

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : McHenry County Housing Authority		Locality (City/County & State)				
PHA Number: IL116		<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 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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	MCHENRY SCATTERED SITE (IL11600001)			\$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



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	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

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2024		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	MCHENRY SCATTERED SITE (IL116000001)			\$65,971.00
ID0073	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
ID0074	Administrative Draw(Administration (1410)-Other)	Administrative Draw		\$6,597.00
ID0075	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping work including tree trimming		\$4,000.00
ID0076	Siding(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Gutters - Downspouts)	re-siding of PH unit plus gutters		\$10,000.00
ID0077	Hot Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of furnaces and Hot Water Heaters		\$5,000.00
ID0078	Installation of Vinyl Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	installation of flooring throughout house (		\$10,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4		2026		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	MCHEMRY SCATTERED SITE (IL116000001)			\$65,971.00
ID0095	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
ID0096	Administrative Draw(Administration (1410)-Other)	Administrative Draw		\$6,597.00
ID0097	Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping work including tree trimming		\$4,000.00
ID0098	Kitchen Remodel(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	kitchen remodel		\$15,000.00
ID0099	Fencing(Dwelling Unit-Site Work (1480)-Fencing)	Installation/replacement of fencing		\$5,000.00
ID0100	Installation of Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	installation of flooring throughout house		\$10,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2027		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	MCHENRY SCATTERED SITE (IL11600001)			\$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 septic		\$5,000.00
ID0086	HVAC - Furnaces(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replacement of furnaces		\$4,545.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 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>
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