

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

Status: Submitted

Approval Date:

Approved By:

02/28/2022

Part I: Summary

PHA Name : Manhattan Housing Authority PHA Number: KS063		Locality (City/County & State) <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
	APARTMENT TOWER (KS063000001)	\$610,732.00	\$610,732.00	\$610,732.00	\$610,732.00	\$610,732.00

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
	APARTMENT TOWER (KS063000001)			\$610,732.00
ID0014	Operations(Operations (1406))	Drawdown funds into Operations to assist in financial recovery due to Apartment Towers rehab project		\$152,683.00
ID0018	Overlay & Re-Stripe Parking Lots - Pott. Court & Baehr Place(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Overlay parking lots with asphalt and re-stripe		\$46,470.60
ID0019	Recoverable Grant Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501))	Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project)		\$62,000.00
ID0020	Replace Kitchens (Pott. Court & Hudson Circle)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace Kitchens at Pottawatomie Court & Hudson Circle		\$99,573.00
ID0022	Replace Storm Doors - Baehr Place(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace Storm entry doors at Baehr Place		\$15,000.00
ID0038	Administration Salaries/Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Salaries/Benefits for CFP		\$61,073.00

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
ID0039	A&E fees for Bathroom Revonation(Contract Administration (1480)-Other Fees and Costs)	A&E fees for Hudson Circle & Pott. Court Bathroom Renovations		\$20,000.00
ID0052	Computer Upgrades (Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Computer Replacements, Security and Technology modernization for cloud-based services at Manhattan Housing Authority		\$55,000.00
ID0053	Fire Safety and Technology Upgrade(Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s))	Replacement for all the smoke alarm risers running vertical in the high rise 12 stories. Modernization of fire alarm system		\$52,000.00
ID0054	Sidewalk Repair (Pottawatomie Court)(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalk repairs for Pottawatomie Court Family Site		\$10,000.00
ID0058	Security Cameras & Entry Doors (High-Rise)(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Security)	Apartment Towers security cameras installed in the common areas of each of the 12 floors with accompaniment of monitoring equipment, site modifications, and electrical access.		\$24,868.40
ID0061	Keyless Entry ADA Door System(Non-Dwelling Exterior (1480)-Doors)	The high-rise needs to be outfitted with a new Automatic Pedestrian ADA Door System with a keyless security solution		\$12,064.00
	Subtotal of Estimated Cost			\$610,732.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$610,732.00
ID0015	Install Fire Sprinkler System (Apt. Towers(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance)		\$100,000.00
ID0025	Playground Equipment - Pott. Court, Hudson Circle, Baehr Place(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace Playground Equipment and Fall Areas - All Sites		\$35,000.00
ID0027	Operations(Operations (1406))	Draw Funds into Operations		\$130,732.00
ID0042	Recoverable Grant Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501))	Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project)		\$62,000.00
ID0055	Flooring (Baehr Place)(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all flooring		\$30,000.00
ID0056	Integrated IT Operating System with HUD Compliance(Contract Administration (1480)-Audit)	SaaS property management platform with built-in accounting, compliance, real-time performance analytics and complete mobility for PHAs, housing choice vouchers and affordable housing.		\$60,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0057	Roof Replacement (high-rise) (Dwelling Unit-Exterior (1480)-Roofs)	Apartment Towers Roof Replacement		\$45,000.00
ID0059	Hudson Concrete and Tree Removal (Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Removal of concrete and mature roots that have damaged the driveways at Hudson Circle.		\$35,000.00
ID0060	Sidewalks and Driveways (Hudson)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	After removal of broken concrete from mature tree roots - new concrete sidewalks and driveways are to be created		\$25,000.00
ID0063	REAC Door Project (Non-Dwelling Interior (1480)-Doors)	REAC Inspection found that all stairwell doors along with other common use interior doors needed to be replaced. About 90 doors.		\$78,000.00
ID0074	Administration Salaries/Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Salaries/Benefits for CFP		\$10,000.00
	Subtotal of Estimated Cost			\$610,732.00

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
	APARTMENT TOWER (KS063000001)				\$610,732.00
ID0024	Replace Kitchens (Pott. Court & Hudson Circle)(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Replace Kitchens at Pottawatomie Court & Hudson Circle			\$140,000.00
ID0029	Replace Bathrooms (Pottawatomie Court & Hudson Circle(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace 48 Bathrooms at Pottawatomie Court and Hudson Circle, including bathtub/shower, flooring, vanities, fixtures			\$89,891.00
ID0030	Install Fire Sprinkler System (Apt. Towers)(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Installation of Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance)			\$111,323.00
ID0031	Operations(Operations (1406))	Supplement Operating Expenditures			\$142,518.00
ID0051	Playground Equipment - Pott. Court, Hudson Circle, Baehr Place(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace Playground Equipment and Fall Areas - All Sites			\$35,000.00
ID0062	Retaining Wall (Erosion Prevention) Baehr Place(Non-Dwelling Site Work (1480)-Landscape)	Install retaining wall at Baehr Place to prevent further erosion of the topsoil on the property.			\$25,000.00

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
ID0070	Recoverable Grant Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501))	Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project)		\$62,000.00
ID0075	Administration Salaries/Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Salaries/Benefits for CFP		\$5,000.00
	Subtotal of Estimated Cost			\$610,732.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$610,732.00
ID0026	Replace Stoves & Fridges - Apt. Towers (Dwelling Unit-Interior (1480)-Appliances)	Replace 88 Stoves & Fridges (88 Apartments)		\$100,000.00
ID0033	Operations(Operations (1406))	Supplement Operating expenditures to assist in the financial recovery process		\$150,732.00
ID0041	Install Fire Sprinkler System (Apt. Towers)(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Install Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance)		\$150,000.00
ID0047	Recoverable Grant Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501))	Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project)		\$62,000.00
ID0049	Lead Based Paint Inspection(Contract Administration (1480)-Other Fees and Costs)	Lead Based Paint Inspection at Pott/BP/HC		\$5,000.00
ID0050	Repair Apartment Towers Chiller(Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Replace and/or Repair Chiller		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)**Work Statement for Year 4 2025**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0073	RAD (RAD (1503))	Rental Assistance Demonstration fees and costs associated with repositioning assets.		\$50,000.00
ID0076	Administration Salaries/Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Salaries/Benefits for CFP		\$43,000.00
	Subtotal of Estimated Cost			\$610,732.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	APARTMENT TOWER (KS063000001)			\$610,732.00
ID0021	Install Fire Sprinkler System (Apt. Towers)(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Fire Suppression Sprinkler System at Apt. Towers (in accordance with City Ordinance)		\$150,000.00
ID0040	Relocation Expenses(Contract Administration (1480)-Relocation)	Relocation Expenses for Apartment Towers Fire Sprinkler System		\$31,161.00
ID0045	Operations(Operations (1406))	Drawdown funds into Operations		\$16,323.00
ID0046	Administration Salaries/Benefits(Administration (1410)-Other,Administration (1410)-Salaries)	Administration Salaries/Benefits for CFP		\$5,000.00
ID0064	Tree Trimming(Non-Dwelling Site Work (1480)-Landscape)	Tree Trimming at all MHA Properties		\$25,000.00
ID0065	Gutter & Fascia Boards(Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Replace Gutter and Fascia Boards at Pott Court, Baehr Place, and Hudson Circle		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0066	Water Heaters (Dwelling Unit-Interior (1480)-Plumbing)	Replace all Water Heaters at Pott Court, Baehr Place, and Hudson Circle		\$50,000.00
ID0067	Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace floors in Pott Court and Hudson Circle		\$45,000.00
ID0068	Roof Replacement and Repairs(Dwelling Unit-Exterior (1480)-Roofs)	Roof Replacement and Repairs at the Family Sites - Pott Court, Hudson Circle, Baehr Place		\$50,000.00
ID0069	Recoverable Grant Payment to City of Manhattan (Debt Service Bond Payment-Paid by PHA (1501))	Payment of Bond Service (bonds issued on behalf of MHA for Apt. Towers project)		\$62,000.00
ID0071	Demolition of Carlson (Non-Dwelling Construction-New Construction (1480)-New Construction Demolition)	Demolition Funding		\$50,000.00
ID0072	Relocation & Moving (Contract Administration (1480)-Relocation)	MHA Relocation Costs for Tenants		\$76,248.00
	Subtotal of Estimated Cost			\$610,732.00