

**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

<b>Part I: Summary</b>						
PHA Name/Number Grand Rapids Housing Commission/MI073		Locality (City/County & State) Grand Rapids, MI			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
B.	Physical Improvements Subtotal	Annual Statement	1,426,850	1,096,460	495,260	366,740
C.	Management Improvements		160,025	128,040	70,787	58,547
D.	PHA-Wide Non-dwelling Structures and Equipment		24,000	18,000	18,000	18,000
E.	Administration		240,100	192,040	106,180	87,820
F.	Other					
G.	Operations		320,125	256,060	141,573	117,093
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		230,000	230,000	230,000	230,000
K.	Total CFP Funds		2,401,100	1,920,620	1,061,800	878,200
L.	Total Non-CFP Funds					
M.	Grand Total		2,401,100	1,920,620	1,061,800	878,200

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <b>2009</b>	Work Statement for Year <b>2</b> FFY <b>2010</b>			Work Statement for Year: <b>3</b> FFY <b>2011</b>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
<b>See</b>	<b>MI073000001-Adams</b>			<b>MI073000001-Adams</b>		
<b>Annual</b>	Parking lot restriping	2,000 linear ft.	1,500	Dumpster enclosure	1 each	3,000
<b>Statement</b>	Replace site signage	13 each	5,300	Trash compactor replacement	1 each	65,000
	Elevator upgrades	2 each	8,000	Sidewalk repair	6,160 sq. ft.	33,300
	Entry canopy paint/repair	1 each	3,800	Interior door replacement	62 units	69,000
	Roof replacement	1 building	125,000	Kitchen cabinet replacement	31 units	54,250
	Exterior paint & caulk	1 building	3,700	Appliance replacement	31 units	69,750
	Exterior door replacement	23 each	23,000	Commode replacement	31 units	21,700
	Window replacement	275 each	200,000	Faucet replacement	31 units	12,400
	Pull cord station reconnection	188 units	18,800			
	Community room doors replaced	2 each	2,000			
	Security camera installation	30 each	30,000			
	Interior hallway painting	1 building	70,000			
	Hallway flooring replacement	1 building	46,200			
	Fire alarm panel replacement	1 building	82,450			
	Smoke detector replacement	188 units	56,400			
	Electrical disconnect replacement	16 each	12,800			
	Community Rm. door replacement	2 each	3,000			
	Kitchen cabinet replacement	31 units	54,250			
	Appliance replacement	31 units	69,750			
	Commode replacement	188 units	75,200			
	Counter & sink replacement	31 units	54,250			
	Compactor room floor drain repair	1 each	10,000			
	<b>MI073000002-Creston</b>			<b>MI073000002-Creston</b>		
	Tuck-point brick	29 buildings	25,100	Asphalt pave parking lots	63,345 sq. ft.	142,530
	Exterior paint & caulk	29 buildings	30,100	Striping	2,435 linear ft.	2,975
	Mailbox replacement	10 units	800	Interior painting	20 units	23,000
	Deck & patio repairs	33 units	67,400	Unit flooring	20 units	86,000
	Subtotal of Estimated Cost		\$1,078,800	Subtotal of Estimated Cost		\$582,905



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	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	<b>MI073000004-Scattered Sites (con't)</b>					
Annual	Stair & handrail replacement	1 unit	800			
Statement	Mold abatement	1 unit	500			
	Structural floor/wall/ceiling repair	5 units	6,500			
	Subtotal of Estimated Cost		\$7,800	Subtotal of Estimated Cost		\$

