

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : North Bend Housing Authority		Locality (City/County & State)				
PHA Number: OR009		<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
	AUTHORITY-WIDE	\$295,000.00	\$120,000.00	\$55,000.00	\$59,018.00	\$100,000.00
	NORTH BEND HA (OR009000001)	\$82,346.00	\$229,692.00	\$23,692.00	\$192,835.00	\$67,353.00
	NORTH BEND HA (OR009000002)		\$27,654.00	\$298,654.00	\$125,493.00	\$209,993.00

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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
	AUTHORITY-WIDE (NAWASD)			\$295,000.00
ID0000114	Operations(Operations (1406))	Agency operations		\$292,000.00
ID0000115	Administration(Administration (1410)-Salaries)	CFP administration		\$3,000.00
	NORTH BEND HA (OR009000001)			\$82,346.00
ID0000145	ROOF(Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Soffits)	Replace roof on admin building		\$71,677.00
ID0000147	Elevator (Non-Dwelling Exterior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Repair/update elevator		\$10,669.00
	Subtotal of Estimated Cost			\$377,346.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTH BEND HA (OR009000001)			\$229,692.00
ID0000112	Intercom panel and electric door(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Other)	Repair/update intercom panel at entrance and key fob door opening system		\$57,346.00
ID0000118	replace fluorescent light(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	replace fluorescent lighting.		\$75,000.00
ID0000124	install walkin showers(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	install 2 walk in shower		\$12,000.00
ID0000142	REPLACE SIDING (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding)	REPLACE 2 WALLS		\$82,346.00
ID0000148	REPLACED WATER LINES (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	REPLACE WATER LINES RUNNING TO UNITS		\$3,000.00
	AUTHORITY-WIDE (NAWASD)			\$120,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTH BEND HA (OR009000001)			\$192,835.00
ID0000126	ELVATOR (Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	ELVATOR REPLACE FUSE		\$15,000.00
ID0000134	Electrical panels-HC(Dwelling Unit-Interior (1480)-Electrical)	Replace electric panels in 25 units		\$103,835.00
ID0000136	Exterior doors-HC(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace all exterior sliding doors on 15 units		\$60,000.00
ID0000149	REPLACED WATER LINES (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	WATER LINES RUNNING TO UNITS		\$14,000.00
	NORTH BEND HA (OR009000002)			\$125,493.00
ID0000133	Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Replace wood fence with chain link on 4 units		\$52,517.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTH BEND HA (OR009000002)			\$209,993.00
ID0000116	Parking lot lighting(Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting)	Replaced Parking lot lighting with new pole and fixtures		\$67,507.00
ID0000120	Exterior doors-AH(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace all exterior doors on 20 units		\$107,483.00
ID0000121	Retaining wall(Dwelling Unit-Site Work (1480)-Other)	Replace retaining wall at 2 units		\$35,000.00
ID0000122	Hand rails(Dwelling Unit-Exterior (1480)-Landings and Railings)	Replace metal handrails		\$1.00
ID0000123	Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Replace wood fence with chain link on 6 units		\$1.00
ID0000141	Washing machine connections(Dwelling Unit-Interior (1480)-Plumbing)	Replace washing machine connections in 29 units		\$1.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	NORTH BEND HA (OR009000001)			\$67,353.00
ID0000117	replace plumbing(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	replace waste line under 5 units		\$42,356.00
ID0000128	Decks and railing(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace deck and railing at admin building		\$1.00
ID0000139	Electrical panels-HC(Dwelling Unit-Interior (1480)-Electrical)	Replace electric panels in 5 units		\$24,996.00
	AUTHORITY-WIDE (NAWASD)			\$100,000.00
ID0000140	Operations(Operations (1406))	Agency operations		\$100,000.00
	Subtotal of Estimated Cost			\$377,346.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$292,000.00
Administration(Administration (1410)-Salaries)	\$3,000.00
Subtotal of Estimated Cost	\$295,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$120,000.00
Subtotal of Estimated Cost	\$120,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$50,000.00
Administration(Administration (1410)-Salaries)	\$5,000.00
Subtotal of Estimated Cost	\$55,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$55,018.00
Administration(Administration (1410)-Salaries)	\$4,000.00
Subtotal of Estimated Cost	\$59,018.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$100,000.00
Subtotal of Estimated Cost	\$100,000.00