U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Capital Fund Program - Five-Year Action Plan

Status: Draft **Approval Date:** **Approved By:**

Part I: Summary

PHA Name : HA City of Anacortes

PHA Number: WA010

Locality (City/County & State)

☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**

A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	SCATTERED SITES (WA010000001)	$476,010.00	$476,010.00	$476,010.00	$476,010.00	$476,010.00

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

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (WA010000001)			$476,010.00
ID0001031	Operations(Operations (1406))	operations		$166,415.00
ID0001036	Tub Replacements(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	5 tub surround replacements, tub resurfacing, and fixture replacement/repairs		$9,595.00
ID0001041	Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	5 kitchen cabinet, countertops, and sink replacements		$50,000.00
ID0001046	Furnace Replacements(Dwelling Unit-Interior (1480)-Mechanical)	5 furnace replacements		$25,000.00
ID0001051	Parking Lot resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	parking lot resurface and striping site 3		$55,000.00
ID0001056	Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	roof replacement at Hawthorne Place		$60,000.00

Capital Fund Program - Five-Year Action Plan

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

Work Statement for Year 1 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001057	Trash Enclosure(Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures)	build trash enclosure at Site 3		$60,000.00
ID0001058	Physical Needs Assessment(Contract Administration (1480)-Other Fees and Costs)	physical needs assessment		$50,000.00
	Subtotal of Estimated Cost			$476,010.00

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

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (WA010000001)			$476,010.00
ID0001032	Operations(Operations (1406))	operations		$131,415.00
ID0001037	Tub Replacements(Dwelling Unit-Interior (1480)-Tubs and Showers)	5 tub surround replacements, 5 tub resurfacing and fixtures replacement/repairs		$9,595.00
ID0001042	Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	5 kitchen cabinet, countertops, and sink replacements		$50,000.00
ID0001047	Furnace Replacements(Dwelling Unit-Interior (1480)-Mechanical)	5 furnace replacements		$25,000.00
ID0001052	Parking Lot resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	parking lot resurface and striping		$55,000.00
ID0001059	Shut off valves(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	replace shut off valves at Site 1, 2, and 3		$50,000.00

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

Work Statement for Year 2 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001060	Fencing Replacement(Dwelling Unit-Site Work (1480)-Fencing)	replace fence at Mapleleaf Apt		$15,000.00
ID0001061	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	window replacements at Mapleleaf Apt		$100,000.00
ID0001062	Roof Replacement(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs)	roof replacement at Evergreen Place		$30,000.00
ID0001069	Flooring Replacements(Dwelling Unit-Interior (1480)-Flooring (non routine))	non-routine flooring replacements as needed		$10,000.00
	Subtotal of Estimated Cost			$476,010.00

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

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (WA010000001)			$476,010.00
ID0001033	Operations(Operations (1406))	operations		$136,415.00
ID0001038	Tub Replacements(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	5 tub surround replacements, tub resurfacing and fixture repairs/replacements		$9,595.00
ID0001043	Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	5 kitchen cabinet, countertops, and sink replacements		$50,000.00
ID0001048	Furnace Replacements(Dwelling Unit-Interior (1480)-Mechanical)	5 furnace replacements		$25,000.00
ID0001053	Parking Lot resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	parking lot resurface and striping		$55,000.00
ID0001063	Playground Replacement(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	replace equipment at Site 3		$100,000.00

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

Work Statement for Year 3 2028

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001064	Balcony/Deck Replacements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	replaced decks/balconies at site 1		$100,000.00
	Subtotal of Estimated Cost			$476,010.00

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

Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (WA010000001)			$476,010.00
ID0001034	Operations(Operations (1406))	operations		$121,840.00
ID0001039	Tub Replacements(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	5 tub surround replacements, tub resurfacing and fixture repairs/replacements		$9,595.00
ID0001045	Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	5 kitchen cabinet, countertops, and sink replacements		$50,000.00
ID0001049	Furnace Replacements(Dwelling Unit-Interior (1480)-Mechanical)	5 furnace replacements		$25,000.00
ID0001054	Parking Lot resurface(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	parking lot resurface and striping		$55,000.00
ID0001065	Balcony/Deck Replacements(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios)	replaced decks/balconies at site 3		$50,000.00

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Work Statement for Year 4 2029

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001066	Fencing Replacement(Dwelling Unit-Site Work (1480)-Fencing)	replace fence at site 3		$50,000.00
ID0001067	Appliances(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical)	25 water heaters, 25 ranges, 25 fridges		$44,575.00
ID0001068	Sidewalk work(Dwelling Unit-Site Work (1480)-Pedestrian paving)	repair or replace uneven sidewalks a site 2		$70,000.00
	Subtotal of Estimated Cost			$476,010.00

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

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES (WA010000001)			$476,010.00
ID0001035	Operations(Operations (1406))	operations		$281,915.00
ID0001040	Tub Replacements(Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	5 tub surround replacements, tub resurfacing and fixture repairs/replacements		$9,595.00
ID0001044	Kitchen Cabinets(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	5 kitchen cabinet, countertops, and sink replacements		$50,000.00
ID0001050	Furnace Replacements(Dwelling Unit-Interior (1480)-Mechanical)	5 furnace replacements		$25,000.00
ID0001055	Parking Lot resurface(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	parking lot resurface and striping		$55,000.00
ID0001070	Bathroom Cabinet Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	replace 10 bathroom cabinet/sink/countertop		$40,000.00

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

Work Statement for Year 5 2030

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001071	Toilet Replacements(Dwelling Unit-Interior (1480)-Commodes)	25 toilet replacements scattered sites as needed		$7,500.00
ID0001072	Light fixture replacements(Dwelling Unit-Interior (1480)-Electrical)	100 energy efficient light fixture replacements scattered sites as needed		$7,000.00
	Subtotal of Estimated Cost			$476,010.00