

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : HA City of Kennewick		Locality (City/County & State)				
PHA Number: WA012		<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 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
	SUNNY SLOPE HOMES (WA012000001)	\$651,482.00	\$651,482.00	\$651,482.00	\$651,482.00	\$651,482.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SUNNY SLOPE HOMES (WA012000001)			\$651,482.00
ID0000142	Operations(Operations (1406))	Maintenance equipment, landscaping, salaries, benefits, vehicle upgrade, PH FSS escrow and other operation activities.		\$230,000.00
ID0000143	Mgmt. Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Trainings: CFP, conversion and other PH trainings to improve management operations.  Accounting fees for the improvement of the PHA accounting control system and financials.		\$65,148.00
ID0000144	CFP Salaries(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Salaries		\$65,148.00
ID0000145	Site upgrade-Tree Trimming(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Landscape)	Sunny Slope tree trimming and removal of 4 trees.		\$20,000.00
ID0000146	Dwelling Improvement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	SS unit remodel a couple of units as they become available		\$74,161.00
ID0000147	Dwelling Equipment- New appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	KP Appliances-energy efficiency upgrade: five stoves and 5 refrigerators.  SS Appliances-energy efficiency upgrade: five refrigerators & three stoves.		\$6,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2025			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000148	Non-dwelling Equipment-HVAC Upgrade(Non-Dwelling Exterior (1480)-Other)	SS HVAC upgrade		\$10,525.00
ID0000149	Site upgrade-Sewer Lines & Concrete(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sunnyslope sewage line repair, Parking lot concrete repair		\$40,000.00
ID0000150	Roof Repair(Dwelling Unit-Exterior (1480)-Roofs)	KP one roof repair.		\$70,000.00
ID0000151	Showers Update(Dwelling Unit-Interior (1480)-Tubs and Showers)	KP four unit walk in shower updates		\$15,000.00
ID0000152	Dwelling Equipment- New PTACs(Dwelling Unit-Interior (1480)-Appliances)	KP 15 new units of PTACs- Energy efficiency upgrade.		\$15,000.00
ID0000153	Flooring Upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine))	KP & SS flooring upgrade		\$25,000.00
ID0000154	Non-dwelling Equipment-Security Camera Upgrade(Non-Dwelling Exterior (1480)-Other)	SS security camera updgrade		\$15,000.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	SUNNY SLOPE HOMES (WA012000001)			\$651,482.00
ID0000156	Operations(Operations (1406))	Maintenance equipment, landscaping, salaries, benefits, vehicle upgrade, PH FSS escrow and other operation activities.		\$230,000.00
ID0000157	Mgmt. Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Trainings: CFP, conversion and other PH trainings to improve management operations.  Accounting fees for the improvement of the PHA accounting control system and financials control system.		\$65,148.00
ID0000158	CFP Salaries(Administration (1410)-Salaries)	CFP Salaries		\$65,148.00
ID0000159	Site upgrade-Tree Trimming(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sunny Slope & KP tree trimming and removal of 2 trees.		\$20,000.00
ID0000160	Unit Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	remodel a couple of units as they become vacant.		\$74,161.00
ID0000161	Dwelling Equipment- New appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	KP Appliances-energy efficiency upgrade: five stoves and 5 refrigerators.  SS Appliances-energy efficiency upgrade: 5 refrigerators & 5 stoves.		\$6,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 2		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000162	Non-dwelling Equipment-HVAC Upgrade(Non-Dwelling Exterior (1480)-Other)	SS HVAC upgrade		\$10,525.00
ID0000163	Site upgrade-Sewer Lines & concrete(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Sunnyslope sewage line repair and parking lot concrete		\$40,000.00
ID0000164	Roof Repair(Dwelling Unit-Exterior (1480)-Roofs)	SS one roof repair.		\$70,000.00
ID0000165	Showers Update(Dwelling Unit-Interior (1480)-Tubs and Showers)	KP four unit walk in shower updates		\$15,000.00
ID0000166	Dwelling Equipment- New PTACs(Dwelling Unit-Interior (1480)-Appliances)	KP 15 new units of PTACs- Energy efficiency upgrade.		\$25,000.00
ID0000167	Flooring Upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine))	KP flooring upgrade		\$15,000.00
ID0000168	Non-dwelling Equipment-Security Camera Upgrade(Non-Dwelling Exterior (1480)-Other)	SS security camera updgrade		\$15,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	SUNNY SLOPE HOMES (WA012000001)			\$651,482.00
ID0000169	Salaries(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	2027 CFP		\$65,148.00
ID0000170	Mngmt Improvement(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	Trainings: CFP, conversion and other PH trainings to improve management operations.  Accounting fees for the improvement of the PHA accounting control system and financials control system.		\$65,148.00
ID0000171	Roof reappear(Dwelling Unit-Exterior (1480)-Roofs)	roof repair		\$70,000.00
ID0000172	Operations(Operations (1406))	Maintenance equipment, landscaping, salaries, benefits, vehicle upgrade, PH FSS escrow and other operation activities.		\$230,000.00
ID0000173	Site Upgrade(Dwelling Unit-Site Work (1480)-Landscape)	tree trimming		\$20,000.00
ID0000174	Dwelling Equipment-Appliances (Dwelling Unit-Interior (1480)-Appliances)	New appliances		\$6,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2027</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000175	Non-Dwelling Equipment-Security(Non-Dwelling Interior (1480)-Security)	Upgrade Security cameras		\$15,000.00
ID0000176	Dwelling Improvement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	complete a couple of units as SS as they become vacant		\$74,161.00
ID0000177	Site upgrade-Sewer lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Upgrade sewer lines		\$40,000.00
ID0000178	Flooring Upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine))	KP Floor upgrade		\$25,000.00
ID0000179	Shower update(Dwelling Unit-Interior (1480)-Tubs and Showers)	KP shower update		\$15,000.00
ID0000180	HVAC(Non-Dwelling Interior (1480)-Appliances)	HVAC upgrade		\$10,525.00
ID0000181	Dwelling Equipment-ne PTACs(Dwelling Unit-Interior (1480)-Appliances)	update KP PTACs		\$15,000.00



Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2028			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	SUNNY SLOPE HOMES (WA012000001)			\$651,482.00
ID0000182	Operations(Operations (1406))	Maintenance equipment, landscaping, salaries, benefits, vehicle upgrade, PH FSS escrow and other operation activities.		\$230,000.00
ID0000183	Mgmt. Improvement(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training: Inspire, HOTMA, security cameras, accounting consulting to improve management.		\$65,148.00
ID0000184	CFP Salaries(Administration (1410)-Other,Administration (1410)-Salaries)	CFP salaries and benefits		\$65,148.00
ID0000185	Site Upgra-Tree Triming(Non-Dwelling Site Work (1480)-Landscape)	trimming trees around property		\$20,000.00
ID0000186	Dwelling Improvement(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,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)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab of unit#90, windows, kitchen, flooring.  Building shop to store PH Inventory		\$74,161.00
ID0000187	Appliances(Dwelling Unit-Interior (1480)-Appliances)	purchase of 10 refrigerators and 10 ranges		\$6,500.00





Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2029		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	SUNNY SLOPE HOMES (WA012000001)			\$651,482.00
ID0000195	Operations(Operations (1406))	Maintenance equipment, landscaping, salaries, benefits, vehicle upgrade, PH FSS escrow and other operation activities.		\$230,000.00
ID0000196	Mgmt. Improvement(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Training: Inspire, HOTMA, security cameras, accounting consulting to improve management.		\$65,148.00
ID0000197	CFP Salaries(Administration (1410)-Other,Administration (1410)-Salaries)	CFP salaries and benefits		\$65,148.00
ID0000198	Site Upgra-Tree Triming(Non-Dwelling Site Work (1480)-Landscape)	trimming trees around property		\$20,000.00
ID0000199	Dwelling Improvement(Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-New Construction,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)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	Rehab of unit#90, windows, kitchen, flooring.  Building shop to store PH Inventory		\$74,161.00
ID0000200	Appliances(Dwelling Unit-Interior (1480)-Appliances)	purchase of 10 refrigerators and 10 ranges		\$6,500.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2029</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0000201	non-dwelling equipment-HVAC upgrade(Dwelling Unit-Exterior (1480)-Other)	upgrading 2 HVAC systems		\$10,525.00
ID0000202	Site Improvement-Sewer lines(Non-Dwelling Site Work (1480)-Storm Drainage)	upgrade part of the sewer lines		\$40,000.00
ID0000203	Roof Repair(Non-Dwelling Exterior (1480)-Roofs)	Replacement of a roof		\$70,000.00
ID0000204	Flooring upgrade(Dwelling Unit-Interior (1480)-Flooring (non routine))	upgrade of Keewaiden hallways		\$25,000.00
ID0000206	Shower update(Dwelling Unit-Interior (1480)-Tubs and Showers)	KP shower update		\$15,000.00
ID0000207	Non-dwelling-security Cameras(Non-Dwelling Exterior (1480)-Other)	upgrading security cameras		\$15,000.00
ID0000208	Dwelling Equipment-ne PTACS(Dwelling Unit-Interior (1480)-Other)	purchase of new PTACS		\$15,000.00

