Capital Fund Program - Five-Year Action Plan

Status:	Draft Approval Date:	Ap	proved By:			02/28/2022
Part I: Summary						
	Name : McHenry County Housing Authority Number: IL116	Locality (City/Co	•	Revised 5-Year I	Plan (Revision No:)
А.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	MCHENRY SCATTERED SITE (IL116000001)	\$65,971.00	\$65,971.00	\$65,971.00	\$65,971.00	\$65,971.00

Part II: Suj	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	ement for Year 1 2023					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	MCHENRY SCATTERED SITE (IL116000001)			\$65,971.00		
ID0046	Administrative Draw(Administration (1410)-Other)	Administrative Draw		\$6,597.00		
ID0047	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase of appliances		\$3,000.00		
ID0048	Installation of vinyl Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	installation of flooring throughout house		\$25,000.00		
ID0049	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping work including tree trimming		\$4,000.00		
ID0057	Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)- Interior Doors)	Extraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs		\$10,000.00		
ID0106	Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)- Kitchen Sinks and Faucets)	kitchen remodel		\$10,000.00		

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Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 1 2023						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0107	Bathroom(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Bathroom remodeling		\$5,000.00			
ID0110	Electrical(Dwelling Unit-Interior (1480)-Electrical)	Electrical system upgrade/repairs		\$2,374.00			
	Subtotal of Estimated Cost			\$65,971.00			

Part II: Su	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 2 2024						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	MCHENRY SCATTERED SITE (IL116000001)			\$65,971.00		
ID0032	Sheds(Non-Dwelling Construction-New Construction (1480)-Storage Area)	Install sheds at duplex (Klaman A and B)		\$5,000.00		
ID0034	Decks(Dwelling Unit-Exterior (1480)-Decks and Patios)	Replace wood decks		\$5,000.00		
ID0061	Administrative Draw(Administration (1410)-Other)	Administrative Draw		\$6,597.00		
ID0063	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase of appliances		\$3,000.00		
ID0064	Installation of Vinyl Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	installation of flooring throughout house		\$10,000.00		
ID0065	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping work including tree trimming		\$2,418.00		
ID0065	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping work including tree trimming				

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year 2 2024						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
ID0066	Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other)	Extraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs		\$5,000.00		
ID0069	well/septic repair and maintenance(Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Work related to wells and septics		\$2,000.00		
ID0088	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing and associated gutters/downspouts		\$10,000.00		
ID0089	HVAC - Furnaces(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of furnaces and Hot Water Heaters		\$3,956.00		
ID0090	Driveway(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace/repair driveways		\$5,000.00		
ID0091	Painting - non routine(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Non routine painting of units at turnover		\$3,000.00		
ID0092	Deck repair/replacement(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Deck repair/replacement		\$5,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 2 2024		2024					
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost		
	Subtotal of Estimated Cost				\$65,971.00		

Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 3 2025						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
MCHENRY SCATTERED SITE (IL116000001)			\$65,971.00			
Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other)	Extraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs		\$5,000.00			
Administrative Draw(Administration (1410)-Other)	Administrative Draw		\$6,597.00			
Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping work including tree trimming		\$4,000.00			
Siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	re-siding of PH unit plus gutters		\$10,000.00			
Hot Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of furnaces and Hot Water Heaters		\$5,000.00			
Installation of Vinyl Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	installation of flooring throughout house (\$10,000.00			
	ment for Year 3 2025 Development Number/Name MCHENRY SCATTERED SITE (IL116000001) MCHENRY SCATTERED SITE (IL116000001) Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other) Administrative Draw(Administration (1410)-Other) Image: Comparison of the state of	ment for Year 3 2025 Development Number/Name General Description of Major Work Categories MCHENRY SCATTERED SITE (IL116000001) Estraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other) Estraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs Administrative Draw(Administration (1410)-Other) Administrative Draw Landscaping(Dwelling Unit-Site Work (1480)-Landscape) Landscaping work including tree trimming Stiding(Dwelling Unit-Exterior (1480)-Stiding,Dwelling Unit-Exterior (1480)-Gutters - Downspouls) re-siding of PH unit plus gutters Hot Water Heaters(Non-Dwelling Construction - Mechanical (1480).Hot Water Heaters) Replacement of furnaces and Hot Water Heaters	Image: Section of Section of Major Work Categories Quantity Development Number/Name General Description of Major Work Categories Quantity MCHENRY SCATTERED SITE (IL.116000001) Extraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other) Extraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs Administrative Draw(Administration (1410)-Other) Administrative Draw			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	ment for Year 3 2025						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0079	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase of appliances		\$3,000.00			
ID0080	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replacement windows		\$12,456.00			
ID0093	Painting - non routine(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Non routine painting of units at turnover		\$4,918.00			
ID0094	HVAC - Furnaces(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of furnaces and Hot Water Heaters		\$5,000.00			
	Subtotal of Estimated Cost			\$65,971.00			

eent for Year 4 2026							
	Work Statement for Year 4 2026						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
MCHENRY SCATTERED SITE (IL116000001)			\$65,971.00				
Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other)	Extraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs		\$5,000.00				
Administrative Draw(Administration (1410)-Other)	Administrative Draw		\$6,597.00				
Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping work including tree trimming		\$4,000.00				
Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)- Kitchen Sinks and Faucets)	kitchen remodel		\$15,000.00				
Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Installation/replacement of fencing		\$5,000.00				
Installation of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	installation of flooring throughout house		\$10,000.00				
	MCHENRY SCATTERED SITE (IL116000001) Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other) Administrative Draw(Administration (1410)-Other) Landscaping(Dwelling Unit-Site Work (1480)-Landscape) Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets) Fencing(Dwelling Unit-Site Work (1480)-Fencing)	MCHENRY SCATTERED SITE (IL116000001) Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other) Extraordinary maintenance on unit turnover that may include painting. flooring or other non routime repairs Administrative Draw(Administration (1410)-Other) Administrative Draw Landscaping(Dwelling Unit-Site Work (1480)-Landscape) Landscaping work including tree trimming Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)- kitchen remodel Fencing(Dwelling Unit-Site Work (1480)-Fencing) Installation/replacement of fencing	Image: Constraint of the second se				

Part II: Su	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	ment for Year 4 2026						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0102	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replacement windows		\$9,374.00			
ID0103	Painting - non routine(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Non routine painting of units at turnover		\$3,000.00			
ID0104	Concrete repair/replace(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	concrete repair/replace		\$5,000.00			
ID0105	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Purchase of appliances		\$3,000.00			
	Subtotal of Estimated Cost			\$65,971.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	ement for Year 5 2027						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	MCHENRY SCATTERED SITE (IL116000001)			\$65,971.00			
ID0037	Sidewalk Replacement(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalk replacement		\$5,000.00			
ID0044	Siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	re-siding of PH unit plus gutters		\$15,000.00			
ID0055	Hot Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of Hot Water Heaters		\$6,000.00			
ID0067	Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Installation/replacement of fencing		\$2,000.00			
ID0083	well/septic repair and maintenance(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Work related to wells and septics		\$5,000.00			
ID0086	HVAC - Furnaces(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of furnaces		\$4,545.00			

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Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work State	Work Statement for Year 5 2027						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0109	Roofing(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	Replace roofing and associated gutters/downspouts		\$10,000.00			
ID0111	Hazard Controls(Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint)	Hazards controls such as lead based paint abatement, pest exterminations or mold		\$10,000.00			
ID0112	Administrative Draw(Administration (1410)-Other)	Administrative Draw		\$6,597.00			
ID0113	Extraordinary Maintenance(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)- Interior Doors)	Extraordinary maintenance on unit turnover that may include painting, flooring or other non routine repairs		\$1,829.00			
	Subtotal of Estimated Cost			\$65,971.00			