

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 8/31/2011

Part I: Summary						
PHA Name/Number: Albany Housing Authority			Locality: (City/County & State) Albany, Albany, New York		<input checked="" type="checkbox"/> Original 5 Year Plan	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY: 2020	Work Statement for Year 2 FFY: 2021	Work Statement for Year 3 FFY: 2022	Work Statement for Year 4 FFY: 2023	Work Statement for Year 5 FFY: 2024
	AMP 1NY 9-1 Robert Whalen Homes	See Annual Statement	\$12,000	\$342,524.00	\$4,418	\$40,185
	AMP1 NY 9-21 Third Street		\$27,000			\$66,000
	AMP 1 NY 9-22 Ontario and Sherman Street		16000	\$1,000.00	\$500	\$12,000
	AMP 1 NY 9-28 Pieter Schuyler Court		\$2,500	\$0	\$3,000	\$2,000
	AMP 2 NY 9-23,24,25,26 North Albany Corning Homes		\$2,000	\$1,000.00	\$2,100	\$41,200
	AMP 3 NY 9-3 Steamboat Square - High Rise		\$191,000	\$54,000.00	\$6,000	\$261,000
	AMP 4 NY 9-4 Lincoln Park Homes		\$642,685	\$3,000.00	\$3,000	\$23,300
	AMP 18 (I) & 19 (II) Ida Yarbrough Redevelopment		\$0	\$0.00		\$0
	AMP 5 NY 9-5H Ida Yarbrough Homes - High Rise		\$601,000	\$4,000.00	\$5,000	\$906,654
	AMP 7 NY 9-7 Westview Homes		\$12,104	\$967,719.04	\$594,500	\$8,250
	AMP 3 NY 9-11 Steamboat Square		\$64,740	\$120,000.00	\$95,000	\$279,000
	AMP 3 NY 9-12 Steamboat Square, Historic Rehabs		\$51,000	\$84,000.00	\$192,000	\$2,000
	AMP 6 NY 9-13 Ezra Prentice Homes		\$0	\$0.00	\$0	\$0
	AMP 2 NY9-23,24,25,26 North Albany Homes See above		\$0	\$0.00	\$0	
	AMP 8 NY 9-27 Nutgrove		\$1,000	\$15,000.00	\$5,000	\$1,000
	AMP 9 NY 9-29 Arbor Hill (Homes)		\$6,000	\$11,000.00	\$5,000	\$14,989
	AMP 11 NY 9-30 Swan Mixed (Arbor Hill 3B)		\$1,000	\$1,000.00	\$5,000	
	AMP 12 Towsend		\$2,000	\$76,500.00	\$84,500	\$31,000
	AMP 13 South End II - Capital South		\$1,000	\$2,000.00	\$0	\$0
	AMP 16 South End III		\$0	\$2,000.00		
B.	Physical Improvements Subtotal		\$1,633,028.03	\$1,684,743.04	\$1,005,018.00	\$1,688,578.30
C.	Management Improvements (2017: from 14% max to 12%max)		\$140.00	\$140	\$140	\$140
D.	PHA-Wide Non-Dwelling, Structures & Equipment					
E.	Administration 1410		\$369,329.39	\$290,250.22	\$178,180.83	-\$197,099.50
F.	Other (1430 A&E, 1503 - RAD Pre-development expenses)		\$100,889.73	\$100,000.00	\$100,000.00	\$110,419.74
G.	Operations 1406 (CFP 2015, 16, 17 incr. to 25% max.)		\$970,553.75	\$290,250.22	\$178,180.83	-\$197,099.50
H.	Demolition (In B. above as DU Demo 1480)					
I.	Development		\$0			
J.	Capital Fund Financing - Debt Service for CFP Loan		\$620,019.79	\$536,924.40	\$536,924.37	\$536,924.38
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total	3882215	\$3,693,960.69	\$2,902,307.88	\$1,998,444.04	\$1,941,863.42

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Part II: Supporting Pages - Physical Needs Work Statement(s)												
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See Annual Statement	AMP 1 NY 9-1 Robert Whalen Homes Cap laterals, City water @ Main Repoint Masonry Exterior concrete Walkway repair Energy Audit/Boiler Replacement <div>Sub-Total: \$12,000 A & E Fees \$960</div>		\$1,000 \$9,000 \$1,000 \$1,000 \$12,000 \$960	NY 9-1 Robert Whalen Homes Roof Replacement (55%) Kitchen Replacement (Force Account) Bathroom Replacement Smoke Detect Hardwire BdrmUpgrade FASyst <div>Sub-Total: \$342,524 A & E Fees \$27,402</div>		\$321,000 \$10,012 \$10,512 \$1,000 \$342,524 \$27,402	NY 9-1 Robert Whalen Homes Passage and Closet Doors (Force Account) Vestibule Doors (1%) Flooring Replacement (Force Account) Exhaust Duct Cleaning (Force Account) <div>Sub-Total: \$4,418 A & E Fees \$353</div>		\$1,390 \$1,028 \$1,000 1000 \$4,418 \$353	NY 9-1 Robert Whalen Homes Apt Entrance Doors Vestibule Doors Playground Equip Replace DHW Tanks (305 done 2019) <div>Sub-Total: \$40,185 A & E Fees \$3,215</div>	3 ea	\$25,185
	NY 9-21 Third Street LED Lighting Energy Audit/Boiler DHW Replacement Flooring <div>Sub-Total: \$27,000 A & E Fees \$2,160</div>		\$500 \$14,500 \$12,000 \$27,000 \$2,160	NY 9-21 Third Street <div>Sub-Total: \$0 A & E Fees \$0</div>		\$0 \$0 \$0 \$0 \$0 \$0	NY 9-21 Third Street Siding Smoke Detectors Baths and Kitchen Renovations <div>Sub-Total: \$64,550 A & E Fees \$5,164</div>		\$20,000 \$4,550 \$40,000 \$64,550 \$5,164	NY 9-21 Third Street: Siding Baths and Kitchen Renovations <div>Sub-Total: \$66,000 A & E Fees \$5,280</div>		\$26,000 \$40,000 \$66,000 \$5,280
	NY 9-22 Ontario & Sherman Street Energy Audit/Furnace DHW Replacement <div>Sub-Total: \$16,000 A & E Fees \$1,280</div>		\$16,000 \$16,000 \$1,280	NY 9-22 Ontario & Sherman Street LED Lighting (Force Account) <div>Sub-Total: \$1,000 A & E Fees \$80</div>		\$1,000 \$1,000 \$80	NY 9-22 Ontario & Sherman Street Fire Alarm Upgrade <div>Sub-Total: \$500 A & E Fees \$40</div>		\$500 \$500 \$40	NY 9-22 Ontario & Sherman Street Flooring Replacement <div>Sub-Total: \$12,000 A & E Fees \$960</div>		\$12,000 \$12,000 \$960
	AMP 3 NY 9-3 Steamboat Square - H R Roof Repair/Replacement (10%) Replace Elevator Drives as Needed Refinish Exterior Panels and Caulk Replace Exterior Lobby Doors Repair Balconies & Traffic Coating <div>Sub-Total: \$191,000 A&E Fees \$15,280</div>		\$100,000 \$50,000 \$1,000 \$1,000 \$39,000 \$191,000 \$15,280	NY 9-3 Steamboat Square - H R LED Lighting Apts (Force account) Renovate Wizard's Wardrobe 20 Renss Refinish Exterior Panels and Caulk 1% Extend Sprinklers 230 Green 20 Renss Whalen FanCoil Unit Replacement (Force Acct) Repair& ReplaceStone Sills 200 & 220 Green <div>Sub-Total: \$54,000 A&E Fees \$4,320</div>		\$1,000 \$1,000 \$2,000 \$1,000 \$10,000 \$39,000 \$54,000 \$4,320	NY 9-3 Steamboat Square - H R Storefront Glazing, Panels Door Replacem (2%) Replace Exter Basement Doors Bathroom Renovation Exhaust Duct Cleaning (Force Account) Repair/Replace Carpet, Tile,Cove Base Sitework-Concrete Walks, Parging, Rails <div>Sub-Total: \$6,000 A&E Fees \$480</div>		\$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$6,000 \$480	NY 9-3 Steamboat Square - H R Moderniz. elevators-Controls Motors Drives ea. Replace Exter Basement Doors Emergency Generator Repair/Replace Redo Heat System Expansion Joints Repair/Replace Carpet, Tile,Cove Base <div>Sub-Total: \$261,000 A&E Fees \$20,880</div>		\$200,000 \$1,000 \$20,000 \$1,000 \$39,000 \$261,000 \$20,880
	NY 9-11 Steamboat Townhouse Pointing Exterior Entr Stair Replacement or Repair <div>Sub-Total: \$64,740 A&E Fees \$5,179</div>		\$40,000 \$24,739.89 \$64,740 \$5,179	NY 9-11 Steamboat Townhouse Replace Rear Patio Doors Replace Apt & Entr Lights w LED(Force Acct) <div>Sub-Total: \$120,000 A&E Fees \$9,600</div>		\$110,000 \$10,000 \$120,000 \$9,600	NY 9-11 Steamboat Townhouse Gutters, Downspouts Siding Replacement <div>Sub-Total: \$95,000 A&E Fees \$7,600</div>		\$5,000 \$90,000 \$95,000 \$7,600	NY 9-11 Steamboat Townhouse Roof Replacement (1%) Fire Alarm Upgrades <div>Sub-Total: \$279,000 A&E Fees \$22,320</div>		\$269,000 \$10,000 \$279,000 \$22,320
	NY 9-12 Steamboat Historic Fire Alarm Upgrade Exterior Common Hallway/Apt Exit Doors <div>Sub-Total: \$51,000 A&E Fees \$4,080</div>		\$50,000 \$1,000 \$51,000 \$4,080	NY 9-12 Steamboat Historic Bathroom Rehab Remove Exterior Sheds Instasll Pre-fab Shed <div>Sub-Total: \$84,000 A&E Fees \$6,720</div>		\$83,000 \$1,000 \$84,000 \$6,720	NY 9-12 Steamboat Historic Kitchen Rehab Reconfigure Bassett & Franklin St Apts <div>Sub-Total: \$192,000 A&E Fees \$15,360</div>		\$187,000 \$5,000 \$192,000 \$15,360	NY 9-12 Steamboat Historic LED Lighting apt & Exter Force Acct Building Entrance Cer Tile Replace Force Acct <div>Sub-Total: \$2,000 A&E Fees \$160</div>		\$1,000 \$1,000 \$2,000 \$160
	Sub - Total of This Page:		\$361,740	Sub - Total of This Page:		\$601,524	Sub - Total of This Page:		\$362,468	Sub - Total of This Page:		\$660,185

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Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2020	Work Statement for Year 2 FFY: 2021			Work Statement for Year 3 FFY: 2022			Work Statement for Year 4 FFY: 2023			Work Statement for Year 5 FFY: 2024		
	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 Statement <u>AMP 4</u>	NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes		
	Roof Repairs/Replacement		\$639,000	Repave/Reseal Parking Lots Including CSCC		\$1,000	Repair Coping/Engin Study Bowing Brick		\$1,000	Demolition of high rises (.025%)		\$20,000
	Install Smoke Detectors in Bedrooms		\$3,685	Computer Hardware (Non Dwell Equip NonExp other)		\$1,000	Fire Pump Controller Replacement		\$1,000	Sidewalk Repairs/Accessibility		\$1,000
				Engineering Study DHW		\$1,000	Elevator Modernization		\$1,000	Expand Sprinkler into Apts 2 Lincoln (1%)		\$1,800
	Sub-Total:		\$642,685	Sub-Total:		\$3,000	Sub-Total:		\$3,000	Sub-Total:		\$23,300
	A&E Fees		\$51,415	A&E Fees		\$240	A&E Fees		\$240	A&E Fees		\$1,864
<u>AMP 5</u>	NY 9-5L Ida Yarbrough Homes L-R			AMP 19 Ida Yarbrough Redevelop			AMP 19 Ida Yarbrough Redevelop			AMP 19 Ida Yarbrough Redevelop		
	NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R		
	Upgrade Switchgear		\$100,000	Expand Sprinklers into Apts		\$1,000	Interior Flooring (Force Acct)(1%)		\$1,000			
	Corridor Ceiling and Light Replacement		\$1,000	Reconfigure Studio Apts.		\$1,000	Replace Apt. Ent Door & Frame		\$1,000	Kitchen Rehab (Force Account)(40%)		\$400,000
	Roof Replacement		\$500,000	Upgrade Corrid Makeup Air Ventil		\$1,000	Duct Cleaning (Force Account)		\$1,000	Bathroom Rehab Refinish Bathtubs		\$506,654
	Sub-Total:		\$601,000	Sub-Total:		\$4,000	Sub-Total:		\$5,000	Sub-Total:		\$906,654
	A&E Fees		\$48,080	A&E Fees		\$320	A&E Fees		\$400	A&E Fees		\$72,532
<u>AMP 7</u>	NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes		
	LED Light -Apt, Common Area, Site (ForceAcct)		\$1,000	Expand Sprinklers into Apartments (100%)		\$504,000	Install new Apt LVT over VAT,Cove Base		\$39,000			
	Link Inter Accessibility Hardware		\$5,103.64	Reconfigure Studio Apts.		\$458,719	Replace Apartment Entrance Doors (50%)		\$49,500	Replace Apartment Entrance Doors (50%)		\$5,250
	Site Entrance Sign Installation w/Lighting		\$1,000	Upgrade Switchgear		\$1,000	Renovate Kitchens (50%)		\$504,000	Renovate Kitchens		\$1,000
	Install heat recovery system in Corridors		\$4,000	Corridor Ventilation Study HR		\$3,000	Renovate Bathrooms		\$1,000	Renovate Bathrooms		\$1,000
	Exhaust Duct Cleaning (Force Account)		\$1,000	Install AC in corridors HR		\$1,000	Replace closet & passage doors & hardware		\$1,000	Replace closet & passage doors & hardware		\$1,000
	Sub-Total:		\$12,104	Sub-Total:		\$967,719.04	Sub-Total:		\$594,500	Sub-Total:		\$8,250
	A&E Fees		\$968	A&E Fees		\$77,418	A&E Fees		\$47,560	A&E Fees		\$660
<u>AMP 8</u>	NY 9-27 Nutgrove			NY 9-27 Nutgrove: Renovate Kitch	0.17 Job	\$5,000	NY 9-27 Nutgrove: Renov. Bathrms	0.17 Job	\$4,000	NY 9-27 Nutgrove		
	Adapt Site, 3 Kitchens and 3 Bathrooms		\$1,000	Upgrade Heating and DHW		\$10,000	Install Sprinklers and Fire Alarm Upgrade		\$1,000	LED Lighting apt & Exter Force Acct		\$1,000
	Sub-Total:		\$1,000	Sub-Total:		\$15,000	Sub-Total:		\$5,000	Sub-Total:		\$1,000
	A&E Fees		\$80	A&E Fees		\$1,138	A&E Fees		\$400	A&E Fees		\$80
<u>AMP 9</u>	NY 9-29 Swan Street Homes			Swan Street Homes			Swan Street Homes			Swan Street Homes		
	LED Lighting Int & Ext (Force Account)		\$1,000	Energy Audit/Furnace DHW Replacement		\$1,000				Roof Replacement		\$1,000
	Repair Entrance Stairs and Railings		\$5,000	Repair Entrance Stairs and Railings		\$10,000	Repair Entrance Stairs and Railings		\$5,000	Siding Replacement Repairs		\$13,989
	Sub-Total:		\$6,000	Sub-Total:		\$11,000	Sub-Total:		\$5,000	Sub-Total:		\$14,989
	A&E Fees		\$480	A&E Fees		\$880	A&E Fees		\$400	A&E Fees		\$1,199
<u>AMP 6</u>	Ezra Prentice Homes Redevelop LLC			Ezra Prentice Homes Redevelop LLC			Ezra Prentice Homes Redevelop LLC			Ezra Prentice Homes Redevelop LLC		
	Sub-Total:		\$0	Sub-Total:			Sub-Total:			Sub-Total:		\$0
	A&E Fees		\$0	A&E Fees			A&E Fees			A&E Fees		\$0
	Sub - Total of This Page:		\$1,262,788	Sub - Total of This Page:		\$1,000,719	Sub - Total of This Page:		\$612,500			\$954,193

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AMP 2	NY9-23,24,25,26 North Albany Evalaute HVAC 1430		\$2,000	NY9-23,24,25,26 North Albany LED LightsApt CommArea Site (Force Acct)		\$1,000	NY9-23,24,25,26 North Albany Energy Audit/Replace HVAC and DHW Roofs (1 %)		\$500 \$1,600	NY9-23,24,25,26 North Albany Sitework (1%)Grading, Asph Paving&Concrete Replace Deteriorated Siding, Air Seal (1 Bldg) Roofs (1 %)		\$1,600 \$38,000 \$1,600 \$41,200 \$3,296
AMP 11	NY 9-30 Swan Street Needs Assessment Preparation		\$1,000	NY 9-30 Swan Street LED LightsApt CommArea Site (Force Acct)		\$1,000.00	NY 9-30 Swan Street Repair Entrance Stairs and Railings		\$5,000	NY 9-30 Swan Street No Items		
AMP 12	Townsend New Parking Lot Sherman and Elk (A&E) Repointing, Chimney and Kitch Exh Fans		\$1,000 \$1,000	Townsend New Parking Lot Sherman & Elk (10%) HC Apartment Renovation Community Room Renovation (50%)		\$1,000 \$1,000 \$74,500	Townsend Compactor Replacement LED Lighting (Force Account) Bathroom Renovat./K&B Waste Pipes		\$500 \$1,000 \$83,000	Townsend Interior Flooring (Force Acct)(.05%) Roof Replacement (5%) HC Apartment Renovation (25% of 1 apt)		\$1,000 \$9,000 \$21,000 \$31,000 \$2,480
AMP 13	South End II (Capital South) LED LightsApt CommArea Site (Force Acct)		\$1,000	South End II Needs Assessment Preparation		\$2,000	South End II			South End II		
AMP 16	South End III South End 3			South End III Needs Assessment Preparation		\$2,000	South End III			South End III		
AMP1 Pieter Schuyler Ct. (9-28)	Needs Assessment Preparation/Energy Audit Weatherization LED Lighting DU Exter&Inter(Force Account)		2000 \$500				Window Replacement Kitchen Replacement Bathroom Replacement		\$1,000 \$1,000 \$1,000	Interior Flooring (Force Acct)5(%) Roof Replacement		\$1,000 \$1,000 \$2,000 \$160 \$74,200
	Sub - Total of This Page:		\$8,500	Sub - Total of This Page:		\$80,500	Sub - Total of This Page:		\$94,600			

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Development Number/Name/General Description Major Work Categories				Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
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