

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Work Stateme for Year FFY:20	Work Statement for Year 2 FFY: 2006 Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2007 Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2008 Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2009 Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs
See Annual Statemen	NY 9-1 Robert Whalen Homes New Playground Repave Parking Lots/Restripe Cap laterals, City water @ Main Install A/C Day Care/Managers Office Manager Office Improvements City Sewer Improve Prevent Shop Flood		\$500 \$9,300 \$19,000 \$500 \$3,500 \$5,000	NY 9-1 Robert Whalen Homes Signage Smoke Detectors in Bedrooms		\$2,000 \$1,000	NY 9-1 Robert Whalen Homes Fence Around Transformer Cap laterals, City water @ Main Repoint Masonry		\$2,000 \$19,000 \$5,000	NY 9-1 Robert Whalen Homes		
	Sub-Total: A & E Fees		\$37,800 \$3,024	Sub-Total: A & E Fees		\$3,000 \$240	Sub-Total: A & E Fees		\$26,000 \$2,080	E Bldg Community Rm Renovation		\$4,000
										Sub-Total: A & E Fees		\$4,000 \$320
	NY 9-3 Steamboat Square - H R Relocate Greenhouse		\$500	NY 9-3 Steamboat Square - H R Fence Around Transformer		\$2,000	NY 9-3 Steamboat Square - H R Pavillion at Courtyard Interior		\$1,000	NY 9-3 Steamboat Square - H R		
	Laundry Accessible/Common Space		\$32,081	Repave/Reseal/Restrip Parking Lot		\$8,000	Site Lighting Replacement		\$30,000			
	Renovate 200 Green Lease Space		\$10,000	Replace Fire Alarm System		\$1,000	Repair Cracked Brick Garden Walls		\$10,000			
	Install Thermostatic Controls in Apts		\$5,000	Flood Alarms in Basements		\$500	LB Paint Testing and Abatement		\$500			
	Install Water Saving Measures in Apts		\$5,000	Laundry Accessible/Common Space		\$23,919	Replace Cove Base Public Corridors		\$16,500			
	Improve Common Area & Apt Lighting		\$5,000	Redo Heat System Expansion Joints		\$1,000				Redo Heating Syst Expansion Joints		\$19,000
	Replace Refrigerators		\$5,000	Repair Sills 200 & 220 Green		\$39,000	Repl Stairwell Door Hardware/Hinges		\$1,000	Install Thermostatic Controls in Apts		\$5,000
	Replace Large Slider Windows 20 Renss		\$50,748	Repl Stairwell Door Hardware/Hinges		\$1,000	Repair/Replace Carpeting 20 Rens		\$1,000	Repair/Replace Carpeting 20 Rens		\$200,000
	Smoke Detectors in Bedrooms		\$1,000	Repair/Replace Carpeting 20 Rens		\$1,000						
				Doors/Locks 200, 220 Green Pump Rm		\$1,000						
				Signage		\$5,000						
				Smoking Area North side 20 Rens		\$16,000						
				Covert Laundry to Comm Space		\$50,000						
				Training Room Furniture & Equipment		\$5,000						
				Lobby Furniture		\$1,000						
				Renovate units for accessibility		\$100,000						
	Sub-Total: A&E Fees		\$114,329 \$9,146	Sub-Total: A&E Fees		\$255,419 \$20,434	Sub-Total: A&E Fees		\$60,000 \$4,800	Sub-Total: A&E Fees		\$224,000 \$17,920
	Sub - Total of This Page:		\$152,129	Sub - Total of This Page:		\$258,419	Sub - Total of This Page:		\$86,000			\$228,000

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Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs		Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs
See Annual Work Statement	NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes		
	Parking lot/Install Trench Basin		\$6,500	Sidewalk Repairs/Accessibility		\$1,000				3 Lincoln Day Care Playground		\$1,000
	Repair Coping Courtyard Walls		\$500	Repave/Reseal Parking Lots		\$10,000				Replace Chain Link w/Iron 1-3 Linc Townhs		\$39,000
	Security Lighting Study Rear Courts		\$500	Engineering Study of Bowing Bricks		\$2,500				Traffic Coating Balc Repair230 Green St		\$39,001
	Fire Alarm System Upgrade		\$500	Roof Replacement 2 Lincoln		\$10,000	Roof Replacement 2 Lincoln		\$10,000	Convert 3 Lincoln DSS to Daycare		\$98,470
	Computer Hardware		\$5,000	Computer Hardware		\$5,000	Computer Hardware		\$5,000	Computer Hardware		\$5,000
	High Volt Elec Repair/Upgrade Switchgear		\$2,000	LBP Testing		\$4,280	Install Smoke Detectors in Bedrooms		\$25,650	High Volt Elec Repair/Upgrade Switchgear		\$260,000
	LBP Testing		\$200	Utility Room Doors & Hardware		\$15,000				Upgrade Elevator Controls		\$220,000
	Renovate 230 Green Back Wing Incub		\$5,000	Replace Elev Flooring incl 230 Green		\$10,000						
	Install Water Saving Measures in Apts		\$5,000	Replace Sub-basement pit doors		\$6,000						
	Install Exhaust Ventilation Improvements		\$1,000	Balance Air Handlers/Install AC coil		\$1,000	Balance Air Handlers/Install AC coil		\$73,000			
	Improve light common areas & apts		\$5,000	Rem Asbestos HW Tank 230 Green		\$1,000						
	Install Tub Surrounds		\$4,000	Remove Asbestos Boiler 230 Green		\$1,000						
	Replace Boilers/Asb Rem/Apt Distrib		\$5,000	Replace Elevator Cab Ceiling		\$1,000	Replace Elevator Cab Ceiling		\$9,000			
	Ventilation for Maint Shop 1 Lincoln		\$1,000	Replace Generator/Convert to Gas		\$30,000						
				Signage		\$1,000	Signage		\$7,000			
	Replace Elevator Cab Ceiling		\$1,000	Replace Refrigerators		\$1,000						
				Replace Fire Alarm System		\$1,000	Replace Fire Alarm System		\$5,000			
				Replace Ranges		\$1,000						
				Smoke Detectors in Bedrooms		1000						
				Renovate units for accessibility		\$100,000						
	Sub-Total:		\$42,200		Sub-Total:	\$202,780		Sub-Total:	\$134,650		Sub-Total:	\$662,471
	A&E Fees		\$3,376	A&E Fees		\$16,222	A&E Fees		\$10,772	A&E Fees		\$52,998
	Sub - Total of This Page:		\$42,200	Sub - Total of This Page:		\$202,780	Sub - Total of This Page:		\$134,650			\$662,471

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See Annual Statement	NY 9-5L Ida Yarbrough Homes L-R Repoint Masonry Site Wide		\$7,040	NY 9-5L Ida Yarbrough Homes L-R Lead Testing/Abatement Drainage/Hydrant/Storm Sewer Fence around Transformer Gutters/Rain Diverters		\$5,000 \$15,721 \$500 \$3,000	NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R Repair Wall Panels @ Manager's Office		\$40,000
							Convert Electric Heat to Gas Emergency Electric Repairs Upgrade Switchgear Foundation Study/Repairs		\$179,000 \$15,000 \$359,000 \$15,000			
	Sub-Total: A&E Fees		\$7,040 \$563	Sub-Total: A&E Fees		\$93,971 \$7,518	Sub-Total: A&E Fees		\$568,000 \$45,440	Sub-Total: A&E Fees		\$40,000 \$3,200
	NY 9-5H Ida Yarbrough Homes H-R Replace Oil Generator w/Natural Gas		\$10,000	NY 9-5H Ida Yarbrough Homes H-R Security Screens Emerg Switchg/Hall&Stair Light Repairs Lobby Furniture Boiler Conbustion Upgrade Upgrade Switchgear Replace Apt. Ent Door & Fram Install Push Plate/Silencers/Hinges Refinish Bathtubs Replace Ranges Repair 1st Floor Sinks		\$3,250 \$1,000 \$500 \$4,000 \$10,000 \$1,000 \$1,000 \$1,000 \$5,000 \$1,000	NY 9-5H Ida Yarbrough Homes H-R Emerg Switchg/Hall&Stair Light Repairs Upgrade Switchgear Upgrade Corridor Makeup Air Ventil Refinish Bathtubs		\$100,000 \$304,000 \$136,000 \$64,250	NY 9-5H Ida Yarbrough Homes H-R Upgrade Elec Service 260 Store Upgrade Fire Alarm System Replace Refrigerators Upgrade Elevator Controls		\$8,000 \$201,464 \$5,000 \$100,000
	Sub-Total: A&E Fees		\$10,000 \$800	Sub-Total: A&E Fees		\$27,750 \$2,220	Sub-Total: A&E Fees		\$604,250 \$48,340	Sub-Total: A&E Fees		\$314,464 \$25,157
	Sub - Total of This Page:		\$17,040	Sub - Total of This Page:		\$121,721	Sub - Total of This Page:		\$1,172,250			\$354,464

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Work Statement for Year 2			Work Statement for Year 3			Work Statement for Year 4			Work Statement for Year 5		
FFY: 2006			FFY: 2007			FFY: 2008			FFY: 2009		
Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs
NY 9-7 Westview Homes Smoke Detectors in Bedrooms Replace Roof			NY 9-7 Westview Homes Asthetic Imp for Retention Basin		\$500	NY 9-7 Westview Homes Replace Fire Alarm System		\$147,854	NY 9-7 Westview Homes Upgrade Elevator Controls		\$270,000
		\$1,000	Fence around transformers		\$420						
		\$85,000	Repair Parking Lot/Walkways		\$500						
			Change OH Door, Maint. Shop		\$1,000						
			Convert electric heat to gas		\$100,000						
			Corridor Ventilation Study		\$3,000						
			Install AC in corridors		\$5,000						
			Insulate Curtain Wall/AC Sleeves		\$10,000						
			Repipe Mech Rm Water Htr Distrib.		\$41,500						
			DHW/CW Booster Cont/ Fire Pump		\$1,000						
		Install AC gr fl/Convert AC to Gas		\$9,500							
		Upgrade Elevator Controls		\$10,000							
		Replace Fire ALarm System		\$1,487							
See Annual Statement	Sub-Total: A&E Fees	\$86,000 \$6,880	Sub-Total: A&E Fees		\$183,907 \$14,713	Sub-Total: A&E Fees		\$147,854 \$11,828	Sub-Total: A&E Fees		\$270,000 \$21,600
NY 9-11 Steamboat Sq. Townhouses No Items			NY 9-11 Steamboat Sq. Townhouses Convert Electric Heat to Gas		\$17,000	NY 9-11 Steamboat Sq. Townhouses No Items			NY 9-11 Steamboat Sq. Townhouses Replace or update heating system Signage		\$55,000 \$2,500
			Replace Storage Sheds		\$5,000						
			Replace Fire Alarm System		\$1,000						
			Renovate 2 units for accessibility		\$100,000						
	Sub-Total: A&E Fees	\$0 \$0	Sub-Total: A&E Fees		\$123,000 \$9,840	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees		\$57,500 \$4,600
Sub - Total of This Page:		\$86,000	Sub - Total of This Page:		\$306,907	Sub - Total of This Page:		\$147,854			\$327,500

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See Annual Statement	NY 9-12 Historic Steamboat Square Replace Rear Deck Study Mositure Replace Plastic Faucets Replace Vestibule Floor Tile Replace Apt. Floors Signage Replace Fire Alarm System Replace Appliances Sub-Total: A&E Fees		\$3,120 \$1,160 \$10,000 \$1,700 \$5,000 \$2,500 \$5,000 \$9,455 \$37,935 \$3,035	NY 9-12 Historic Steamboat Square Repair Roofs Sub-Total: A&E Fees		\$90,000 \$90,000 \$7,200	NY 9-12 Historic Steamboat Square Repair/Replace Fencing & sheds Install new heavy duty window balancers Smoke Detecctors in Bedrooms Sub-Total: A&E Fees		\$14,500 \$24,100 \$1,000 \$39,600 \$3,168	NY 9-12 Historic Steamboat Square NoItems Sub-Total: A&E Fees		\$0 \$0
	NY 9-13 Ezra Prentice Homes Cleanout Storm Sewers Rework Storm Drain Upgrade Exterior Security Light Replace Trackside Roofs Replace Canopies, Supports & Patio Boile/Heating/DHW/Boiler Controls LBP Testing Install Smoke Detectors Install Sprinkler System Install Metal Covers on Fin Radiation Replace Bathroom Radiant Heat Smoke Detectors in Bedrooms Sub-Total: A&E Fees		\$4,840 \$5,000 \$9,500 \$5,000 \$74,000 \$452,716 \$1,864 \$42,000 \$288,766 \$43,285 \$47,007 \$1,000 \$974,978 \$77,998	NY 9-13 Ezra Prentice Homes Install watersaving measures in apts. Improve Lighting common areas & apts Replace Fire Alarm System Replace Ranges Replace Refrigerators Sub-Total: A&E Fees		\$5,000 \$1,000 \$1,000 \$1,000 \$2,000 \$10,000 \$800	NY 9-13 Ezra Prentice Homes Demolish 3 Trackside Buildings Signage Sub-Total: A&E Fees		\$5,000 \$2,000 \$5,000 \$400	NY 9-13 Ezra Prentice Homes Sub-Total: A&E Fees		\$2,000 \$160
	Sub - Total of This Page:		\$1,012,913	Sub - Total of This Page:		\$100,000	Sub - Total of This Page:		\$44,600	Sub - Total of This Page:		\$2,000

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Work Statement for Year 1 FFY: 2006	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2007	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2008	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2009	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs
See Annual Statement	NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement	42 Replacement Units	7 Units	\$20,000	NY9-22 Scattered Sites Replacement				NY9-22 Scattered Sites Replacement			
	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees			\$20,000 \$1,600	Sub-Total: A&E Fees				Sub-Total: A&E Fees			
	Management Improvements			Management Improvements				Management Improvements				Management Improvements			
	Computer software upgrade		\$75,000	Computer software upgrade			\$75,000	Computer software upgrade			\$75,000	Computer software upgrade			\$75,000
	LBP training		\$1,000	LBP training			\$1,000	LBP training			\$1,000	LBP training			\$1,000
	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements			\$1,000	Maintenance mgt improvements			\$1,000	Maintenance mgt improvements			\$1,000
	Training Initiative/Marketing Coord		\$45,000	Training Initiative/Marketing Coord			\$45,000	Training Initiative/Marketing Coord			\$45,000	Training Initiative/Marketing Coord			\$45,000
	Operations Management Improvement		\$1,000	Operations Management Improvement			\$1,000	Ops Management Improvement				Ops Management Improvement			
	Personnel Technician		\$0	Personnel Technician			\$0	Personnel Technician				Personnel Technician			
	Technical Assistance HUD QHWRA		\$500	Technical Assistance HUD QHWRA			\$500	Technical Assistance HUD QHWRA			\$500	Technical Assistance HUD QHWRA			\$500
	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt			\$500	Implementation Asst Asset Mgmt			\$500	Implementation Asst Asset Mgmt			\$500
	Partnership Process		\$2,000	Partnership Process			\$2,000	Partnership Process			\$2,000	Partnership Process			\$2,000
	PHA wide Police Patrol		\$75,000	PHA wide Police Patrol			\$75,000	PHA wide Police Patrol			\$75,000	PHA wide Police Patrol			\$75,000
	Econ Develop/Wage Center Coord		\$30,000	Econ Develop/Wage Center Coord			\$30,000	Econ Develop/Wage Center Coord			\$30,000	Econ Develop/Wage Center Coord			\$30,000
	Tenant Newsletter		\$0	Tenant Newsletter			\$0	Tenant Newsletter				Tenant Newsletter			
	Tenant Security Patrol		\$10,000	Tenant Security Patrol			\$10,000	Tenant Security Patrol			\$10,000	Tenant Security Patrol			\$10,000
	Utility Conservation Program		\$60,000	Utility Conservation Program			\$60,000	Utility Conservation Program			\$60,000	Utility Conservation Program			\$60,000
	Tenant Relations Training			Tenant Relations Training											
	9-5 Community Center Staff		\$1,000	9-5 Community Center Staff			\$1,000	9-5 Community Center Staff			\$1,000	9-5 Community Center Staff			\$1,000
	9-5 Community Center Coordinator		\$17,000	9-5 Community Center Coordinator			\$17,000	9-5 Community Center Coordinator			\$17,000	9-5 Community Center Coordinator			\$17,000
	PHAS Consultant		\$0	PHAS Consultant			\$0	PHAS Consultant				PHAS Consultant			
	PHAS Deficiencies		\$500	PHAS Deficiencies			\$500	PHAS Deficiencies			\$500	PHAS Deficiencies			\$500
	Sub-Total:		\$319,500	Sub-Total:			\$319,500	Sub-Total:			\$318,500	Sub-Total:			\$318,500
	Total All Developments		\$1,820,366	Total All Developments			\$1,820,366	Total All Developments			\$1,820,366	Total All Developments			
	A&E Fees this year		\$145,629	A&E Fees this year			\$145,629	A&E Fees this year			\$145,629	A&E Fees this year			

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	Development Number/Name/General	Qty	Costs	Development Number/Name/General	Qty	Costs	Development Number/Name/General	Qty	Costs	Development Number/Name/General	Qty	Costs
	Description Major Work Categories			Description Major Work Categories			Description Major Work Categories			Description Major Work Categories		
See	Totals to the Summary	9-1	\$111,000	Totals to the Summary	9-1	\$5,000	Totals to the Summary	9-1	\$37,800	Totals to the Summary	9-1	\$37,800
		9-2	\$0		9-2	\$0		9-2	\$0		9-2	\$0
		9-3	\$114,329		9-3	\$255,419		9-3	\$160,847		9-3	\$160,847
		9-4	\$201,200		9-4	\$1,000,200		9-4	\$114,280		9-4	\$114,280
		9-5L	\$160,500		9-5L	\$4,500		9-5L	\$568,000		9-5L	\$40,000
		9-5H	\$304,000		9-5H	\$2,000		9-5H	\$27,750		9-5H	\$27,750
		9-7	\$228,000		9-7	\$283,400		9-7	\$184,407		9-7	\$184,407
		9-11	\$66,810		9-11	\$0		9-11	\$41,458		9-11	\$41,458
		9-12	\$72,100		9-12	\$0		9-12	\$45,335		9-12	\$45,335
		9-13	\$387,972		9-13	\$160,697		9-13	\$973,978		9-13	\$973,978
Annual Statement		9-23	\$0		9-23	\$0		9-23	\$20,000		9-23	\$20,000
		Total	\$1,645,911		Total	\$1,711,216		Total	\$2,173,855		Total	\$1,645,855
	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768
		1470			1470			1470			1470	
		1475			1475			1475			1475	
		1410	\$245,768		1410	\$245,768		1410	\$245,768		1410	\$245,768
	1430,1465,1498 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **		
		Total	\$2,137,447		Total	\$2,202,752		Total	\$2,665,391		Total	\$2,137,391
	**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629
		1465			1465			1465			1465	
		1498			1498			1498	\$0		1498	
		1502			1502			1502	\$0		1502	
		Total	\$2,283,076		Total	\$2,348,381		Total	\$2,811,020		Total	\$2,283,020