

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																		
A.1	<p>PHA Name: Housing Authority of the City of Oshkosh, WI PHA Code: WI113 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: A public notice was issued advising that the Annual Public Housing Authority (PHA) plan is available for public review via our website at www.ohawcha.org. A copy of the plan is also available for viewing by appointment at the listed locations. Housing Authority Central Office- 1100 W 20th Ave Oshkosh, WI Raulf Place - 530 Main St. Oshkosh, WI Waite Rug Place - 300 East Custer St Oshkosh, WI Court Tower Apartments - 100 Court St Oshkosh, WI The Plan was presented to our tenants on Tuesday, September 3, 2024. The public hearing for the Annual PHA plan will be held on Monday, September 23, 2024, at 3:00 p.m.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. Required for all PHAs completing this form.																		
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Oshkosh/Winnebago County Housing Authority is committed to excellence in providing quality, affordable, and safe housing to eligible persons in line with community needs. We foster effective and creative partnerships to maximize opportunities that improve self-sufficiency and the economic and personal well-being of the people we serve. Our Agency conducts its business efficiently, professionally, and ethically without discrimination.</p>																		
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>See B.2 Goals and Objectives attached</p>																		
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See B.3 Progress Report attached</p>																		

B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>1. Oshkosh Housing Authority (OHA) Public Housing will implement an emergency transfer plan for Victims of Domestic Violence, dating violence, Sexual Assault, or stalking over the next five years. 2. Establish a residence resource center on the Agency website directing them to the National Domestic Violence hotline number and local agencies that support domestic violence victims. 3. Revise the current policy to read that survivors must only self-certify to exercise their rights under VAWA. 4. Comply with the Violence Against Women's Act (Victims of Domestic Violence) and any other federal, state, or local law that provides greater protection for victims of abuse. 5. We continue to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking, and we will continue to establish collaborative programs with domestic violence service providers.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Statement of Significant Amendment The Oshkosh Housing Authority defines a significant amendment or modification to the annual PHA plan or 5-year action plan as a variation of more than 50% from the stated initial 5-year Action Plan or Annual budget requiring a statement of significant amendment or modernization. In addition, any proposed demolition, disposition, homeownership, CFFP proposal, development, RAD conversion, change inconsistent with the locally approved consolidated Plan, or mixed-finance proposal is considered a Significant Amendment to the 5-year Action Plan. Also included are any additions to non-emergency work items (items not included in the current annual statement or 5-year action plan) of more than \$10,000.00 or a change in the use of the replacement reserve funds under the Capital funds. If the amendment or modification is a Significant Amendment or Modification, the Housing Authority: 1. May not adopt the amendment or modification until the Board of Commissioners approves it in a meeting that is open to the public after a 45-day public notice; and 2. The amendment or modification may not be implemented until HUD is notified and approved in accordance with HUD's plan review procedures. 3. HUD approval or public notice is only needed if the change is a Significant Amendment or Modification.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations Could you update the building and apartment with new colors? The projector in the theater room needs repair, the Flashing on the garage needs repair, a water softener has been installed, and an automatic door has been sought for the side of the building. The doors are in the CFP for replacement, and the water is city water, so it is controlled by the city. The force account team will repair the flashing in the garage. Bulb was replaced in theater projector. Other then those, the tenants were in agreement with the planned items listed for CFP in the plan</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL. Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan. must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements. No one was present</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>Fair Housing Goal: Our commitment to equal opportunity and affirmatively furthering fair housing is unwavering. We undertake affirmative measures to ensure all people have access to affordable Housing.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>In accordance with 24 CFR 903.7(o) (3), The Oshkosh Housing Authority certifies that it will affirmatively further fair housing by: 1. examining its programs or proposed programs, 2. identifying any impediments to fair housing within the programs 3. addressing those impediments in a reasonable fashion given the resources available 4. working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement 5. maintaining records reflecting these analyses and actions. 6. To further its commitment to full compliance with applicable Civil Rights laws, the Oshkosh Housing Authority will provide applicants/tenants of the Public Housing Program with federal/state/local information regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information and all applicable fair housing information and discrimination complaint forms will be available at the Oshkosh Housing Authority office. In addition, all written information and</p>

advertisements will contain the appropriate Equal Opportunity language and logo. 7. Take affirmative measures to ensure accessible housing to persons with all varieties of disability regardless of the unit size required. 9. Provide fair housing training to all employees. 10. Follow adopted rules and procedures for Section 3 opportunities for public housing residents. (See Goal 5 Attached)

Form identification: WI113-Housing Authority of the City of Oshkosh, WI form HUD-50075-5Y (Form ID - 359) printed by Wendy Fromm in HUD Secure Systems/Public Housing Portal at 09/10/2024 10:35AM EST

Oshkosh Housing Authority

2025/2029 5-Year PHA Plan

Form Hud-50075-5Y

PHA INFORMATION

A.1 AVAILABILITY OF INFORMATION:

A public notice was issued advising that the Annual Public Housing Authority (PHA) plan is available for public review via our website at www.ohawcha.org. A copy of the plan is also available for viewing by appointment at the listed locations:

1. Housing Authority Central Office, 1100 W. 20th Ave, Oshkosh, WI
2. Raulf Place Apartments, 530 N. Main St, Oshkosh, WI
3. Waite Rug Place Apartments, 300 E. Custer St, Oshkosh, WI
4. Court Tower Apartments, 100 Court St, Oshkosh, WI

The Plan was presented to our tenants on Monday, August 7, 2024. The public hearing for the Annual PHA plan will be held on Monday, September 23, 2024, at 3:30 p.m.

5-Year Plan

B.1 Our Mission:

The Oshkosh Housing Authority is committed to excellence in providing quality, affordable, and safe housing to eligible persons in line with community needs. We foster effective and creative partnerships to maximize opportunities that improve self-sufficiency and the economic and personal well-being of the people we serve. Our Agency conducts its business efficiently, professionally, and ethically without discrimination.

B.2 Our Goals and Objectives:

We have identified specific, measurable goals and objectives that will guide our efforts to serve the needs of low-income, very low-income, and extremely low-income families.

Goal 1: Promote and Ensure Safe, Decent, and Affordable housing for our participants:

1. Promote and ensure safe, decent, and affordable housing for our participants and provide owners and developers with an opportunity to rehabilitate and develop affordable housing.
2. Expand the supply of assisted housing through various conversion options such as, but not limited to, low-income housing tax credits, historic tax credits, FHLB grants, WHEDA grants, RAD, Section 18 demolition and/or disposition of public housing property, tenant protection, vouchers or other HUD-approved programs to enhance or increase assisted/public housing in the City of Oshkosh.
3. Pursue continued relations with Energy companies to pursue solar solutions and other efficient renewable energy means.
4. Apply for the Continuum of Care (CoC Program). CoC will allow the Agency to develop new rental housing units with supportive services for people experiencing homelessness.

5. Due to the remodeling of these amps, we plan to replace 32 Public Housing ACC Units that were removed from AMP 2 and AMP 5.
6. Increase security at all projects to include better security camera equipment and monitoring.
7. Ensure equal opportunity and affirmatively furthering fair housing.

Goal 2: Resident Self-Sufficiency and Quality of Life:

1. Promote Self self-sufficiency by pursuing counseling grants for Public Housing, scattered sites, and housing choice Voucher holders to assist with economic stability and lease compliance
2. Reduce barriers to housing instability and increase opportunities to keep individuals and families from entering homelessness.
3. Leverage public and private resources and services to provide sustainable self-sufficiency and empower activity and opportunity to decrease social determinants of health and reduce longstanding disparities.

Goal 3: Affordable Housing Sustainability:

1. To operate a socially and financially sound public housing agency that provides drug-free, decent, safe, and sanitary housing with a suitable living environment for tenants and their families.
2. Add additional income sources to assist with affordable housing and programs.
3. Increase the number of dollars awarded by grant funding.
4. Increase the value of investments.
5. Ensure a sustainable and competitive salary structure.

Goal 4: Commitment to High-quality service and employee engagement:

1. Improve customer service to residents, partners, and customers.
2. Increase leadership and professional growth opportunities.
3. Improve communication and collaboration with partners.

Goal 5: Ensure equal opportunity and affirmatively furthering fair housing.

Our commitment to equal opportunity and affirmatively furthering fair housing is unwavering. We undertake affirmative measures to ensure access to affordable housing for all, regardless of race, color, religion, national origin, sex, age, familial status, sexual orientation, gender identity, marital status, or disability.

1. To further its commitment to full compliance with applicable Civil Rights laws, the Oshkosh Housing Authority will provide applicants/tenants of the Public Housing Program with federal/state/local information regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information and all applicable fair housing information and discrimination complaint forms will be available at the Oshkosh Housing Authority office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

2. Take affirmative measures to ensure accessible housing to persons with all varieties of disability regardless of the unit size required.
3. Provide fair housing training to all employees.
4. Follow adopted rules and procedures for Section 3 opportunities for public housing residents.

B.3 Progress Report

1. OHA actively seeks opportunities to develop more housing within the City of Oshkosh, a promising sign for our community's future. While not a Public Housing property, under the Oshkosh Housing Authority's Management and ownership, Marian Manor, a HUD Multi-Family property, is undergoing a renovation, which includes an additional six new apartments.
2. OHA continues to have conversations with HUD regarding expanding assisted housing through various means. The increase from a vacancy rate of 95.77 to 99.1% for 12 consecutive months has enhanced assistance in the city. Continued pursuit of full replacement of 32 public housing units that were removed from AMP 2 and AMP 5.
3. OHA's continuing partnership with the Winnebago County Health Department for two registered nurses sharing a full-time position and Social Service Coordinator grants assisting disabled and elderly people to live as independently as possible.
4. OHA Continues the preference for the homeless and works with the HELP program for the homeless and near-homeless
5. OHA has updated internet fiber, allowing all remote locations to connect directly to the main office servers, which improves customer service.
6. OHA Implemented MRI Rent Payment, which allows tenants to pay their rent electronically.
7. OHA continues discussions with the WEDC and other agencies regarding grants for solar energy projects to reduce utilities for the agency's buildings.
8. The Toward Tomorrow group home was sold, providing possible funding for growth.
9. The OHA Board approved a revision to the Admissions and Continued Occupancy Plan (ACOP) and Tenant Selection Plans to comply with the Housing Opportunity through Modernization Act (HOTMA). Implementation will begin on 1/25/2025. This is an ongoing project
10. OHA established an employee engagement committee to foster a more inclusive environment at the Oshkosh Housing Authority. We believe engaged employees increase job satisfaction, performance, and retention, ensuring a secure and valued workforce.
11. OHA invested in HOTMA/N-Spire training for all employees. A well-trained staff supports the continued assurance of equal opportunity and affirmatively furthering fair housing.

B.4 Violence Against Women Act

1. Oshkosh Housing Authority (OHA) Public Housing will implement an emergency transfer plan for Victims of Domestic Violence, dating violence, Sexual Assault, or stalking over the next five years.
2. Establish a residence resource center on the Agency website directing them to the National Domestic Violence hotline number and local agencies that support domestic violence victims.

3. Revise the current policy to read that survivors must only self-certify to exercise their rights under VAWA.
4. Comply with the Violence Against Women's Act (Victims of Domestic Violence) and any other federal, state, or local law that provides greater protection for victims of abuse.
5. We continue to support and assist children and adult victims of domestic violence, dating violence, sexual assault, and stalking, and we will continue to establish collaborative programs with domestic violence service providers.

C.1 Significant Amendment or Modification

Statement of Significant Amendment

The Oshkosh Housing Authority defines a significant amendment or modification to the annual PHA plan or 5-year action plan as a variation of more than 50% from the stated initial 5-year Action Plan or Annual budget requiring a statement of significant amendment or modernization. In addition, any proposed demolition, disposition, homeownership, CFFP proposal, development, RAD conversion, change inconsistent with the locally approved consolidated Plan, or mixed-finance proposal is considered a Significant Amendment to the 5-year Action Plan. Also included are any additions to non-emergency work items (items not included in the current annual statement or 5-year action plan) of more than \$10,000 or a change in the use of the replacement reserve funds under the Capital funds.

If the amendment or modification is a Significant Amendment or Modification, the Housing Authority:

1. May not adopt the amendment or modification until the Board of Commissioners approves it in a meeting that is open to the public after a 45-day public notice; and
2. The amendment or modification may not be implemented until HUD is notified and approved in accordance with HUD's plan review procedures.
3. HUD approval or public notice is only needed if the change is a Significant Amendment or Modification.

D. Affirmatively Furthering Fair Housing (AFFH).

In accordance with 24 CFR 903.7(o)(3), The Oshkosh Housing Authority certifies that it will affirmatively further fair housing by:

1. Examining its programs or proposed programs.
2. Identify any impediments to fair housing within the programs.
3. Address those impediments reasonably, given the available resources.
4. Work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement.
5. Maintain records reflecting these analyses and actions.

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary		Locality (City/County & State)					Revised 5-Year Plan (Revision No:)	
PHA Name : Housing Authority of the City of Oshkosh, WI		<input type="checkbox"/> Original 5-Year Plan					<input checked="" type="checkbox"/> Revised 5-Year Plan	
PHA Number: WI113								
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	\$446,775.00	\$446,775.00	\$446,775.00	\$446,775.00	\$446,775.00		
	SCATTERED SITES (WI113000003)	\$175,455.00	\$204,553.00	\$226,409.00	\$186,155.00	\$175,155.00		
	COURT TOWER ONE (WI113000006)	\$79,350.00	\$20,858.00	\$30,000.00	\$36,125.00	\$10,000.00		
	COURT TOWER TWO (WI113000007)	\$79,350.00	\$20,850.00	\$30,000.00	\$33,625.00	\$10,000.00		
	RAULF PLACE (WI113000009)	\$59,500.00	\$131,894.00	\$86,246.00	\$132,500.00	\$171,000.00		
	WAITE RUG PLACE (WI113000008)	\$7,500.00	\$23,000.00	\$28,500.00	\$12,750.00	\$35,000.00		

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
	AUTHORITY-WIDE (NAWASD)			\$446,775.00
ID0000305	Recoverable Advance (Debt Service Bond-Paid by PHA)(Debt Service Bond Payment-Paid by PHA (1501))	To pay for advances made from COCC to AMPs		\$150,000.00
ID0000310	Operations (Operations (1406)(Operations (1406))	Allowable to budget 25% in operating fees to assist to cover operational expenses		\$211,982.00
ID0000315	Administration/Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Allowable 10% management fee to administer capital fund program		\$84,793.00
	SCATTERED SITES (W1113000003)			\$175,455.00
ID0000320	Interior Renovations/Rehab Amp 3 Row homes(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Renovations RHAB to two scattered site units located on Greenwood Ct. Oshkosh AMP 3. Become marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower, toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom: new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account.		\$100,455.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000325	Exterior Renovations/Shingle Roof Replacement(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Cutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)	Roof replacement Class A 30-year shingle for Row Homes on Covington in Oshkosh amp 3 . Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be contractor's responsibility		\$75,000.00
	COURT TOWER ONE (W1113000006)			\$79,350.00
ID0000331	Management Improvements-Training(Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	upgrade operational software		\$1,000.00
ID0000337	Fire suppression system(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Upgrade Current Fire alarm system to code at Court Towers Amp 6 & 7, Install fire alarm control panel, one system sensor cut detector and test switch, One communicator panel, eight power supplies and batteries, one amplifier for speaker strobes, one communicator and components, pull stations, 295 smoke detectors 6 Heat Detectors, 60 speaker probes 17 Strobe only devices, 252 Speaker only devices, labor and programming labor and design. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. All disposals will be done by the contractor and written in the bid.		\$63,350.00
ID0000343	Non-Dwelling Mechanical/Heat Pumps(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	HVAC: Replace the heat pumps in the heating and cooling system in three units,court tower. The disposal will be the contractor's responsibility and is written in the bid		\$10,000.00
ID0000363	Dwelling Unit-Site Work/Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping: New trees, bushes, flowering plants, and rocks will be installed south of the Court Tower building. Old landscaping will be removed, and the contractor will be responsible for all disposals.		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Estimated Cost
	COURT TOWER TWO (W113000007)		\$79,350.00
ID0000332	Management Improvements-Training/Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	upgrade operational software	\$1,000.00
ID0000338	Fire suppression system(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Upgrade Current Fire alarm system to code at Court Towers Amp 6 & 7. Install fire alarm control panel, one system sensor cut detector and test switch. One communicator panel, eight power supplies and batteries, one amplifier for speaker strobes, one communicator and components, pull stations, 295 smoke detectors 6 Heat Detectors, 60 speaker probes 17 Strobe only devices, 252 Speaker only devices, labor and programming labor and design. Anywhere surfaces (siding windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. All disposals will be done by the contractor and written in the bid.	\$63,350.00
ID0000344	Non-Dwelling Mechanical/Heat pumps(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC: Replaces the heat pumps in the heating and cooling system in three units,court tower. The disposal will be the contractor's responsibility and is written in the bid.	\$10,000.00
ID0000364	Dwelling Unit-Site Work Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping: New trees, bushes, flowering plants, and rocks will be installed south of the Court Tower building. Old landscaping will be removed, and the contractor will be responsible for all disposals.	\$5,000.00
	RAULIF PLACE (W113000009)		\$59,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year 1 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000333	Management Improvements-Training(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training for PHA personnel on Operations and Procedures, including HOTMA changes.		\$2,500.00
ID0000366	Dwelling Unit-Site Work/Landscaping(Dwelling Unit-Site Work (1480)-Landscape)	Upgrade landscaping Raulf Place, plant trees, dig up old bushes replace them with new ones. Add new mulch or stone to landscaped areas. All disposal will be the responsibility of the Contractor and put in bid		\$1,500.00
ID0000368	Dwelling Unit-Interior New Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace 15 refrigerators with 18.3-cu ft. top freezer refrigerators and replace 15 electric stoves. The Force account team will be responsible for all disposal of old appliances.		\$30,500.00
ID0000385	Dwelling unit exterior/Replace two entrance doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace the front and back entrance doors of buildings at Raulf Place. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. disposal will be contractor's responsibility		\$20,000.00
ID0000389	Common Area/Replace Urinal and plumbing(Non-Dwelling Interior (1480)-Common Area Bathrooms)	Replace Urinal and plumbing in 2nd-floor common area bathroom. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. The disposal will be the contractor's responsibility		\$5,000.00
	WAITE RUG PLACE (W113000008)			\$7,500.00
ID0000334	Management Improvements-Training(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Training for PHA personnel on Operations and Procedures, including HOTMA changes.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

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
ID0000354	Non Dwelling Exterior/Install Gutters\Non-Dwelling Exterior (1480)-Gutters - Downspouts)	Install new gutters along the walkway roof line to reduce icing on the sidewalk. This task will be completed by Force Account Labor. Anywhere there are surfaces (siding, windows, trim, etc.) disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. The disposal of any material will be the responsibility of the fast team, who are specifically tasked with this aspect of the project.		\$1,500.00
ID0000356	Non-Dwelling Exterior/Install safety railing(Non-Dwelling Exterior (1480)-Balconies and Railings)	Installing additional safety railings for the front handicap ramp work to be completed by Force Account Labor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Any disposal will be the responsibility of the Force account.		\$5,000.00
	Subtotal of Estimated Cost			\$847,930.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$446,775.00
ID0000306	Recoverable Advance (Debt service Bond Payment-Paid by PHIA(Debt Service Bond Payment-Paid by PHIA (1501))	Recoverable Advance		\$150,000.00
ID0000311	Operations (Operations 1406)(Operations (1406))	Allowable to budget 25% in operating fees to assist to cover operational expenses		\$211,982.00
ID0000316	Administration(Administration (1410)-Other,Administration, (1410)-Salaries,Administration (1410)-Sundry)	Allowable 10% management fee to administer capital fund program		\$84,793.00
	SCATTERED SITES (W1113000003)			\$204,553.00
ID0000321	Interior Renovations/Interior Renovations/Rehab Amp 3 Row homes(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Renovations REHAB to four-row houses is located on 1500/1520 Covington marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower, toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom: new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account		\$99,553.00

Capital Fund Program - Five-Year Action Plan

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
ID0000326	Exterior Renovations/Shingle Roof Replacement(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings)	Roof replacement Class A 30-year shingle for Row Homes 1500/1520 Curvingon Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor and in bid		\$75,000.00
ID0000367	Dwelling Unit-Interior/new appliances(Dwelling Unit-Interior (1480)-Appliances)	15 refrigerators will be replaced with 18.3-cu ft. top freezer refrigerators, and 15 electric stoves will be replaced. The Force account team will be responsible for all disposal of old appliances.		\$30,000.00
	RAULF PLACE (W11300009)			\$131,894.00
ID0000336	Non-Dwelling Construction/New fire system(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	Upgrade the current fire system to code, install new panels, install new devices, design, electrician, labor, and installation. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be Conducted, and remediation steps will be taken when necessary, the disposal will be contractor's responsibility and written into the bid		\$96,894.00
ID0000369	Dwelling Unit-Interior/New Appliances(Dwelling Unit-Interior (1480)-Appliances)	18 refrigerators will be replaced with 18.3-cu ft. top freezer refrigerators, and 18 electric stoves will be replaced. The Force account team will be responsible for disposing of all old appliances.		\$35,000.00
	COURT TOWER ONE (W113000006)			\$20,858.00
ID0000341	Non Dwelling Interior- New lighting(Non-Dwelling Exterior (1480)-Lighting)	Install new lighting in Common areas- Change lights from fluorescent to LED. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary, the disposal will be the contractor's responsibility and written into bid		\$10,858.00

Capital Fund Program - Five-Year Action Plan

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
ID0000345	Non-Dwelling Construction - Mechanical/Heat Pumps(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC: Replace the heat pumps in the heating and cooling system in the units at court tower. The disposal will be the contractor's responsibility and is written in the bid.		\$10,000.00
	COURT TOWER TWO (W113000007)			\$20,850.00
ID0000342	Non Dwelling Interior/New lighting(Non-Dwelling Exterior (1480)-Lighting)	Install new lighting in Common areas- Change lights from fluorescent to LED. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary the disposal will be the contractor's responsibility and written into bid		\$10,850.00
ID0000350	Non-Dwelling Construction - Mechanical/Heat Pumps(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	HVAC: Replace the heat pumps in the heating and cooling systems in the units at Court Tower. The disposal will be the contractor's responsibility and is written in the bid.		\$10,000.00
	WAITE RUG PLACE (W113000008)			\$23,000.00
ID0000386	Interior: Smoke Alarms(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other)	Replace and install new code-compliant smoke and carbon monoxide detectors in 27 units of PH Waite Rug and Lower the existing smoke detector on the wall. The contractor will be responsible for all material disposal.		\$23,000.00
	Subtotal of Estimated Cost			\$847,930.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$446,775.00
1D0000307	Recoverable Advanced Debt Service Bond Payment Paid by PHA (Debt Service Bond Payment Paid by PHA (1501))	To pay for advances made COCC to AMPS		\$150,000.00
1D0000312	Operations (Operations (406)(Operations (1406))	Allowable to budget 25% in operating fees to assist to cover operational expenses		\$211,982.00
1D0000317	Administration (Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry)	Allowable 10% management fee to administer capital fund program		\$84,793.00
	SCATTERED SITES (W113000003)			\$226,409.00
1120000322	Interior Renovations/Interior Renovations/Rehab Amp 2 Row homes(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Interior Renovations REHAB to four-row houses located at 1000 1006 Covington marketable and energy efficient. This will include new energy-efficient windows, bathroom renovation, cabinetry, new sinks, countertops, bathtub/shower toilets, flooring doors, and energy-efficient plumbing. Kitchen remodels to include new flooring, cabinets, countertops, sinks, plumbing & appliances. Removal of a non-load-bearing wall to have open-concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom new interior doors and exterior doors. Radon remediation system installed where needed. Force Account Labor will perform all work that does not require a licensed contractor. Anywhere surfaces (siding, windows, trim, etc) are disturbed or removed, asbestos and lead tests will be conducted and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account.		\$101,409.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000327	Exterior Renovations/Exterior renovations/Shingle Roof Replacement(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings)	Roof replacement Class A 30-year shingle for Row Homes on Covington in Oshkosh 1000/1006 Covington. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be contractor's responsibility		\$125,000.00
	COURT TOWER ONE (W1113000006)			\$30,000.00
ID0000346	Non-Dwelling Construction - Mechanical/Heat Pumps(Non-Dwelling Construction - Mechanical Equipment - System)	HVAC: Replace 3 the heat pumps in the heating and cooling system in the units at court tower. The disposal will be the contractor's responsibility and is written in the bid.		\$10,000.00
ID0000360	Dwelling Unit-Exterior-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace multiple sections of the roof with EPDM membrane on the Court tower roof; anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor and in bid		\$20,000.00
	COURT TOWER TWO (W1113000007)			\$30,000.00
ID0000351	Non-Dwelling Construction - Mechanical/Heat Pumps(Non-Dwelling Construction - Mechanical Equipment - System)	HVAC: Replace 3 heat pumps in the heating and cooling system in the units at court tower. The disposal will be the contractor's responsibility and is written in the bid.		\$10,000.00
ID0000361	Dwelling Unit-Exterior-Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace multiple sections of the roof with EPDM membrane on the Court tower roof; anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor and in bid		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3

2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	WAITE RUG PLACE (W1113000008)			\$28,500.00
ID0000355	Dwelling Unit-Site Work/Add concrete (Dwelling Unit-Site Work (1480)-Pedestrian paving)	Extend the concrete pedestrian sidewalk by 10' to allow wheelchairs to turn around at Waite Rug. The contractor will be responsible for all disposal.		\$3,500.00
ID0000391	Install Generator(Non-Dwelling Construction - Mechanical (1480)-Generator)	Install a 24kw generator and transfer switch for backup lighting in common areas. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account		\$25,000.00
	RAUFF PLACE (W1113000009)			\$86,246.00
ID0000373	Dwelling Unit-Exterior/Stairwell windows(Dwelling Unit-Exterior (1480)-Windows)	Replace 16 Tower side stairwell windows with 202 Wausau brand all aluminum windows. Disposal will be done by the contractor. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary.		\$59,246.00
ID0000390	Dwelling unit Interior/New Appliances(Dwelling Unit-Interior (1480)-Appliances)	15 refrigerators will be replaced with 18.3-cu ft. top freezer refrigerators, and 15 electric stoves will be replaced. The Force account team will be responsible for all disposal of old appliances.		\$27,000.00
	Subtotal of Estimated Cost			\$847,930.00

Capital Fund Program - Five-Year Action Plan

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
	AUTHORITY-WIDE (NAWASD)			\$446,775.00
ID0000308	Recoverable Advance (debt Service bond Payment-Paid by PHA(Debt Service Bond Payment-Paid by PHA (15011))	To pay for advances made form COCC to AMPS		\$150,000.00
ID0000313	Operations (Operations 1406)(Operations (1406))	Allowable to budget 25% in operating fees to assist to cover operational expenses		\$211,982.00
ID0000318	Administration/Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Allowable 10% management fee to administer capital fund program		\$84,793.00
	SCATTERED SITES (W1113000003)			\$186,155.00
ID0000323	Interior Renovations/Interior Renovations/Rehab Amp 3 Row homes(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom,Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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)-Tubs and Showers,Dwelling Unit-Interior (1480)-Plumbing)	Interior Renovations REHAB to 621 627 Nicolet row homes. Become marketable and energy efficient. This will include new energy efficient windows, bathroom renovation to include: cabinetry, new sinks, counter tops, bathtub/shower, toilets, flooring doors, energy efficient plumbing, Kitchen remodel to include new flooring, cabinets, counter tops, sinks plumbing & appliances. Removal of non-load bearing wall to have open concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom. New interior doors and exterior doors. Radon remediation system install where needed. All work that does not require a licensed contractor will be performed by Force Account Labor. Anywhere there are surfaces (siding, windows, trim, etc.) disturbed or removed, test for asbestos and lead will be conducted and remediation steps taken when necessary. Disposal will be the responsibility of the force account		\$111,155.00

Part II: Supporting Pages - Physical Needs Work Statements (\$)

Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
1D0000328	Exterior Renovations/Exterior renovations/Shingle Roof Replacement(Dwelling Unit-Exterior (1480)-Carports - Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Roof replacement Class A 30-year shingle for Row Homes 621/627 Nicolet in Oshkosh app 3. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be contractor's responsibility		\$75,000.00
	COURT TOWER ONE (W113000006)			\$36,125.00
1D0000347	Non-Dwelling Construction - Mechanical/Heat Pumps(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC: Replace three heat pumps in the heating and cooling systems in the units at Court Tower. The disposal will be the contractor's responsibility and is written in the bid		\$10,000.00
1D0000376	Dwelling Unit-Interior-Entry Locks,Doors(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Interior Doors)	52 locks Upgrade entry locks with Sargent locks and replace entrance door to units. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$23,625.00
1D0000380	Management improvements(Management Improvement (1408)-System Improvements)	Upgrade two computer tower and printer Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$2,500.00
	COURT TOWER TWO (W113000007)			\$33,625.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		4	2028	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000352	Non-Dwelling Construction - Mechanical/Heat Pumps(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC: Replace three heat pumps in the heating and cooling systems in the units at Court Tower. The disposal will be the contractor's responsibility and is written in the bid.		\$10,000.00
ID0000377	Dwelling Unit-Interior -Entry Locks and doors(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Other)	52 locks Upgrade entry locks with Sargent locks and replace entrance door to units. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$23,625.00
	RAULF PLACE (W1113000009)			\$132,500.00
ID0000374	Dwelling Unit-Exterior/Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace 35 202 Wausau brand aluminum series 4250IZL-TSDH outward awning windows on the lower side of Raulf place units. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. disposal will be contractor's responsibility and written in bid		\$100,000.00
ID0000379	management improvements-Computer(Management Improvement (1408)-System Improvements)	Upgrade two computer tower and printer. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$2,500.00
ID0000388	Dwelling unit Site work/Insulation(Dwelling Unit-Site Work (1480)-Other)	Blown fiberglass insulation to be installed in the attic R50 rating. Raulf placed the third-floor attic. Walkways and barriers install around the HVAC. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$30,000.00
	WAITTE RUG PLACE (W1113000008)			\$12,750.00

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
ID0000378	Management improvements/Computer/Management Improvement (1408)-System Improvements)	Upgrade one computer tower and printer Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$1,500.00
ID0000392	Exterior Lighting/Dwelling Unit-Exterior (1480)-Exterior Lighting)	Install lighting in the north parking lot Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the Contractor		\$11,250.00
	Subtotal of Estimated Cost			\$847,930.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2029		
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$446,775.00
ID0000309	Recoverable Advance (Debt Service Bond Payment-Paid by PHA (1501))		To pay for advances made from COCC to AMP'S		\$150,000.00
ID0000314	Operations (Operations 1406)(Operations (1406))		Allowable to budget 25% in operating fees to assist to cover operational expenses		\$211,982.00
ID0000319	Administration(Administration (1410)-Other-Administration (1410)-Sundry)		Allowable 10% management fee to administer capital fund program		\$84,793.00
	SCATTERED SITES (W113000003)				\$175,155.00
ID0000324	Interior Renovations/Interior Renovations/Rehab Amp 3 Row homes(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,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)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)		Interior Renovations REHAB to row homes units located at 920/926 Greenwood Ct. Oshkosh AMP 3. become marketable and energy efficient. This will include new energy efficient windows, bathroom renovation to include: cabinetry, new sinks, counter tops, bathtub/shower, toilets, flooring doors, energy efficient plumbing. Kitchen remodel to include new flooring, cabinets, counter tops, sinks plumbing & appliances. Removal of non-load bearing wall to have open concept living. New furnaces and addition of central air. Add first floor 1/2 bathroom. New interior doors and exterior doors. Radon remediation system install where needed. All work that does not require a licensed contractor will be performed by Force Account Labor. Anywhere there are surfaces (siding, windows, trim, etc.) disturbed or removed, tests for asbestos and lead will be conducted and remediation steps taken when necessary. Disposal will be the responsibility of the force account		\$100,155.00

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
ID#000329	Exterior renovations/Shingle Roof Replacement(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)- Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors)	Roof replacement Class A 30 year shingle for Row Homes 920/926 Greenwood in Oshkosh amp 3. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, tests for asbestos and lead will be conducted, and remediation steps will be taken when necessary. Disposal will be contractor's responsibility		\$75,000.00
	COURT TOWER ONE (W1113000006)			\$10,000.00
ID#000348	Non-Dwelling Construction - Mechanical/Heat Pumps/Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System)	HVAC: Replace the heat pumps in the heating and cooling systems in the units at Court Tower. The disposal will be the contractor's responsibility and is written in the bid.		\$10,000.00
	COURT TOWER TWO (W1113000007)			\$10,000.00
ID#000353	Non-Dwelling Construction - Mechanical/Heat Pumps/Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC: Replace the heat pumps in the heating and cooling systems in the units at Court Tower. The disposal will be the contractor's responsibility and is written in the bid.		\$10,000.00
	WAITE RUG PLACE (W1113000008)			\$35,000.00
ID#000359	Non-Dwelling Construction - Mechanical Security Camera(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	Install security Cameras in parking lots, theater room and dumpster area Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the force account		\$35,000.00

Capital Fund Program - Five-Year Action Plan

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
	RAULF PLACE (W1113000009)			\$171,000.00
ID0000375	Dwelling Unit-Exterior/Insulation(Dwelling Unit-Exterior (1480)-Other)	Third floor attic insulation		\$30,000.00
ID0000381	Dwelling Unit-Interior /Fire Door(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace fire door closures on 18 doors at Raulf place. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$20,000.00
ID0000382	Non Dwelling Unit-Site Work-Mechanical/Air Handler(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	HVAC replacement system in tower side hallways of raulf place, the system is for the AC and air exchange. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the of the contractor.		\$50,000.00
ID0000393	Exterior Painting and caulking(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Tuckpointing the east side and Painting the exterior of Raulf Place. Anywhere surfaces (siding, windows, trim, etc.) are disturbed or removed, asbestos and lead tests will be conducted, and remediation steps will be taken when necessary. Disposal will be the responsibility of the contractor		\$71,000.00
	Subtotal of Estimated Cost			\$847,930.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2025	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Recoverable Advance (Debt Service Bond-Paid by PIIA(Debt Service Bond Payment-Paid by PIIA (1501))	\$150,000.00
	Operations (Operations 1406)(Operations (1406))	\$211,982.00
	Administration(Administration (1410)-Other.Administration (1410)-Salaries.Administration (1410)-Sundry)	\$84,793.00
	Subtotal of Estimated Cost	\$446,775.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (\$)		
Work Statement for Year	2026	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Recoverable Advance (Debt service Bond Payment-Paid by PHIA(Debt Service Bond Payment-Paid by PHIA (1501))		\$150,000.00
Operations (Operations 1406)(Operations (1406))		\$211,982.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$84,793.00
Subtotal of Estimated Cost		\$446,775.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2027	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
Recoverable Advance(Deby Service Bond Payment-Paid by PHA(Debt Service Bond Payment-Paid by PHA (1501))		\$150,000.00
Operations (Operations 1406)(Operations (1406))		\$211,982.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)		\$84,793.00
Subtotal of Estimated Cost		\$446,775.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2028	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Recoverable Advance (debt Service bond Payment-Paid by PHA(Debt Service Bond Payment-Paid by PHA (1501))	\$150,000.00
	Operations (Operations 1406)(Operations (1406))	\$211,982.00
	Administration(Administration (1410)-Other.Administration (1410)-Salaries,Administration (1410)-Sundry)	\$84,793.00
	Subtotal of Estimated Cost	\$446,775.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2029	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Recoverable Advance (Debt Service Bond Payment-Paid by PHIA(Debt Service Bond Payment-Paid by PHIA (1501))		\$150,000.00
Operations (Operations 1406)(Operations (1406))		\$211,982.00
Administration/Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry		\$84,793.00
Subtotal of Estimated Cost		\$446,775.00