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

Status:	Draft Approval Date:	Ap	proved By:			02/28/2022
Part	I: Summary					
	Name : Charlottesville Redev & Housing Authority	Locality (City/County & State)		Revised 5-Year Plan (Revision No:		)
А.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	WESTHAVEN (VA016000001)	\$240,154.00	\$256,441.00	\$256,441.00	\$256,441.00	\$256,441.00
	AUTHORITY-WIDE	\$215,273.00	\$125,727.00	\$196,788.00	\$196,788.00	\$180,727.00
	SCATTERED SITES (VA016000004)	\$818,241.00	\$891,500.00	\$820,439.00	\$820,439.00	\$836,500.00

Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	ement for Year 1 2024					
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost		
	WESTHAVEN (VA016000001)			\$240,154.00		
ID0079	Operations(Operations (1406))	AMP Operations		\$240,154.00		
	AUTHORITY-WIDE (NAWASD)			\$215,273.00		
ID0080	Administration(Administration (1410)-Other)	CFP Management Fee - 10%		\$119,212.00		
ID0081	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		\$25,000.00		
ID0103	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)- Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities. The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		\$71,061.00		
	SCATTERED SITES (VA016000004)	Jos recences programs and ousiness oreadons decorprisin programs.		\$818,241.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 1 2024							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0113	Replace Entry Doors and Storm Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace all entry and storm doors		\$255,439.00			
ID0121	HVAC Replacement(Dwelling Unit-Interior (1480)-Mechanical,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)- Heating Equipment - System)	HVAC Replacement in Scattered Site		\$562,802.00			
	Subtotal of Estimated Cost			\$1,273,668.00			

Part II: Supporting Pages - Physical Needs Work Statements (s)						
ment for Year 2 2025						
Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
WESTHAVEN (VA016000001)			\$256,441.00			
Operations(Operations (1406))	Operations transfer		\$256,441.00			
AUTHORITY-WIDE (NAWASD)			\$125,727.00			
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00			
SCATTERED SITES (VA016000004)			\$891,500.00			
Bathroom Modernization(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)-Flooring (non routine))	Replace bathroom vanities, commodes, flooring, lighting, exhaust, install shower surround, replace bathroom fixtures and prep n paint.		\$560,000.00			
Relocation for Modernization(Contract Administration (1480)-Relocation)	Temporary relocation for modernization of bathrooms.		\$25,000.00			
	ment for Year 2 2025   Development Number/Name WESTHAVEN (VA016000001)   WESTHAVEN (VA016000001) Operations(Operations (1406))   AUTHORITY-WIDE (NAWASD) AUTHORITY-WIDE (NAWASD)   Administration(Administration (1410)-Other,Administration (1410)-Salaries) SCATTERED SITES (VA016000004)   Bathroom Modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Flooring (non routine))	ment for Year 2 2025   Development Number/Name General Description of Major Work Categories   WESTHAVEN (VA016000001) Operations (Deperations (1406))   Operations(Operations (1406)) Operations transfer   AUTHORITY-WIDE (NAWASD) CFP Management Fee   Administration(Administration (1410)-Other,Administration (1410)-Salaries) CFP Management Fee   SCATTERED SITES (VA016000004) Replace bathroom vanities, commodes, flooring, lighting, exhaust, install shower surround, replace bathroom fixures and prep n paint.	Image: Constraint of the constraint			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 2 2025							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0107	Modernization Relocation(Contract Administration (1480)-Relocation,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Temporary relocation of residents to complete kitchen modernization in all units. We are currently estimating relocating each household for 7 days.		\$82,500.00			
ID0122	Kitchen Modernization(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)-Appliances)	Replacement of kitchen appliances, cabinets, countertop, kitchen sink, kitchen faucet, kitchen lighting, flooring, prep and paint		\$224,000.00			
	Subtotal of Estimated Cost			\$1,273,668.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Statement for Year 3 2026							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	SCATTERED SITES (VA016000004)			\$820,439.00			
ID0083	Kitchen Modernization(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)-Appliances)	Replacement of kitchen appliances, cabinets, countertop, kitchen sink, kitchen faucet, kitchen lighting, flooring, prep and paint		\$820,439.00			
	WESTHAVEN (VA016000001)			\$256,441.00			
ID0097	Operations(Operations (1406))	Public housing operational funds		\$256,441.00			
	AUTHORITY-WIDE (NAWASD)			\$196,788.00			
ID0098	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00			
ID0110	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)- Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities. The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		\$71,061.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work Stater	Work Statement for Year 3 2026						
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost		
	Subtotal of Estimated Cost				\$1,273,668.00		

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Part II: Supporting Pages - Physical Needs Work Statements (s)   Work Statement for Year 4 2027						
	AUTHORITY-WIDE (NAWASD)			\$196,788.00		
ID0115	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00		
ID0117	Career Training Opportunities (Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)- Other)	The funding will be used to train public housing residents in order to gain a pool of residents that are prepared to take advantage of career opportunities as CRHA redevelops its public housing communities. The programs will improve the empowerment and economic self-sufficiency of public housing residents through job readiness programs and business creation/ development programs.		\$71,061.00		
	WESTHAVEN (VA016000001)			\$256,441.00		
ID0116	Operations(Operations (1406))	Public housing operational funds		\$256,441.00		
	SCATTERED SITES (VA016000004)			\$820,439.00		
ID0118	Site Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Complete tree removal or trimming of dangerous/ hazardous trees		\$125,000.00		

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)   Work Statement for Year 4 2027						
Work State							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
ID0119	Fence Replacement (Non-Dwelling Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)- Fencing)	Replace fences around backyards, basketball court, playground areas and community spaces.		\$425,000.00			
ID0120	Install Awning over front Porch(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings- etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches)	Installation of awning/ canopy over the front exterior entrance.		\$270,439.00			
	Subtotal of Estimated Cost			\$1,273,668.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	ment for Year 5 2028						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	SCATTERED SITES (VA016000004)			\$836,500.00			
ID0096	Replace Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)- Other)	Replace all interior doors to include closet doors and hardware.		\$126,342.00			
ID0108	Interior Painting(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Prepare and paint the interior of all public housing units to include all trim and doors.		\$132,500.00			
ID0109	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace all VCT tiles with LVP floor.		\$577,658.00			
	AUTHORITY-WIDE (NAWASD)			\$180,727.00			
ID0123	Administration(Administration (1410)-Other,Administration (1410)-Salaries)	CFP Management Fee		\$125,727.00			
ID0125	Staff Training(Management Improvement (1408)-Staff Training)	Train of areas noted in audit		\$55,000.00			

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work State	nent for Year 5	2028			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	WESTHAVEN (VA016000001)				\$256,441.00
ID0124	Operations(Operations (1406))		Public housing operational funds		\$256,441.00
	Subtotal of Estimated Cost				\$1,273,668.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$119,212.00
Staff Training(Management Improvement (1408)-Staff Training)	\$25,000.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other)	\$71,061.00
Subtotal of Estimated Cost	\$215,273.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2025	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Subtotal of Estimated Cost	\$125,727.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other)	\$71,061.00
Subtotal of Estimated Cost	\$196,788.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2027	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Career Training Opportunities (Management Improvement (1408)-Empowerment Activities, Management Improvement (1408)-Equal Opportunity, Management Improvement (1408)-Other)	\$71,061.00
Subtotal of Estimated Cost	\$196,788.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2028	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries)	\$125,727.00
Staff Training(Management Improvement (1408)-Staff Training)	\$55,000.00
Subtotal of Estimated Cost	\$180,727.00