



BOARD OF COMMISSIONERS SPECIAL MEETING

Wednesday, October 24, 2018 @ 1:00 p.m.

**Brainerd Housing & Redevelopment Authority (HRA) Administrative Office
324 East River Road | Brainerd, Minnesota**

AGENDA

- 1. Call to Order**
 - 2. Roll Call**
 - 3. Public Hearing:** Adoption of Resolution No. 2018-21 and Approval of Annual Plan (*Attachment 1*)
 - 4. Adjourn**
Next Meeting: Wednesday, October 31, 2018
-

This page has been intentionally left blank.



To: Brainerd HRA Board Members
From: Teresa L. Hettver, Housing Manager
Date: October 16, 2018
Re: Adoption of Resolution No. 2018-21 and Approval of Annual Plan

We are required to develop an Annual Plan each year between our Five-Year Agency Plan. A public hearing must be held regarding any changes to the goals, objectives, and policies of the agency prior to the approval of the Annual Plan, a copy of which is attached.

The only changes made to the Annual Plan this year are described in Paragraph E.1, which lists current and open Capital Fund grants and also includes an updated Capital Fund Program Five-Year Action Plan.

A public hearing is scheduled at 1:00 p.m. on Wednesday, October 16, 2018, in the Brainerd HRA conference room. The Notice of Public Hearing was posted in the Legal Notice section of the Brainerd Daily Dispatch.

Action Requested: Adopt Resolution No. 2018-21 and Approve the Annual Plan

This page has been intentionally left blank.

HOUSING AND REDEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF BRAINERD

RESOLUTION NO. 2018-21

PUBLIC HOUSING AGENCY FIVE-YEAR AND ANNUAL PLAN
FOR FISCAL YEAR BEGINNING JANUARY 1, 2019

WHEREAS, the Housing and Redevelopment Authority in and for the City of Brainerd is required to prepare an Annual Plan; and

WHEREAS, the Housing and Redevelopment Authority in and for the City of Brainerd has developed a Five Year Action Plan and Annual Statement for use of Capital Funds; and

WHEREAS, the Five Year Action Plan and Annual Statement were made available for public comment on October 24, 2018; and

WHEREAS, HUD requires a Civil Rights Certification, executed by the Board Chair, to be submitted annually;

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the PHA as follows:

1. The Annual Agency Plan for the PHA Fiscal Year beginning January 1, 2019, is hereby approved.
2. The Board Chair is authorized to execute the Civil Rights Certification.

I CERTIFY THAT the above resolution was adopted by the Housing and Redevelopment Authority in and for the City of Brainerd.

Dated: _____

Marlee Larson, Board Chair

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
---	---	--

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. Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Brainerd Housing and Redevelopment Authority</u> PHA Code: <u>MN032</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>203</u> Number of Housing Choice Vouchers (HCVs) <u>320</u> Total Combined <u>523</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 of 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 main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan is located at: Brainerd Housing and Redevelopment Authority, 324 East River Road, Brainerd, MN 56401</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: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

B.	Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>The Brainerd HRA continues to provide decent, safe and affordable housing to extremely low, low-income and very low-income families with the successful administration of the Housing Choice Voucher and Public Housing programs. The Brainerd HRA continues to be rated as a high performing agency. The Brainerd HRA has met its goal of voucher management by obtaining a score of 100 on the most recent SEMAP and continues to administer the Family Self-Sufficiency Program. The Brainerd HRA continues to comply with all of the protections provided by VAWA for victims of domestic violence, dating violence, sexual assault, or stalking. Resident Opportunities & Supportive Service Program (ROSS) was funded by the Department of Housing & Urban Development (HUD). The program enhances the Brainerd HRA's efforts to improve the quality of life of our residents. The program assists non-elderly residents in becoming economically self-sufficient, while promoting independent living among elderly and disabled residents. The Brainerd HRA has submitted a renewal grant application to continue the program for our residents.</p>
C.	Annual Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.

<p>C.1.</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p>C.2</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-SM, Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.</p>
<p>D Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>	
<p>D.1</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-SM-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>D.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>D.3</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>E Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>E.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The 2017 HUD form 50075.2 was approved by HUD on December 21, 2017. Attached is HUD-50075.1 for current and open years 2018 and 2017, and current Capital Fund Program 5 year Action Plan, HUD-50075.2.</p>

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 3/31/2020

Part I: Summary						
PHA Name: Brainerd Housing and Redevelopment Authority		Grant Type and Number Capital Fund Program Grant No: MN46P03250117 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2017 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/20/18 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	66,000	56,348			
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	18,000	17,100	17,100	17,100	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	136,201	146,753	146,753	133,582	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Brainerd Housing and Redevelopment Authority	Grant Type and Number Capital Fund Program Grant No: MN46P03250117 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2017 FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/20/18 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	220,201	220,201	163,853	150,682
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Jennifer Bergman		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Brainerd Housing and Redevelopment Authority			Grant Type and Number Capital Fund Program Grant No: MN46P03250117 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
MN032001	Operations – Contract Costs including garbage removal, elevator maintenance, exterminating services and plumbing repairs. Utilities including gas, water, sewer and electric.	1406	Lump Sum	66,000	56,348			
MN032001 Valley Trail and Scattered Sites	A & E for design, bidding, and construction management of window replacement at Valley Trail Townhomes.	1430	Lump Sum	18,000	17,100	17,100	17,100	Complete
MN032001 Valley Trail	Window Replacement –All old windows and frames in all 25 units will be removed and replaced with new fiberglass full frame windows of the same size as the existing being removed. New vinyl jambs and casing will be installed on the interior.	1460	25	136,201	146,753	146,753	133,582	In Progress

Part I: Summary					
PHA Name: HRA IN AND FOR THE CITY OF BRAINERD, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. MN46P03250118 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: 2018 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)(3)	66,000	66,000		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part I: Summary					
PHA Name: HRA IN AND FOR THE CITY OF BRAINERD, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. MN46P03250118 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: 2018 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling equipment				
14	1480 General Capital Fund	270,015	273,881		
15	1485 Demolition				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18a	1499 Development Activities (4)				
18ba	1501 Collateralization or Debt Service paid by the PHA				
19	9000 Collateralization or Debt Service paid via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 20)				
21	Amount of Annual Grant: (sum of lines 2-20)	336,015	339,881		

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary					
PHA Name: HRA IN AND FOR THE CITY OF BRAINERD, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. MN46P03250118 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: 2018 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (Revision No: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁽¹⁾	
		Original	Revised ⁽²⁾	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Date	Signature of Public Housing Director	Date
--	-------------	---	-------------

(1) To be completed for the Performance and Evaluation Report
 (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (3) PHAs with under 250 units in management may use 100% of CFP Grants for operations
 (4) RHF funds shall be include here

Part II: Supporting Pages								
PHA Name: HRA IN AND FOR THE CITY OF BRAINERD, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. MN46P03250118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant: 2018		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
MN032000001 - NORTH STAR APARTMENTS	Kitchen rehabilitations (Dwelling Unit-Interior (1480))			\$17,015.00	\$17,015.00			
MN032000001 - NORTH STAR APARTMENTS	Operations (Operations (1406))			\$66,000.00	\$66,000.00			
MN032000001 - NORTH STAR APARTMENTS	A & E (Contract Administration (1480))			\$5,000.00	\$5,000.00			
MN032000001 - NORTH STAR APARTMENTS	Replace fire alarm control panel and detection devices (Non-Dwelling Interior (1480))			\$33,000.00	\$33,000.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: HRA IN AND FOR THE CITY OF BRAINERD, MINNESOTA		Grant Type and Number Capital Fund Program Grant No. MN46P03250118 Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant: 2018		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
MN032000001 - NORTH STAR APARTMENTS	Concrete replacement (Dwelling Unit-Exterior (1480))			\$200,000.00	\$203,866.00			
MN032000001 - NORTH STAR APARTMENTS	A & E (Contract Administration (1480))			\$5,000.00	\$5,000.00			
MN032000001 - NORTH STAR APARTMENTS	Rehabilitate bathrooms at Scattered Sites (Dwelling Unit-Interior (1480))			\$10,000.00	\$10,000.00			
	Total:			\$336,015.00	\$339,881.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: HRA IN AND FOR THE CITY OF BRAINERD, MINNESOTA					Federal FFY of Grant: 2018
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ⁽¹⁾
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : HRA IN AND FOR THE CITY OF BRAINERD, MINNESOTA		Locality (City/County &				
PHA Number: MN032		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:		
A.	Development Number and Name	Work Statement Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement Year 5 2023
	NORTH STAR APARTMENTS (MN032000001)	\$230,000.00	\$230,000.00	\$230,000.00	\$230,000.00	\$230,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development	General Description of Major Work	Quantit	Estimated
	NORTH STAR APARTMENTS (MN032000001)			\$230,000.00
ID0001	Kitchen rehabilitations and bathroom vanities(Dwelling Unit-Interior (1480)-Flooring (non routine),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)	Remove and properly dispose of all cabinetry, countertops, sinks and faucets in the kitchens and vanities, tops, sinks and incidentals in the bathrooms of the 16 Scattered Sites. Install new cabinets of the same layout as the existing that were removed. Repair any drywall that has deteriorated or was damaged in the removal, tape, sand, prime and paint as necessary. Install new post formed laminate countertops, new sinks, water shut off valves, water supply lines and drain assemblies. Asbestos and lead-based paint will be addressed when found.		\$40,000.00
ID0002	Concrete replacement(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Remove and dispose of approximately 6' of bituminous along front of North Star Apartments, walkway areas in canopy, smoking and pet areas. Install rebar, drill and pin to adjoining surfaces and pour 4000 psi fiber entrained concrete where old concrete was removed. Asbestos and lead-based paint will be addressed when found. Because the soil will be disturbed, the HRA will be responsive to any soil <u>Environmental Review issues, prior to work beginning</u>		\$80,000.00
ID0003	Flooring replacement and painting at HRA Office Building(Non-Dwelling Interior (1480)-Administrative Building)	Remove and properly dispose of carpet and padding in 5 offices at HRA office building. Install new padding and carpeting and paint offices, hallways and common areas. Asbestos and lead-based paint will be addressed when found.		\$10,000.00
ID0004	A&E(Contract Administration (1480)-Other Fees and Costs)	A/E for design, bidding and construction management of kitchen rehabilitation and bathroom vanity replacement at Scattered Sites and Valley Trail Townhomes. Concrete replacement at Northstar Apartments Asbestos and lead-based paint will be addressed when found.		\$34,000.00
ID0005	Operations(Operations (1406))	Operations - Contract Costs including garbage removal, elevator maintenance, exterminating services, plumbing and heating repairs, copier maintenance, grounds contract, and repairs contract. Utilities including gas, water, sewer and electric. Property, liability and workman's comp insurance. Janitor and cleaning supplies including glass cleaner, tile/floor cleaner, towels and office supplies, postage and advertising. Telephone and internet services. Health insurance, employee benefits and wages. Asbestos and lead-based paint will be addressed when found.		\$66,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development	General Description of Major Work	Quantit	Estimated
	NORTH STAR APARTMENTS (MN032000001)			\$230,000.00
ID0006	Fence and landscaping at Valley Trail Townhomes(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape)	Install new perimeter fence along west and south line of property. Remove deteriorated landscaping, regrade for proper drainage and install new foliage to facilitate reduced maintenance. Asbestos and lead-based paint will be addressed when found. Because the soil will be disturbed, the HRA will be responsive to any soil Environmental Review issues, prior to work beginning.		\$100,000.00
ID0007	Replace office windows and decking(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Windows)	Remove existing deteriorated windows and decking at the HRA office building and replace windows with new of the same type, size and quantity. Replace decking with new composite decking of the same layout as existing. Asbestos and lead-based paint will be addressed when found.		\$30,000.00
ID0008	Replace security and camera systems at Northstar Apts and HRA office building(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	Remove and properly dispose of existing security and camera systems that are at the end of their life cycle at Northstar Apartments and the HRA office building. Install new systems of substantially the same layout as the existing that were removed. Asbestos and lead-based paint will be addressed when found.		\$34,000.00
ID0009	Operations(Operations (1406))	Operations - Contract Costs including garbage removal, elevator maintenance, exterminating services, plumbing and heating repairs, copier maintenance, grounds contract, and repairs contract. Utilities including gas, water, sewer and electric. Property, liability and workman's comp insurance. Janitor and cleaning supplies including glass cleaner, tile/floor cleaner, towels and office supplies, postage and advertising. Telephone and internet services. Health insurance, employee benefits and wages. Asbestos and lead-based paint will be addressed when found.		\$66,000.00
	Subtotal of Estimated Cost			\$230,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3		2021		
Identifier	Development	General Description of Major Work	Quantit	Estimated
	NORTH STAR APARTMENTS (MN032000001)			\$230,000.00
ID0010	Replace interior doors(Dwelling Unit-Interior (1480)-Interior Doors)	Remove and properly dispose of all bathroom, bedroom and closet doors in 162 units at the North Star Apartments. Install new doors of the same size, handing and type as existing. Replace locksets, handles and hardware with new. Asbestos and lead-based paint will be addressed when found.		\$85,000.00
ID0011	Rehabilitate community kitchen(Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting)	Remove and properly dispose of all cabinetry, countertops, sinks and faucets in the community kitchen at North Star Apartments. Install new cabinets of the same layout as the existing that were removed. Repair any drywall that has deteriorated or was damaged in the removal, tape, sand, prime and paint as necessary. Install new post formed laminate countertops, new sinks, water shut off valves, water supply lines, drain assemblies and piping. Asbestos and lead-based paint will be addressed when found.		\$5,000.00
ID0012	Kitchen rehabilitations at Valley Trail Townhomes(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Remove and properly dispose of all cabinetry, countertops, sinks and faucets in the kitchens of the 25 units at Valley Trail Townhomes. Install new cabinets of the same layout as the existing that were removed. Repair any drywall that has deteriorated or was damaged in the removal, tape, sand, prime and paint as necessary. Install new post formed laminate countertops, new sinks, water shut off valves, water supply lines, and drain assemblies. Asbestos and lead-based paint will be addressed when found		\$50,000.00
ID0013	A&E(Contract Administration (1480)-Other Fees and Costs)	A/E for design, bidding and construction management of kitchen rehabilitation at Valley Trail Townhomes. Asbestos and lead-based paint will be addressed when found.		\$5,000.00
ID0014	Replace fire alarm system devices(Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Electrical)	Remove and properly dispose of all fire alarm devices that have reached the end of their life cycle for the centrally monitoring fire alarm system at North Star Apartments. Install new devices and necessary accessories. Asbestos and lead-based paint will be addressed when found.		\$19,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development	General Description of Major Work	Quantit	Estimated
ID0015	Operations(Operations (1406))	Operations - Contract Costs including garbage removal, elevator maintenance, exterminating services, plumbing and heating repairs, copier maintenance, grounds contract, and repairs contract. Utilities including gas, water, sewer and electric. Property, liability and workman's comp insurance. Janitor and cleaning supplies including glass cleaner, tile/floor cleaner, towels and office supplies, postage and advertising. Telephone and internet services. Health insurance, employee benefits and wages. Asbestos and lead-based paint will be addressed when found		\$66,000.00
	Subtotal of Estimated Cost			\$230,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development	General Description of Major Work	Quantit	Estimated
	NORTH STAR APARTMENTS (MN032000001)			\$230,000.00
ID0016	Rehabilitate bathrooms at Scattered Sites(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove and properly dispose of toilets, bathtub/showers, tub/shower and vanity faucets and flooring in the bathrooms of 16 Scattered Site units. Repair any drywall that has deteriorated or was damage in the removal, tape, sand, prime and paint. Install new water shut off valves, supply lines, drain and faucet assemblies, flooring, shower stalls and low water consumption toilets. <u>Asbestos and lead-based paint will be addressed when found.</u>		\$20,000.00
ID0017	Replace domestic water heater(Non-Dwelling Interior (1480)-Plumbing)	Remove and properly dispose of old domestic water heater, controls, pump and valves at North Star apartments. Install new energy efficient domestic water heater with new controls, software, pumps, valves, associated piping and wiring for a complete and properly functioning system. Asbestos and lead-based paint will be addressed when found		\$20,000.00
ID0018	Water line replacement(Non-Dwelling Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Plumbing)	Remove and properly dispose of cast iron DWV and galvanized water supply piping. Install new PVC DWV and water supply piping at Northstar Apartments. Asbestos and lead-based paint will be addressed when found.		\$30,000.00
ID0019	Rehabilitate kitchens at North Star Apartments(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),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)	Remove and properly dispose of all cabinetry, countertops, sinks and faucets in the kitchens of the 162 units at North Star Apartments. Install new cabinets of the same layout as the existing that were removed. Repair any drywall that has deteriorated or was damaged in the removal, tape, sand, prime and paint as necessary. Install new post formed laminate countertops, new sinks, water shut off valves, water supply lines, and drain assemblies. Asbestos and lead-based paint will be addressed when found.		\$40,000.00
ID0020	Driveway and sidewalk replacement at Valley Trail Townhomes(Dwelling Unit-Exterior (1480)-Other)	Remove and properly dispose of deteriorated concrete driveways, sidewalks and incidental landscaping at 25 units at Valley Trail Townhomes. Install rebar, drill and pin to adjoining surfaces and pour 4000 psi fiber entrained concrete where old concrete was removed. Restore landscaping that was disturbed to accommodate construction. Asbestos and lead-based paint will be addressed when found. Because the soil will be disturbed, the HRA will be responsive to any soil <u>Environmental Review issues, prior to work beginning.</u>		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2022		
Identifier	Development	General Description of Major Work	Quantit	Estimated
ID0021	Driveway and sidewalk replacement at Scattered Sites(Dwelling Unit-Exterior (1480)-Other)	Remove and properly dispose of deteriorated concrete driveways, sidewalks and incidental landscaping at 16 Scattered Sites. Install rebar, drill and pin to adjoining surfaces and pour 4000 psi fiber entrained concrete where old concrete was removed. Restore landscaping that was disturbed to accommodate construction. Asbestos and lead-based paint will be addressed when found. Because the soil will be disturbed, the HRA will be responsive to any soil <u>Environmental Review issues, prior to work beginning</u>		\$10,000.00
ID0022	Replace siding(Dwelling Unit-Exterior (1480)-Siding)	Remove and properly dispose of stucco siding on 16 Scattered Site units. Install proper flashings, vapor barrier, frieze board, J-channel, and new siding. Asbestos and lead-based paint will be addressed when found.		\$10,000.00
ID0023	Bathroom rehabilitations(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Remove and properly dispose of toilets, showers, shower and vanity faucets, vanities, vanity tops and flooring in the bathrooms of 162 North Star Apartments. Repair any drywall that has deteriorated or was damaged in the removal, tape, sand, prime and paint. Install new water shut off valves, supply lines, drain and faucet assemblies, flooring, vanities, shower stalls and low water consumption toilets. <u>Asbestos and lead-based paint will be addressed when found</u>		\$5,000.00
ID0024	Replace exterior entrance doors at North Star Apartments(Dwelling Unit-Exterior (1480)-Exterior Doors)	Remove and properly dispose of exterior entrance doors and associated hardware at North Star Apartments. Install new of the same style, size, handing and type as those that were removed. Include new locking mechanisms, handles and hardware. Asbestos and lead-based paint will be addressed when found.		\$5,000.00
ID0025	A&E(Contract Administration (1480)-Other Fees and Costs)	A/E for design, bidding and construction management for kitchen rehabilitation at Northstar Apartments, sidewalk and driveway replacement at Valley Trail Townhomes, siding, sidewalk and driveway replacement at Scattered Sites, exterior entrance doors at North Star Apartments and bathroom rehabilitation at North Star Apartments and Scattered Sites. <u>Asbestos and lead-based paint will be addressed when found.</u>		\$14,000.00
ID0026	Operations(Operations (1406))	Operations - Contract Costs including garbage removal, elevator maintenance, exterminating services, plumbing and heating repairs, copier maintenance, grounds contract, and repairs contract. Utilities including gas, water, sewer and electric. Property, liability and workman's comp insurance. Janitor and cleaning supplies including glass cleaner, tile/floor cleaner, towels and office supplies, postage and advertising. Telephone and internet services. Health insurance, employee benefits and wages. <u>Asbestos and lead-based paint will be addressed when found</u>		\$66,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development	General Description of Major Work	Quantit	Estimated
	Subtotal of Estimated Cost			\$230,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2023	
Identifier	Development	General Description of Major Work	Quantit	Estimated
	NORTH STAR APARTMENTS (MN032000001)			\$230,000.00
ID0027	Repair excessive tenant damage at HRA office building, North Star Apartments, Valley Trail Townhomes and Scattered Sites(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,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)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,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)-Call-for-Aid Systems,Dwelling Unit-Interior (1480)-Commodes,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)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,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)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-	Repair excessive tenant damage or damage done by natural occurrence. Repair and/or replacement of sitework, siding, roofing, windows, doors, walls, ceiling, flooring, cabinetry, appliances, fixtures, electrical, plumbing, and life safety systems. Asbestos and lead-based paint will be addressed when found. Because the soil may be disturbed, the HRA will be responsive to any soil Environmental Review issues, prior to work beginning.		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2023			
Identifier	Development	General Description of Major Work	Quantit	Estimated
	(1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)			
ID0028	Replace common area furniture at North Star Apartments(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Other)	Remove and properly dispose of furniture in common areas on all 12 floors of \$40,000.00 North Star Apartments. Replace with new furniture of like kind, quality and amount. Asbestos and lead-based paint will be addressed when found		\$40,000.00
ID0029	Replace door closers at North Star Apartments(Dwelling Unit-Interior (1480)-Electrical)	Remove and properly dispose of door closers on doors in common areas and 162 units at North Star Apartments. Install new closers where deficient ones where removed, connect to centrally monitored fire alarm where applicable. Asbestos and lead-based paint will be addressed when found.		\$24,000.00
ID0030	Build new maintenance building at Valley Trail Townhomes site(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area)	Demolish and properly dispose of dilapidated storage building and build new maintenance building at Valley Trail Townhomes site. Asbestos and lead-based paint will be addressed when found. Because the soil will be disturbed, the HRA will be responsive to any soil Environmental Review issues, prior to work beginning.		\$80,000.00
ID0031	A&E(Contract Administration (1480)-Other Fees and Costs)	A/E for design, bidding and construction management of door closer replacement at North Star Apartments and replacement of maintenance building at Valley Trail Townhomes site. Asbestos and lead-based paint will be addressed when found.		\$19,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development	General Description of Major Work	Quantit	Estimated
ID0032	Operations(Operations (1406))	Operations - Contract Costs including garbage removal, elevator maintenance, exterminating services, plumbing and heating repairs, copier maintenance, grounds contract, and repairs contract. Utilities including gas, water, sewer and electric. Property, liability and workman's comp insurance. Janitor and cleaning supplies including glass cleaner, tile/floor cleaner, towels and office supplies, postage and advertising. Telephone and internet services. Health insurance, employee benefits and wages. Asbestos and lead-based paint will be addressed when found		\$66,000.00
	Subtotal of Estimated Cost			\$230,000.00