

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part I: Summary

PHA Name : Ferndale Housing Commission

Locality (City/County & State)
 Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: MI096

A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	AUTUMN HOUSE (MI096000001)	\$334,300.00	\$352,000.00	\$332,000.00	\$357,000.00	\$337,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 1 2025					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	AUTUMN HOUSE (M1096000001)			\$334,300.00	
ID0000027	Refrigerators (Dwelling Unit-Interior (1480)-Appliances)	kitchen refrigerators 8-10 new refrigerators		\$7,500.00	
ID0000028	Interior Painting (Non-Dwelling Interior (1480)-Common Area Painting)	cyclical painting to update units		\$22,035.00	
ID0000029	New Kitchen Cabinets (Dwelling Unit-Interior (1480)-Kitchen Cabinets)	New Kitchen cabinetry		\$17,693.00	
ID0000031	Roof waterproofing(Dwelling Unit-Exterior (1480)-Roofs)	Roof waterproofing		\$63,950.00	
ID0000060	Stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace 8-10 stoves		\$6,000.00	
ID0000061	Garbage Disposals (Dwelling Unit-Interior (1480)-Appliances)	Replace 16 garbage disposals		\$1,280.00	

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Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000066	Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace worn carpeting with new carpeting 10+ year cycle		\$12,000.00
ID0000071	HVAC upgrade (Non-Dwelling Interior (1480)-Mechanical)	Replacing HCA systems		\$9,000.00
ID0000072	Plumbing upgrades (Non-Dwelling Interior (1480)-Plumbing)	PVC piping to replace older piping		\$21,700.00
ID0000074	Cameras (Non-Dwelling Interior (1480)-Security)	Electronic Safety for key fobs, CCT cameras		\$5,000.00
ID0000107	Weather wall replacement front entryway (Non-Dwelling Exterior (1480)-Canopies, Non-Dwelling Exterior (1480)-Windows)	tom weather wall replaced		\$1,500.00
ID0000108	Bathroom upgrades (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Tubs and Showers)	Cyclical upgrade sink, bathroom counter, paint, flooring estimated 5 units		\$25,000.00
ID0000109	Garage wall updated for safety (Non-Dwelling Exterior (1480)-Foundation, Non-Dwelling Exterior (1480)-Other, Non-Dwelling Exterior (1480)-Sliding, Non-Dwelling Exterior (1480)-Tuck Pointing)	replace crumbling, damaged garage wall		\$25,642.00

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Work Statement for Year		2025		
1	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000110	Copy of Furnaces (Dwelling Unit-Interior (1480)-Other)	replaced worn furnaces heat registers approx 10		\$16,000.00
ID0000111	Operations (Operations (1406))	Operations		\$100,000.00
	Subtotal of Estimated Cost			\$334,300.00

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Work Statement for Year 2 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTUMN HOUSE (MI096000001)			\$352,000.00
ID0000033	Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	replace ancient carpet with wood planks approx 6 units		\$30,000.00
ID0000034	Fence Replacement (Non-Dwelling Site Work (1480)-Fencing)	fence replacement high rise		\$10,000.00
ID0000035	ADA Compliant back patio door(Dwelling Unit-Exterior (1480)-Exterior Doors)	ADA compliant back patio door with switch plate to allow mobility challenged residents access to back yard		\$14,000.00
ID0000036	Repaint units (Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Cyclical painting units that have not been painted since the seventies 40 units		\$72,500.00
ID0000062	Stoves (Dwelling Unit-Interior (1480)-Appliances)	Replace worn stove with new ones apprx 5 stoves		\$6,000.00
ID0000076	Parking lot lighting new(Non-Dwelling Exterior (1480)-Lighting)	Updated old parking lot lights with new lights		\$3,800.00

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Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000077	Elevator(Non-Dwelling Construction - Mechanical (1480)-Elevator)	New elevator		\$100,000.00
ID0000082	Refrigerators (Dwelling Unit-Interior (1480)-Appliances)	Replace worn refrigerators approx 6 units		\$7,200.00
ID0000084	Refurbish common area bathroom(Non-Dwelling Interior (1480)-Common Area Bathrooms)	Refurbish common area bathrooms with tile flooring, new paint and added cabinets		\$18,000.00
ID0000085	Refurbish Community Room (Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting)	Refurbish community room with wood plank flooring and painting		\$6,000.00
ID0000086	heat register replacements (Dwelling Unit-Interior (1480)-Mechanical)	replace antiquated furnaces heat registers with motors, motors malfunctioning and too old to replace approx 10		\$15,000.00
ID0000087	Elevator secure seating (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Secure seating in elevators for elderly		\$15,500.00
ID0000088	Balcony Awnings (Non-Dwelling Exterior (1480)-Balconies and Railings)	Awnings over balconies		\$34,000.00

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Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000113	Operations (Operations (1406))	Operations		\$20,000.00
	Subtotal of Estimated Cost			\$352,000.00

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Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTUMN HOUSE (MI096000001)			\$332,000.00
ID0000037	Painting (Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Cycle painting for units that have not been painted in over 10 years		\$15,000.00
ID0000039	Community Room upgrade(Non-Dwelling Interior (1480)-Common Area Painting)	Community Room flooring and painting		\$15,000.00
ID0000042	Balcony improvements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	masonry exteriors of high rise buildings		\$6,800.00
ID0000063	Stove(Dwelling Unit-Interior (1480)-Appliances)	New Stoves		\$6,000.00
ID0000078	New Elevator (Non-Dwelling Construction - Mechanical (1480)-Elevator)	New elevator		\$100,000.00
ID0000081	Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace old refrigerators		\$8,500.00

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Work Statement for Year 3 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000089	Tuck Pointing High Rise (Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Weep holes leaking, needs tuck pointing with scaffolding on west side of WW		\$20,000.00
ID0000090	Balcony awnings(Non-Dwelling Exterior (1480)-Balconies and Railings)	Awnings over balcony windows to block direct sunlight and add curb appeal		\$40,000.00
ID0000091	Furnaces (Dwelling Unit-Interior (1480)-Mechanical)	replace worn furnaces heat registers approx 10		\$16,000.00
ID0000092	Bathrooms(Dwelling Unit-Interior (1480)-Commodes)	Higher commodes for elderly, mobility challenged		\$14,000.00
ID0000094	tub reglazing (Dwelling Unit-Interior (1480)-Tubs and Showers)	reglaze worn bathtubs		\$4,000.00
ID0000095	Repaint Common areas (Non-Dwelling Interior (1480)-Common Area Painting)	Paint common areas		\$60,000.00
ID0000096	Porch railings (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Scattered site porch railings		\$9,700.00

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Work Statement for Year		2027		
3	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000112	Operations (Operations (1406))	Operations		\$17,000.00
	Subtotal of Estimated Cost			\$332,000.00

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Work Statement for Year 4 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000058	AUTUMN HOUSE (MI096000001) administrative bldg(Non-Dwelling Interior (1480)-Administrative Building)	new flooring and replace torn, stained wallpaper with paint		\$33,763.00
ID0000064	stoves (Dwelling Unit-Interior (1480)-Appliances)	replace 10 worn stoves		\$6,000.00
ID0000079	Elevator (Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace elevator in high rise		\$100,000.00
ID0000097	Roofing for Scattered Sites (Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing for scattered site homes approx 10 roofs		\$84,000.00
ID0000098	New lighting high rise bldgs (Non-Dwelling Exterior (1480)-Lighting)	New halogen lights in front of buildings and parking lots		\$90,000.00
ID0000099	New furnaces (Dwelling Unit-Interior (1480)-Mechanical)	New furnaces approx 5		\$18,237.00

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Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000114	Operations (1406)	Operations		\$25,000.00
	Subtotal of Estimated Cost			\$357,000.00

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Work Statement for Year 5 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000050	AUTUMN HOUSE (MIO96000001)			\$337,500.00
ID0000054	Weatherproofing (Dwelling Unit-Exterior (1480)-Windows)	weatherproofing windows		\$5,000.00
ID0000054	Flooring and painting (Non-Dwelling Interior (1480)-Laundry Areas)	new flooring and painting laundry areas		\$19,180.00
ID0000065	Stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves approx 5		\$6,000.00
ID0000067	Furnaces (Dwelling Unit-Interior (1480)-Other)	replaced worn furnaces heat registers approx 10		\$16,000.00
ID0000080	Elevator (Non-Dwelling Construction - Mechanical (1480)-Elevator)	Elevator replacement		\$100,000.00
ID0000101	air conditioners for PH(Dwelling Unit-Interior (1480)-Other)	Air conditioners for scattered sites and ph buildings		\$35,000.00

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2029

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000102	Siding (Dwelling Unit-Exterior (1480)-Siding)	Siding for scattered sites houses		\$70,000.00
ID0000103	Refrigerators (Dwelling Unit-Interior (1480)-Appliances)	new refrigerators for scattered sites approx 15		\$9,500.00
ID0000105	Concrete upgrades for high rise and scattered sites(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	repaving scattered site driveways and front of high rise building		\$35,000.00
ID0000106	parking lot asphalt (Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	parking lot asphalt		\$26,820.00
ID0000115	Operations (Operations (1406))	Operations		\$15,000.00
	Subtotal of Estimated Cost			\$337,500.00