

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Wichita Housing Authority			Locality (City/County & State)			
PHA Number: KS004			<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	\$573,166.00	\$573,166.00	\$592,842.00	\$445,796.00	\$1,073,706.00
	SCATTERED SITES (KS004000004)	\$700,540.00	\$386,008.00	\$572,864.00	\$827,910.00	\$200,000.00
	SCATTERED SITES (KS004000003)		\$314,532.00	\$108,000.00		

Capital Fund Program - Five-Year Action Plan

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)			\$573,166.00
ID0003	Operations(Operations (1406))	25% of CFP grant to transfer to PH Operations		\$318,426.00
ID0008	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$127,370.00
ID0016	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$127,370.00
	SCATTERED SITES (KS004000004)			\$700,540.00
ID0026	Rehabilitate single-family units in Development 4(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace roofs, gutters, downspouts, siding, windows, ceilings, drywall, electrical, plumbing, mechanical, bathroom fixtures, kitchen upper and lower cabinets, sink, hot water heaters, wall and ceiling paint, remove existing flooring and replace with vinyl plank flooring throughout the units.		\$388,850.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$573,166.00
ID0004	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$318,426.00
ID0009	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$127,370.00
ID0017	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$127,370.00
	SCATTERED SITES (KS004000003)			\$314,532.00
ID0028	Moving expenses for Tenant Protection Voucher Recipients(Contract Administration (1480)-Other,Contract Administration (1480)-Relocation)	The WHA will seek HUD's permission to sell or demolish all of its scattered site single-family dwellings. Current occupants who opt for a tenant protection voucher or a Housing Choice Voucher will receive moving assistance.		\$314,532.00
	SCATTERED SITES (KS004000004)			\$386,008.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0046	Rehabilitate single-family units in Development 3(Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Replace roofs, gutters, downspouts, siding, windows, ceilings, drywall, electrical, plumbing, mechanical, bathroom fixtures, kitchen upper and lower cabinets, sink, hot water heaters, wall and ceiling paint, remove existing flooring and replace with vinyl plank flooring throughout the units.		\$386,008.00
	Subtotal of Estimated Cost			\$1,273,706.00

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
	AUTHORITY-WIDE (NAWASD)			\$592,842.00
ID0005	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$318,426.00
ID0010	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$127,370.00
ID0018	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$147,046.00
	SCATTERED SITES (KS004000004)			\$572,864.00
ID0029	Rehabilitate single-family units in Development 4(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace roofs, gutters, downspouts, siding, windows, ceilings, drywall, electrical, plumbing, mechanical, bathroom fixtures, kitchen upper and lower cabinets, sink, hot water heaters, wall and ceiling paint, remove existing flooring and replace with vinyl plank flooring throughout the units.		\$419,290.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$445,796.00
ID0041	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$318,426.00
ID0049	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$127,370.00
	SCATTERED SITES (KS004000004)			\$827,910.00
ID0050	Rehabilitate single-family units in Development 4(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace roofs, gutters, downspouts, siding, windows, ceilings, drywall, electrical, plumbing, mechanical, bathroom fixtures, kitchen upper and lower cabinets, sink, hot water heaters, wall and ceiling paint, remove existing flooring and replace with vinyl plank flooring throughout the units.		\$400,000.00
ID0052	Pre/Development costs for Multifamily Housing(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480),Dwelling Unit-Development (1480)-New Construction)	Once HUD grants permission to WHA for demo/dispo some sale proceeds will leverage CFP for multifamily development that may be eventually converted to RAD.		\$427,910.00





Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$1,073,706.00
ID0042	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$127,370.00
ID0043	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Fees and Costs		\$127,370.00
ID0044	New Multifamily Construction (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	Use proceeds from sales of single-family units to build new multifamily public housing units and convert to RAD.		\$500,540.00
ID0048	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$318,426.00
	SCATTERED SITES (KS004000004)			\$200,000.00
ID0051	Rehabilitate single-family units in Development 4(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-	Replace roofs, gutters, downspouts, siding, windows, ceilings, drywall, electrical, plumbing, mechanical, bathroom fixtures, kitchen upper and lower cabinets, sink, hot water heaters, wall and ceiling paint, remove existing flooring and replace with vinyl plank flooring throughout the units.		\$200,000.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$318,426.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$127,370.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$127,370.00
Subtotal of Estimated Cost	\$573,166.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$318,426.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$127,370.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$127,370.00
Subtotal of Estimated Cost	\$573,166.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$318,426.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$127,370.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$147,046.00
Subtotal of Estimated Cost	\$592,842.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$318,426.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$127,370.00
Subtotal of Estimated Cost	\$445,796.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2026
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$127,370.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$127,370.00
New Multifamily Construction (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$500,540.00
Operations(Operations (1406))	\$318,426.00
Subtotal of Estimated Cost	\$1,073,706.00