

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number		Locality: Albany/Dougherty, Georgia			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name Albany Housing Authority GA023000001 MnIntosh GA023000002 - Holley GA023000003 - Hudson Malone GA023000004 - Dennis GA023000005 GA023000006	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	819,350	914,329	909,329	930,329
C.	Management Improvements		70,000	70,000	70,000	70,000
D.	PHA-Wide Non-dwelling Structures and Equipment		30,000	10,507	5,507	5,507
E.	Administration		156,381	156,381	156,381	156,381
F.	Other (fees & costs, site improvement)		278,597	208,111	193,111	192,111
G.	Operations		209,485	209,485	209,485	209,485
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		1,563,813	1,563,813	1,563,813	1,563,813

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year <u>2011</u> FFY _____			Work Statement for Year: <u>2012</u> FFY _____		
	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	23-1 Thronateeska – replace water heaters	32	14,000	23-1 Thronateeska replace interior doors	32	40,000
Annual	23-1 Thronateeska Resurface parking lots		10,000	23-1 Thronateeska replace exterior doors	32	20,000
Statement	23-2 O.B Hines replace interior doors	56	56,000	23-1 Thronateeska replace resilient flooring	32	40,000
	23-3 McIntosh replace interior doors	10	10,000	23-3 McIntosh bathroom remodeling low flow toilets	25	25,000
	23-3 McIntosh bathroom remodeling low flow toilets	30	25,000	23-3 McIntosh replace resilient flooring	25	10,000
	23-3 McIntosh Add AC	125	249,750			
	23-3 McIntosh replace water heaters	125	45,000	23-3 McIntosh replace windows	125	200,000
	23-4 Holley replace resilient flooring	30	10,000	23-4 Holley Add AC	50	237,329
	23-6 William Binns replace resilient flooring	25	10,000	23-4 Holley replace resilient flooring	30	10,000
	23-7 Golden Age replace bath fixtures low flow toilets	47	25,000	23-4 Holley replace windows	125	250,000
	23-7 Golden Age replace interior doors	66	39,600	23-6 William Binns replace resilient flooring	25	10,000
	23-7 Golden Age replace roofs	66	32,000			
	23-7 Golden Age replace windows	66	20,000			
	23-10 Hudson Malone replace windows		42,500			

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Work Statement for Year 1 FFY <u>2010</u>	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	23-10 Hudson Malone ranges and refrigerators		21,250	23-13 Grover remodel bathrooms		32,000
Annual	23-10 Hudson Malone replace carpet		20,000	23-11 Lipsey site improvement		30,000
Statement	23-8 Dennis replace resilient flooring		54,000			
	23-9 Holman replace floor tile		10,000			
	23-13 Grover replace flooring		8,000			
	23-11 Lipsey replace flooring		10,000			
	23-11 Lipsey replace playground equipment		30,000			
	23-12 Pate replace floor tile		67,250			
	23-12 Pate drainage		54,979			
	23-14 Wetherbee replace interior doors		10,000			
	23-20 Lane Landings install security fencing		15,000			
	23-20 Lane Landings install drive maintenance storage		15,000			
	PHA Wide – training, travel, computer administration, architect fees, inspection costs, replace floor tile community room equipment		659,484	PHA Wide – training, travel, computer administration, architect fees, inspection costs, replace floor tile community room equipment		659,484

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		Year 2011		Year 2012		
	Subtotal of Estimated Cost	\$ 1,563,813	Subtotal of Estimated Cost	\$ 1,563,813		

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Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY _____			Work Statement for Year: <u>2014</u> FFY _____		
	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	23-3 McIntosh bathroom remodeling low flow toilets		25,000	23-2O.B Hines bathroom remodeling low flow toilets		10,000
Annual Statement	23-4 Holley Add AC		455,129	23-3 McIntosh Add AC		400,000
	23-4 Holley replace resilient flooring		10,000	23-4 Holley bathroom remodeling for low flow toilet		10,000
	23-6 William Binns replace resilient flooring		10,000	23-4 Holley replace resilient flooring		10,000
	23-6 William Binns replace doors		200,000	23-6 William Binns replace resilient flooring		10,000
	23-7 Golden Age replace bath fixtures, low flow toilets		10,000	23-6 William Binns replace ranges & refrigerators		87,500
	23-10 Hudson Malone replace heat pumps		100,000	23-10 Hudson Malone replace roof		100,000
	23-9 Holman replace resilient flooring		64,000	23-12 Pate replace doors		60,000
	23-9 Holman replace water heater		11,200	23-12 Pate remodel bathrooms		50,000
	23-17 Sherman Oaks replace base cabinets		28,000	23-14 Wetherbee replace windows		45,000
				23-14 Wetherbee replace resilient flooring		55,829
			23-16 Briarwood replace kitchen cabinets		46,000	

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

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

Work Statement for Year 1 FFY	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	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				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	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				
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost