

Capital Fund Program - Five-Year Action Plan

Status: Draft

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 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
	AUTHORITY-WIDE	\$578,957.00	\$578,957.00	\$732,531.00	\$1,286,571.00	\$1,286,571.00
	SCATTERED SITES (KS004000004)	\$707,614.00	\$653,614.00	\$380,790.00		
	SCATTERED SITES (KS004000003)		\$54,000.00	\$173,250.00		

<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>
	AUTHORITY-WIDE (NAWASD)			\$578,957.00
ID0004	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$321,643.00
ID0009	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$128,657.00
ID0017	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$128,657.00
	SCATTERED SITES (KS004000004)			\$707,614.00
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.		\$103,500.00
ID0046	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.		\$604,114.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	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)			
	Subtotal of Estimated Cost			\$1,286,571.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$578,957.00
ID0005	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$321,643.00
ID0010	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$128,657.00
ID0018	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$128,657.00
	SCATTERED SITES (KS004000004)			\$653,614.00
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.		\$599,614.00

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
ID0058	Moving Expenses for Tenant Protection Voucher Recipients in AMP 3(Contract Administration (1480)-Relocation)	Moving expenses for residents with tenant protection vouchers moving from AMP 4 units.		\$54,000.00
	SCATTERED SITES (KS004000003)			\$54,000.00
ID0039	Moving Expenses for Tenant Protection Voucher Recipients in AMP 3(Contract Administration (1480)-Relocation)	Moving expenses for residents with tenant protection vouchers moving from AMP 3 units.		\$54,000.00
	Subtotal of Estimated Cost			\$1,286,571.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2025			
<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)			\$732,531.00
ID0041	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$321,643.00
ID0047	Pre/Development costs for Multifamily Housing(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	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.		\$153,574.00
ID0049	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$128,657.00
ID0053	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$128,657.00
	SCATTERED SITES (KS004000004)			\$380,790.00
ID0050	Rehabilitate single-family units in Development 4(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	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.		\$207,540.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	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			
ID0059	Moving Expenses for Tenant Protection Voucher Recipients in AMP 3(Contract Administration (1480)-Relocation)	Moving expenses for residents with tenant protection vouchers moving from AMP 4 units.		\$173,250.00
	SCATTERED SITES (KS004000003)			\$173,250.00
ID0054	Moving Expenses for Tenant Protection Voucher Recipients in AMP 3(Contract Administration (1480)-Relocation)	Moving expenses for residents with tenant protection vouchers moving from AMP 3 units.		\$173,250.00
	Subtotal of Estimated Cost			\$1,286,571.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4		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)			\$1,286,571.00
ID0042	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$128,657.00
ID0043	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$128,657.00
ID0048	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$321,643.00
ID0052	Pre/Development costs for Multifamily Housing(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	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
ID0060	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.		\$279,704.00
	Subtotal of Estimated Cost			\$1,286,571.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2027</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)			\$1,286,571.00
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.		\$707,614.00
ID0055	Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	Administration of CFP projects and activities		\$128,657.00
ID0056	Operations(Operations (1406))	25% of CFP grant transferred to PH Operations		\$321,643.00
ID0057	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Modernization Coordinator and other professional costs		\$128,657.00
	Subtotal of Estimated Cost			\$1,286,571.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$321,643.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$128,657.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$128,657.00
Subtotal of Estimated Cost	\$578,957.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$321,643.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$128,657.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$128,657.00
Subtotal of Estimated Cost	\$578,957.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$321,643.00
Pre/Development costs for Multifamily Housing(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$153,574.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$128,657.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$128,657.00
Subtotal of Estimated Cost	\$732,531.00

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<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	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)	\$128,657.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$128,657.00
Operations(Operations (1406))	\$321,643.00
Pre/Development costs for Multifamily Housing(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$427,910.00
New Multifamily Construction (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$279,704.00
Subtotal of Estimated Cost	\$1,286,571.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2027
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
New Multifamily Construction (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	\$707,614.00
Administration(Administration (1410)-Salaries,Administration (1410)-Other,Administration (1410)-Sundry)	\$128,657.00
Operations(Operations (1406))	\$321,643.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$128,657.00
Subtotal of Estimated Cost	\$1,286,571.00