

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : Housing Authority of the County of Kern			Locality (City/County & State)			
PHA Number: CA008			<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 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	AUTHORITY-WIDE	\$746,238.44	\$746,238.44	\$746,238.44	\$746,238.44	\$746,238.44
	TERRA VISTA (CA008000107)	\$100,000.00				
	PLAZA TOWERS (CA008000114)	\$1,003,761.56	\$1,003,761.56			
	PLAZA TOWERS ANNEX (CA008000115)		\$100,000.00	\$1,103,761.56		
	MONTE VISTA (CA008000104)				\$375,000.00	
	ADELANTE VISTA (CA008000102)				\$400,000.00	\$400,000.00
	LITTLE VILLAGE (CA008000105)				\$328,761.56	
	LITTLE VILLAGE (6B) (CA008000106)					\$400,000.00
	HOMER HARRISON HOMES (CA008000120)					\$100,000.00
	HACIENDAS DEL SOL (CA008000121)					\$203,761.56

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$746,238.44
ID0001	Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	Debt service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0006	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration of Capital Fund Program		\$185,000.00
ID0011	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements including but not limited to software and computers		\$50,000.00
ID0016	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.00
ID0021	Contract Administration(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	TERRA VISTA (CA008000107)			\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0026	Terra Vista Improvements(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	HVAC and concrete replacement		\$100,000.00
	PLAZA TOWERS (CA008000114)			\$1,003,761.56
ID0027	Plaza Towers Interior Modernization(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)-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)	Phase II of multi-phase modernization including electrical, plumbing, flooring, cabinets, painting, counter tops, fixtures, appliances		\$1,003,761.56
	Subtotal of Estimated Cost			\$1,850,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$746,238.44
ID0002	Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	Debt service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0007	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund Program		\$185,000.00
ID0012	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	Management Improvements including but not limited to software and computers		\$50,000.00
ID0017	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.00
ID0022	Contract Administration(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	PLAZA TOWERS (CA008000114)			\$1,003,761.56

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0028	Plaza Towers Interior Modernization(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)-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)	Phase II of multi-phase modernization including electrical, plumbing, flooring, cabinets, painting, counter tops, fixtures, appliances		\$1,003,761.56
	PLAZA TOWERS ANNEX (CA008000115)			\$100,000.00
ID0029	Plaza Towers Annex Interior Modernization(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)-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,Dwelling Unit-Interior (1480)-Tubs and Showers)	Cabinet, counter top, flooring, and other fixture replacement.		\$100,000.00
	Subtotal of Estimated Cost			\$1,850,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$746,238.44
ID0003	Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	Debt service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0008	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund Program		\$185,000.00
ID0013	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements including but not limited to software and computers		\$50,000.00
ID0018	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.00
ID0023	Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	PLAZA TOWERS ANNEX (CA008000115)			\$1,103,761.56

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2021				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0030	Plaza Towers Annex Interior Modernization(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)-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,Dwelling Unit-Interior (1480)-Tubs and Showers)	Cabinet, counter top, flooring, and other fixture replacement.		\$1,103,761.56
	Subtotal of Estimated Cost			\$1,850,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$746,238.44
ID0004	Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	Debt service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0009	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund Program		\$185,000.00
ID0014	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements including but not limited to software and computers		\$50,000.00
ID0019	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.00
ID0024	Contract Administration(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	MONTE VISTA (CA008000104)			\$375,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0031	Monte Vista Interior Improvements(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring Replacement		\$375,000.00
	ADELANTE VISTA (CA008000102)			\$400,000.00
ID0032	Adelante Vista Improvements(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Plumbing, cabinet replacement, flooring, paving		\$400,000.00
	LITTLE VILLAGE (CA008000105)			\$328,761.56
ID0033	Little Village 8-5 Improvements(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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)	Cabinets, plumbing, flooring, interior & exterior painting		\$328,761.56
	Subtotal of Estimated Cost			\$1,850,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$746,238.44
ID0005	Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	Debt service payment made by HUD for Capital Fund Financing		\$441,238.44
ID0010	Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	Administration of Capital Fund Program		\$185,000.00
ID0015	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements including but not limited to software and computers		\$50,000.00
ID0020	Operations(Operations (1406))	Transfers to Public Housing sites to subsidize operations		\$20,000.00
ID0025	Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	Permits, inspection, architecture, engineering, surveys		\$50,000.00
	LITTLE VILLAGE (6B) (CA008000106)			\$400,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0034	Little Village 8-6B Improvements(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,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)	Cabinets, flooring, plumbing, interior & exterior painting		\$400,000.00
	HOMER HARRISON HOMES (CA008000120)			\$100,000.00
ID0035	Homer Harrison Improvements(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring replacement		\$100,000.00
	ADELANTE VISTA (CA008000102)			\$400,000.00
ID0036	Adelante Vista Improvements(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Plumbing, cabinet replacement, flooring, paving		\$400,000.00
	HACIENDAS DEL SOL (CA008000121)			\$203,761.56
ID0037	Haciendas del Sol Improvements(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical)	HVAC, painting, flooring, roofing		\$203,761.56

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$1,850,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2019
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	\$441,238.44
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$185,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Operations(Operations (1406))	\$20,000.00
Contract Administration(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Subtotal of Estimated Cost	\$746,238.44

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2020
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	\$441,238.44
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$185,000.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-Other,Management Improvement (1408)-System Improvements)	\$50,000.00
Operations(Operations (1406))	\$20,000.00
Contract Administration(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Subtotal of Estimated Cost	\$746,238.44

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2021
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	\$441,238.44
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$185,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Operations(Operations (1406))	\$20,000.00
Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	\$50,000.00
Subtotal of Estimated Cost	\$746,238.44

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	\$441,238.44
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$185,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Operations(Operations (1406))	\$20,000.00
Contract Administration(Contract Administration (1480)-Audit,Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Subtotal of Estimated Cost	\$746,238.44

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Capital Fund Financing Debt Service(Debt Service Bond Payment-Paid by HUD (9000))	\$441,238.44
Administration(Administration (1410)-Salaries,Administration (1410)-Sundry,Administration (1410)-Other)	\$185,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$50,000.00
Operations(Operations (1406))	\$20,000.00
Contract Administration(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs,Contract Administration (1480)-Audit)	\$50,000.00
Subtotal of Estimated Cost	\$746,238.44