, Management Improvement (1408)-System Improvements)	\$27,000.00
Administration(Administration (1410)-Other, Administration (1410)-Salaries)	\$86,003.60
Fees & Costs(Contract Administration (1480)-Other Fees and Costs)	\$80,000.00
Subtotal of Estimated Cost	\$365,011.00