U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

Part I: Summary

PHA Name/Number
MANCHESTER/CT026

Locality (City/County & State) MANCHESTER, CT

Original 5-Year Plan **Revision No:**

A.	Development Number and Name	Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018	Work Statement for Year 3 FFY 2019	Work Statement for Year 4 FFY 2020	Work Statement for Year 5 FFY 2021
B.	Physical Improvements Subtotal	Annual Statement	$332,200	$332,200	$332,200	$331,200
C.	Management Improvements	Annual Statement	$28,900	$28,900	$28,900	$28,900
D.	PHA-Wide Non-dwelling Structures and Equipment	Annual Statement				
E.	Administration	Annual Statement	$42,500	$42,500	$42,500	$42,500
F.	Other	Annual Statement	$1,000	$1,000	$1,000	$1,000
G.	Operations	Annual Statement	$20,400	$20,400	$20,400	$20,400
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds	Annual Statement	$425,000	$425,000	$425,000	$425,000
L.	Total Non-CFP Funds					
M.	Grand Total	Annual Statement	$425,000	$425,000	$425,000	$425,000

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Part I: Summary (Continuation)

PHA Name/Number | Locality (City/county & State) | Original 5-Year Plan | Revision No:

	Development Number and Name	Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018	Work Statement for Year 3 FFY 2019	Work Statement for Year 4 FFY 2020	Work Statement for Year 5 FFY 2021
AMP 1	CT026000001	See Annual Statement	$136,000	$136,000	$136,000	$136,000
AMP 2	CT026000002	See Annual Statement	$196,200	$196,200	$196,200	$196,200

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Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2017	Work Statement for Year 2018 FFY 2018			Work Statement for Year 2019 FFY 2019		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Amp-1: Mayfair Gardens			Amp-1: Mayfair Gardens		
Annual	Electrical Panel Upgrade	4 buildings	$25,000	Electrical Panel Upgrade	4 buildings	$25,000
Statement	Roof Upgrades	4 buildings	$35,000	Roof Upgrades	4 buildings	$35,000
	Unit Accessibility Upgrade	1 unit	$35,000	Unit Accessibility Upgrade	1 unit	$35,000
	Reasonable Accom*: Shower	1 unit	$7,000	Reasonable Accom: Shower	1 unit	$7,000
	Amp-1: Scattered Site Duplexes			Amp-1: Scattered Sites		
	Driveway Upgrade	2 duplex	$8,000	Driveway Upgrade	3 duplex	$12,000
	Deck Upgrade	1 unit	$4,000	Roof Upgrade	1 duplex	$22,000
	Roof Upgrade	1 duplex	$22,000			
	Amp-2: Westhill Gardens & Annex			Amp-2: Westhill Gardens		
	Roof Upgrade	3 buildings	$76,000	Roof Upgrades	3 buildings	$76,000
	Full unit accessibility Upgrade	1 unit	$35,000	Full unit accessibility upgrade	1 unit	$35,000
	Reasonable Accom*: Shower	3 units	$24,750	Reasonable Accom*: Shower	3 units	$24,750
	Annex Window Upgrade	14 units	$60,450	Annex Window Upgrade	14 units	$60,450
	*Reasonable Accommodation			*Reasonable Accommodation		
	Subtotal of Estimated Cost		$332,200	Subtotal of Estimated Cost		$332,200

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Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2016	Work Statement for Year: 2020 FFY 2020 Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Work Statement for Year: 2021 FFY 2021 Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Amp-1: Mayfair Gardens			Amp-1: Mayfair Gardens		
Annual	Electrical Panel Upgrade	1 building	$7,000	Roof Upgrades	3 buildings	$25,500
Statement	Roof Upgrades	4 buildings	$35,000	Reasonable Accom*: Shower	1 unit	$7,000
	Unit Accessibility Upgrade	1 unit	$35,000			
	Reasonable Accom*: Shower	1 unit	$7,000	Amp-1: Scattered Sites		
	Amp-1: Scattered Site Duplexes			Driveway Upgrade	5 duplex	$20,000
	Driveway Upgrade	3 duplex	$12,000	Deck Upgrade	3 units	$14,500
	Deck Upgrade	4 units	$18,000	Full Unit Renovation	1 unit	$47,000
	Roof Upgrade	1 duplex	$22,000	Roof Upgrade	1 duplex	$22,000
	Amp-2: Westhill Gardens & Annex			Amp-2: Westhill Gardens		
	Roof Upgrade	3 buildings	$76,000	Roof Upgrade	3 buildings	$76,000
	Full unit accessibility Upgrade	1 unit	$35,000	Full unit accessibility Upgrade	1 unit	$35,000
	Reasonable Accom*: Shower	3 units	$24,750	Reasonable Accom*: Shower	3 units	$24,750
	Annex Window Upgrade	14 units	$60,450	Annex Window Upgrade	14 units	$60,450
	*Reasonable Accommodation			*Reasonable Accommodation		
	Subtotal of Estimated Cost		$332,200	Subtotal of Estimated Cost		$332,200

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Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2017	Work Statement for Year FFY 2018		Work Statement for Year: FFY 2019	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Operations	$20,400	Operations	$20,400
	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	$28,900	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	$28,900
	Administration		Administration	
	Capital Fund Program Fee	$42,500	Capital Fund Program Fee	$42,500
	Other		Other	
	Architect, Engineer & other consultant fees	$1,000	Architect, Engineer & other consultant fees	$1,000
	Subtotal of Estimated Cost	$92,800	Subtotal of Estimated Cost	$92,800

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Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2016	Work Statement for Year FFY 2020		Work Statement for Year: FFY 2021	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Operations	$20,400	Operations	$20,400
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	$28,900	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	$28,900
	Administration		Administration	
	Capital Fund Program Fee	$42,500	Capital Fund Program Fee	$42,500
	Other		Other	
	Architect, Engineer & other consultant fees	$1,000	Architect, Engineer & other consultant fees	$1,000
	Subtotal of Estimated Cost	$128,800		$128,800