

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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> <b>PHA Name:</b> <u>The Housing Authority of the City of New Albany (New Albany Housing Authority)</u>    <b>PHA Code:</b> <u>IN012</u>  <b>PHA Type:</b>   <input checked="" type="checkbox"/> Standard PHA    <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units:</b> <u>793</u>    <b>Number of Housing Choice Vouchers (HCVs):</b> <u>456</u>  <b>Total Combined Units/Vouchers:</b> <u>1,249</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission                      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C 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. 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. Meeting details will be provided at <a href="http://www.newalbanyhousingauthority.org">www.newalbanyhousingauthority.org</a>. </p> <p> <b>2022 ANNUAL PHA PLAN PUBLIC MEETING NOTICE</b>  Notice is hereby given that the New Albany Housing Authority (NAHA) is preparing the 2022 Public Housing Authority Plans. These plans will be available for review beginning November 23, 2021 at the NAHA offices listed below. A public meeting will be held to review these plans on January 10, 2022 at 4:00 pm, at either the NAHA Administrative Offices or virtually. </p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> NAHA Administrative Offices, 300 Erni Ave  Beechwood Court, Management Office, 210 Kelley Drive  Parkview Towers, Management Office, 125 Fischer Drive </td> <td style="width: 50%; border: none; text-align: center;"> <u>Plans Available for Review</u>  PHA Annual Plan FYB 2022  PHA 5-Year Capital Fund Plan FYB 2022 </td> </tr> </table> <p>All offices are located in New Albany, Indiana</p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (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: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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> </tbody> </table>	NAHA Administrative Offices, 300 Erni Ave Beechwood Court, Management Office, 210 Kelley Drive Parkview Towers, Management Office, 125 Fischer Drive	<u>Plans Available for Review</u> PHA Annual Plan FYB 2022 PHA 5-Year Capital Fund Plan FYB 2022	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:											
NAHA Administrative Offices, 300 Erni Ave Beechwood Court, Management Office, 210 Kelley Drive Parkview Towers, Management Office, 125 Fischer Drive	<u>Plans Available for Review</u> PHA Annual Plan FYB 2022 PHA 5-Year Capital Fund Plan FYB 2022																						
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**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

There were no changes to the deconcentration policy.

Separate waiting lists may be created during the fiscal year for the PBV developments of Mark Elrod Tower, Crystal Court, Valley View Court and/or Riverside Terrace. If this occurs, the additional waiting lists will be incorporated into the ACOP and Section 8 Administrative Plan.

The Section 8 Administrative plan has been amended to increase the two extensions of the initial voucher term from 30 days to 60 days which extends the search time from 120 days to 180 days. Applicants are to provide documentation that they have been actively searching for housing when requesting an extension.

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c))

Financial Resources: Planned Sources and Uses (Estimated)		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2022 grants)</b>		
a) Public Housing Operating Fund	\$3,601,000	
b) Public Housing Capital Fund	\$2,255,000	
c) HOPE VI Revitalization	\$0	-
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,417,000	
f) Resident Opportunity and Self- Sufficiency Grants	\$248,000	
g) Community Development Block Grant	\$0	
h) HOME	\$0	

Other Federal Grants (list below)	\$0	
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
Capital Funds 117	\$119,000	Capital Needs
Capital Funds 118	\$199,000	Capital Needs
Capital Funds 119	\$500,000	Capital Needs
Capital Funds 120	\$1,539,000	Capital Needs
Capital Funds 121	\$2,030,000	Capital Needs
<b>3. Public Housing Dwelling Rental Income</b>	\$1,560,000	Public Housing Operations
<b>4. Other income (list below)</b>		
Section 8 Administrative Fees	\$362,000	HCV Program Administration
<b>5. Non-federal sources (list below)</b>		
Roof Space Rental	\$24,000	Housing Operations
<b>Total resources</b>	<b>\$15,854,000</b>	

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51. \(24 CFR §903.7\(r\)\(2\)\(ii\)\)](#)

New Albany Housing Authority considers any change in policy as significant amendment that would:

- (a) negatively impact any household prior to annual exam, or
- (b) result in undue delay in access to housing via the wait list

Included in the obligation to enter into the Significant Amendment Process would be any change that would result in negative impact other than those due to changes in HUD or any other Federal Program’s regulatory changes outside the control of the Public Housing Agency. This includes congressional changes in laws and HUDs promulgating regulations, registers, notices, and letters. NAHA is required under the Annual Contribution Contract to enforce Federal Regulations and these changes are outside the control of the Agency and its Board of Commissioners. This includes all mandatory and limited discretionary changes required by Federal, State and Local Laws and Ordinances. Any changes to policies required to implement funder mandated changes will be made public to residents via posting in administrative offices and advertising in the Agency’s monthly newsletter which is mailed to every resident served by the Agency.

As part of the Rental Assistance Demonstration (RAD), New Albany Housing Authority has redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Statement on elements of change in policies due to HB 3700 (HOTMA). NAHA intends to include the mandatory and some discretionary changes once changes are published via PIH Notices and Federal Register.

<p><b>B.2</b></p>	<p><b>New Activities.</b></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 checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" 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> <p>See the NAHA 2019 Master Plan and the Strategic Development Plan for a full discussion of new activities.</p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>B.5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Update on Prior Strategic Development Plan.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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>See RAB meeting minutes.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>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><b>B.8</b></p>	<p><b>Troubled PHA.</b>  (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>  (b) If yes, please describe:</p>
<p><b>C.</b></p>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p><b>C.1</b></p>	<p><b>Capital Improvements.</b> 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. <b>See HUD Form 50075.2 approved by HUD on 05/04/2021.</b></p>



# New Albany Housing Authority

Strategic Plan for Development  
Public Housing  
November 19, 2021

NAHA has made a three-part phased in portfolio RAD application to the Department of Housing and Urban Development for all sites. NAHA has received approval of the applications for all three Asset Management Projects.

**Public Housing Unit/Site Characteristics as of November 19, 2021**

Site	0 BR	1 BR	2 BR	3 BR	4 BR	Total Units	Unit Type	Occupancy Type	Other Structures	RAD Pending?
Beechwood Court	0	38	44	28	4	114	Duplex	Family	1	No
Parkview Terrace	0	54	162	117	31	364	Mixed	Family	4	No
Vance Court	0	5	24	11	7	47	Townhouse	Family	0	No
Broadmeade Terr.	0	0	22	12	0	34	Townhouse	Family	0	No
Parkview Tower	24	42	4	0	0	70	Elevator 8 Story	Non Elderly	0	No
Riverview Tower	0	163	1	0	0	164	Elevator 15 Story	Near Elderly, Disabled	0	No
Totals	24	302	257	168	42	793				

## UPDATE:

### Asset Management Project 1 is Beechwood Court

#### **Beechwood Court:**

Built in 1942, NAHA has submitted an application this year through the HUD Section 18 Program of the Federal Housing Act of 1937 (42 U.S.C. §1437p) to demolish and dispose of the Beechwood Court complex to make way for the redevelopment of affordable housing. The current units are in disrepair, and the site layout and housing density is not conducive to a modern housing community. NAHA commissioned a Physical Needs Assessment in early 2021 that showed the existing buildings are obsolete, necessitating the need to replace the existing units in order to provide residents with the highest quality of housing.

Following Section 18 application approval, NAHA will apply for an allocation of Tenant Protection Vouchers (TPVs) that will be issued to relocate each eligible household. Residents will be relocated offsite to comparable housing of their choice by March of 2022. NAHA will then demolish the units using Public Housing Funds and dispose of the property to its HUD Instrumentality, Southern Indiana Community Housing Corporation, to make way for the redevelopment project.

Working with the local government and residents, NAHA will submit a Low-Income Housing Tax Credit Application to Indiana Housing and Community Development Authority to finance the development of approximately 83 affordable housing units set aside for families. The site will

feature a mix of single-family homes, townhomes, and a multifamily building that will have a preference towards occupancy of Seniors. The newly developed site will have a community building, ADA accessible playground, community garden and vast amount of greenspace for resident activity. In addition, NAHA will develop up to 15 market rate homes that will be offered to first-time homebuyers with preference to those participating in NAHA's FSS Program. The goal is to create the feeling of a true mixed-income neighborhood that is connected to the street grid of the surrounding neighborhood. Current residents who exit in Good Standing will be given the ability to return pending meeting all qualification requirements set forth by the property under Section 42.

### **Asset Management Project 3 is Parkview Terrace, Vance Court, and Broadmeade Terrace**

NAHA was awarded a portfolio award by the Department of Housing and Urban Development for AMP 3. NAHA has converted two properties to project-based vouchers under the RAD conversion. Crystal Court was removed in its entirety from public housing inventory (22 units) and Broadmeade Terrace was partially removed (44 units). The 44 Broadmeade Terrace units were demolished in 2016.

#### **Parkview Terrace and Broadmeade Terrace:**

NAHA is developing plans for HUD Section 18 and/or RAD conversion (along with other financing options) of these sites with partial replacement of units and realignment of the street grid with the surrounding neighborhood. This may include the transfer of assistance to various sites in New Albany. Resident relocation will be required at this site.

#### **Vance Court:**

Built in 1952, NAHA plans to submit an application this year through the HUD Section 18 Program of the Federal Housing Act of 1937 (42 U.S.C. §1437p) to demolish and dispose of the Vance Court complex to make way for the redevelopment of affordable housing. The current units are in disrepair, and the site layout and housing density is not conducive to a modern housing community. NAHA commissioned a Physical Needs Assessment that is expected to show that the existing buildings are obsolete, necessitating the need to replace the existing units in order to provide residents with the highest quality of housing.

Following Section 18 application submission and approval, NAHA will then apply for an allocation of Tenant Protection Vouchers (TPVs) that will be issued to relocate each eligible household. Residents will be relocated offsite to comparable housing of their choice by March of 2023. NAHA will then demolish the units using Public Housing Funds and dispose of the property to its HUD Instrumentality, Southern Indiana Community Housing Corporation, to make way for the redevelopment project.

Working with the local government and residents, NAHA will submit a Low-Income Housing Tax Credit Application to Indiana Housing and Community Development Authority to finance the development of affordable housing units set aside for families. The site will feature single-family homes which will blend with the neighborhood. In addition, NAHA will develop several market rate homes that will be offered to first-time homebuyers with preference to those participating in NAHA's FSS Program. Current residents who exit in Good Standing will be given the ability to return pending meeting all qualification requirements set forth by the property under Section 42.

## **Asset Management Project 4 is Parkview Tower and Riverview Tower**

### **Parkview Tower:**

NAHA is developing plans for HUD Section 18 of this site. Resident relocation will be required at this site.

### **Riverview Tower:**

Built in 1972, Riverview Tower is a 16-story tower that NAHA has submitted an application through the HUD Section 18 Program of the Federal Housing Act of 1937 (42 U.S.C. §1437p). Riverview Tower has sustained major damage over the years from multiple small fire occurrences and a major plumbing accident that caused a larger fire to ignite in our electrical system. NAHA has contracted with multiple firms to study the structure and to provide the Property Needs Assessment for information needed for the HUD application. Those findings, along with our constant struggle to maintain the building, have determined the need for this application.

In addition, all residents have been relocated from Riverview Tower due to environmental hazards onsite, including a Benzene Vapor Encroachment Condition. On March 17, 2021, the HUD Indianapolis Field Office directed NAHA to immediately relocate the remaining residents due to the environmental conditions under the issuance of Authority's Housing Choice Voucher program.

In response to the environmental hazards onsite, the City of New Albany, as the Responsible Entity for the Part 58 Environmental Review, has approved a Soil and Groundwater Management Plan for management of environmental containments prior to and during the demolition and cleanup of the Riverview Tower Site.

Upon approval of the Section 18 Demolition and Disposition application, NAHA will proceed to demolish Riverview Tower in 2022 using Public Housing funds. Disposition of the property will then follow. Proceeds from the disposal of the land will be reinvested back into future affordable housing within the city limits of New Albany, Indiana.

### **All Sites**

The timing of applications and implementation is a suggested timeline and may be affected by many things including the State of Indiana Qualified Allocation Plan and associated set asides and points awarded under each QAP. NAHA reserves the right to change the projected application dates of each phase of development in order to create the most competitive application possible. Resident relocation may be required at each development, depending on the eventual outcome of the planning process.



Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 05/04/2021

Approved By: NZEREM, BRUCE

Part I: Summary						
PHA Name : Housing Authority of the City of New Albany		Locality (City/County & State)				
PHA Number: IN012		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	RIVERSIDE TERRACE (IN012000001)	\$300,000.00	\$1,000,405.00	\$350,000.00	\$800,405.00	
	AUTHORITY-WIDE	\$754,692.00	\$550,523.00	\$550,523.00	\$550,523.00	\$550,523.00
	RIVERVIEW TOWERS (IN012000004)	\$750,328.00	\$150,000.00	\$50,000.00	\$800,000.00	
	PARKVIEW (IN012000003)	\$750,077.00	\$450,000.00	\$1,200,405.00		\$1,600,405.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	RIVERSIDE TERRACE (IN012000001)			\$300,000.00
ID0038	RAD Conversion(RAD (1503))	CF First year needs for RAD conversion		\$100,000.00
ID0039	RAD IDDR(RAD Investment Activity (1504))	RAD Initial deposit for replacement reserves		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$754,692.00
ID0003	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$225,509.00
ID0018	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Production of bid packages, design work, monitor progress related to development and other capital needs		\$329,183.00
ID0057	Security Equipment (Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	replace monitoring cameras and alarms installed in 2013		\$100,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0007	Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Activities at all sites to improve operational performance. Includes training, software and hardware enhancements, and other activities as needed.		\$100,000.00
	RIVERVIEW TOWERS (IN012000004)			\$750,328.00
ID0013	Operations(Operations (1406))	Transfer to developments to offset proration		\$50,000.00
ID0029	Demolition(Dwelling Unit - Demolition (1480))	Demo for replacement or decentralization of units		\$700,328.00
	PARKVIEW (IN012000003)			\$750,077.00
ID0023	Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	New development work to replace existing units throughout PHA. The PHA will prepare a Site Acquisition Proposal for review and approval by the Field Office prior to purchasing any real property for redevelopment purposes.		\$100,000.00
ID0028	Demolition(Dwelling Unit - Demolition (1480))	Demo for replacement or decentralization of units		\$100,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0033	Relocation(Contract Administration (1480)-Relocation)	Relocation costs during replacement or rehab of units		\$270,077.00
ID0054	Roof Replacement site wide(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replacement of roofs		\$100,000.00
ID0056	Playground Repair/Replace Equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Repair/replace playground equipment and access at 5 playgrounds at all developments		\$80,000.00
ID0058	Replace Locks - New Key System(Dwelling Unit-Interior (1480)-Other)	replace 30 year old key/lock system site wide. Key blanks will be obsolete in the next 5 years.		\$100,000.00
	Subtotal of Estimated Cost			\$2,555,097.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$550,523.00
ID0004	Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	Administration		\$215,092.00
ID0009	Management improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Activities at all sites to improve operational performance. Includes training, software and hardware enhancements, and other activities as needed.		\$100,000.00
ID0019	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Production of bid packages, design work, monitor progress related to development and other capital needs		\$235,431.00
	RIVERVIEW TOWERS (IN012000004)			\$150,000.00
ID0014	Operations(Operations (1406))	Transfer to developments to offset proration		\$50,000.00
ID0024	Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	New development work to replace existing units throughout PHA. The PHA will prepare a Site Acquisition Proposal for review and approval by the Field Office prior to purchasing any real property for redevelopment purposes.		\$100,000.00





<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$550,523.00
ID0005	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$215,092.00
ID0010	Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Activities at all sites to improve operational performance. Includes training, software and hardware enhancements, and other activities as needed.		\$100,000.00
ID0020	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Production of bid packages, design work, monitor progress related to development and other capital needs		\$235,431.00
	RIVERVIEW TOWERS (IN012000004)			\$50,000.00
ID0015	Operations(Operations (1406))	Transfer to developments to offset proration		\$50,000.00
	PARKVIEW (IN012000003)			\$1,200,405.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 3 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0025	Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	New development work to replace existing units throughout PHA. The PHA will prepare a Site Acquisition Proposal for review and approval by the Field Office prior to purchasing any real property for redevelopment purposes.		\$300,000.00
ID0030	Demolition(Dwelling Unit - Demolition (1480))	Demo for replacement or decentralization of units		\$400,405.00
ID0035	Relocation(Contract Administration (1480)-Relocation)	Relocation costs during replacement or rehab of units		\$100,000.00
ID0044	RAD Conversion(RAD (1503))	CF First year needs for RAD conversion		\$100,000.00
ID0045	RAD IDDR(RAD Investment Activity (1504))	RAD Initial deposit for replacement reserves		\$300,000.00
	RIVERSIDE TERRACE (IN012000001)			\$350,000.00
ID0047	HVAC Replacement/upgrade site wide(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Mechanical)	Replace and upgrade HVAC systems		\$250,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2024			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$550,523.00
ID0063	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$215,092.00
ID0064	Management improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	Activities at all sites to improve operational performance. Includes training, software and hardware enhancements, and other activities as needed.		\$100,000.00
ID0066	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Production of bid packages, design work, monitor progress related to development and other capital needs		\$235,431.00
	RIVERVIEW TOWERS (IN012000004)			\$800,000.00
ID0065	Operations(Operations (1406))	Transfer to developments to offset proration		\$50,000.00
ID0070	RAD Conversion(RAD (1503))	CF First year needs for RAD conversion		\$250,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$550,523.00
ID0075	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$215,092.00
ID0076	Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Activities at all sites to improve operational performance. Includes training, software and hardware enhancements, and other activities as needed.		\$100,000.00
ID0078	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	Production of bid packages, design work, monitor progress related to development and other capital needs		\$235,431.00
	PARKVIEW (IN012000003)			\$1,600,405.00
ID0077	Operations(Operations (1406))	Transfer to developments to offset proration		\$50,000.00
ID0079	Roof Replacement site wide(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Soffits)	Replacement of roofs		\$200,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0080	Development(Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition)	New development work to replace existing units throughout PHA. The PHA will prepare a Site Acquisition Proposal for review and approval by the Field Office prior to purchasing any real property for redevelopment purposes.		\$300,000.00
ID0081	Demolition(Dwelling Unit - Demolition (1480))	Demo for replacement or decentralization of units		\$400,405.00
ID0082	Relocation(Contract Administration (1480)-Relocation)	Relocation costs during replacement or rehab of units		\$100,000.00
ID0083	RAD Conversion(RAD (1503))	CF First year needs for RAD conversion		\$250,000.00
ID0084	RAD IDDR(RAD Investment Activity (1504))	RAD Initial deposit for replacement reserves		\$300,000.00
	Subtotal of Estimated Cost			\$2,150,928.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$225,509.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$329,183.00
Security Equipment (Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	\$100,000.00
Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	\$100,000.00
Subtotal of Estimated Cost	\$754,692.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Sundry,Administration (1410)-Salaries)	\$215,092.00
Management improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$100,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$235,431.00
Subtotal of Estimated Cost	\$550,523.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$215,092.00
Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$235,431.00
Subtotal of Estimated Cost	\$550,523.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$215,092.00
Management improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements,Management Improvement (1408)-Other)	\$100,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$235,431.00
Subtotal of Estimated Cost	\$550,523.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$215,092.00
Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$100,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$235,431.00
Subtotal of Estimated Cost	\$550,523.00