Capital Fund Program - Five-Year Action Plan

Status: Submitted Approval Date: Approved By: 02/28/2022

Part I: Summary							
PHA Name: Columbus Metropolitan Housing Authority PHA Number: OH001		Locality (City/County & State) ☐ Original 5-Year Plan		X Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2017	Work Statement for Year 2 2018	Work Statement for Year 3 2019	Work Statement for Year 4 2020	Work Statement for Year 5 2021	
	AUTHORITY-WIDE	\$573,984.37	\$289,422.00	\$198,144.00	\$144,565.30	\$133,723.00	
	THORNWOOD COMMONS (OH001000143)	\$1.00	\$25,000.00	\$25,000.00			
	POST OAK STATION II (OH001000135)	\$1,510,153.63	\$2,949,455.07	\$626,109.50		\$1.00	
	THE MEADOWS (OH001000147)	\$25,000.00	\$109,626.84	\$496,694.50	\$60,565.70	\$831,629.00	
	WAGGONER SENIOR HOUSING (OH001000149)	\$25,000.00	\$25,002.00			\$25,002.00	
	KENMORE SQUARE (OH001000133)	\$1.00					
	EASTMOOR SQUARE (OH001000140)		\$49,915.00				
	POINDEXTER (OH001000101)		\$109,624.84	\$1,122,804.00	\$1,201,479.70	\$450,010.00	
	ROSEWIND (OH001000105)				\$168,873.00		
	POINDEXTER PHASE IIB (OH001000236)				\$2,447.00		

Capital Fund Program - Five-Year Action Plan

Status: Submitted Approval Date: Approved By: 02/28/2022

Part	Part I: Summary							
PHA Name: Columbus Metropolitan Housing Authority		Locality (City/County & State) Original 5-Year Plan		X Revised 5-Year Plan (Revision No:)		
PHA Number: OH001								
Α.	Development Number and Name	Work Statement for Year 1 2017	Work Statement for Year 2 2018	Work Statement for Year 3 2019	Work Statement for Year 4 2020	Work Statement for Year 5 2021		
	ASPIRE (OH001000237)					\$424,552.00		

Work Statement for Year 1

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
AUTHORITY-WIDE (NAWASD)			\$573,984.37
PHA-Wide Operations(Operations (1406))	Operations (25%)		\$1.00
PHA-Wide Administration(Administration (1410)-Salaries)	Administration (10%)		\$270,995.00
PHA-Wide Relocation(Contract Administration (1480)-Relocation)	Pre RAD Conversion Relocation		\$277,497.00
PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	Consultants		\$25,491.37
THORNWOOD COMMONS (OH001000143)			\$1.00
Thornwood Section 18 / RAD(Dwelling Unit - Conversion (1480))	Review of Thornwood to convert to RAD or sell of demo / dispo / Section 18.		\$1.00
	AUTHORITY-WIDE (NAWASD) PHA-Wide Operations(Operations (1406)) PHA-Wide Administration(Administration (1410)-Salaries) PHA-Wide Relocation(Contract Administration (1480)-Relocation) PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs) THORNWOOD COMMONS (OH001000143)	AUTHORITY-WIDE (NAWASD) PHA-Wide Operations (1406)) Operations (25%) PHA-Wide Administration (Administration (1410)-Salaries) Administration (10%) PHA-Wide Relocation(Contract Administration (1480)-Relocation) PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs) Consultants THORNWOOD COMMONS (OH001000143)	AUTHORITY-WIDE (NAWASD) PHA-Wide Operations (1406)) Operations (25%) PHA-Wide Administration (1410)-Salaries) Administration (10%) PHA-Wide Relocation(Contract Administration (1480)-Relocation) PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs) Consultants THORNWOOD COMMONS (OH001000143)

Part II: Supporting Pages - Physical Needs Work Statements (s)	
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Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
POST OAK STATION II (OH001000135)			\$1,510,153.63
Post Oak(RAD Funds Pre Closing (1480))	Post Oak (RAD Conversion)		\$47,341.13
Post Oak(RAD (1503))	Post Oak (pre-RAD Conversion)		\$1.00
Post Oak(RAD Investment Activity (1504))	Post Oak (RAD Conversion)		\$1,462,811.50
THE MEADOWS (OH001000147)			\$25,000.00
The Meadows(RAD Funds Pre Closing (1480))	The Meadows (RAD)		\$24,998.00
The Meadows(RAD (1503))	The Meadows (Pre-RAD Conversion)		\$1.00
	POST OAK STATION II (OH001000135) Post Oak(RAD Funds Pre Closing (1480)) Post Oak(RAD (1503)) Post Oak(RAD Investment Activity (1504)) THE MEADOWS (OH001000147) The Meadows(RAD Funds Pre Closing (1480))	POST OAK STATION II (OH001000135) Post Oak(RAD Funds Pre Closing (1480)) Post Oak (RAD Conversion) Post Oak (pre-RAD Conversion) Post Oak (RAD Investment Activity (1504)) Post Oak (RAD Conversion) THE MEADOWS (OH001000147) The Meadows(RAD Funds Pre Closing (1480)) The Meadows (RAD)	Post Oak (RAD Funds Pre Closing (1480)) Post Oak (RAD Conversion) Post Oak (RAD Conversion) Post Oak (RAD Conversion) Post Oak (RAD Investment Activity (1504)) Post Oak (RAD Conversion) The Meadows (OH001000147) The Meadows (RAD Funds Pre Closing (1480)) The Meadows (RAD Funds Pre Closing (1480))

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
The Meadows(RAD Investment Activity (1504))	The Meadows (RAD)		\$1.00
WAGGONER SENIOR HOUSING (OH001000149)			\$25,000.00
Waggoner(RAD Funds Pre Closing (1480))	Waggoner (RAD or Section 18 demo / dispo)		\$24,998.00
Waggoner(RAD (1503))	Waggoner (RAD or Section 18 demo / dispo)		\$1.00
Waggoner(RAD Investment Activity (1504))	Waggoner (RAD or Section 18 demo / dispo)		\$1.00
KENMORE SQUARE (OH001000133)			\$1.00
Kenmore Square(Dwelling Unit - Conversion (1480))	Selling Kenmore Square - Closing / Legal / Fees		\$1.00
	The Meadows(RAD Investment Activity (1504)) WAGGONER SENIOR HOUSING (OH001000149) Waggoner(RAD Funds Pre Closing (1480)) Waggoner(RAD (1503)) Waggoner(RAD Investment Activity (1504)) KENMORE SQUARE (OH001000133)	The Meadows (RAD Investment Activity (1504)) Waggoner (RAD Funds Pre Closing (1480)) Waggoner (RAD or Section 18 demo / dispo) Waggoner (RAD or Section 18 demo / dispo)	The Meadows(RAD Investment Activity (1504)) WAGGONER SENIOR HOUSING (OH001000149) Waggoner(RAD Funds Pre Closing (1480)) Waggoner(RAD or Section 18 demo / dispo) Waggoner(RAD or Section 18 demo / dispo) Waggoner(RAD Investment Activity (1504)) Waggoner(RAD or Section 18 demo / dispo) KENMORE SQUARE (OH001000133)

02/28/2022

Work States	nent for Year 1	2017			
Identifier	Development Number/Name		General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost				\$2,134,140.00

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$289,422.00
ID0011	PHA-Wide Operations(Operations (1406))	Operations (25%)		\$1.00
ID0012	PHA-Wide Administration(Administration (1410)-Salaries)	Administration (10%)		\$289,419.00
ID0013	PHA-Wide Relocation(Contract Administration (1480)-Relocation)	Pre RAD Conversion Relocation		\$1.00
ID0014	PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	Consultants		\$1.00
	THORNWOOD COMMONS (OH001000143)			\$25,000.00
ID0015	Thornwood Section 18 / RAD(Dwelling Unit - Conversion (1480))	Review of Thornwood to convert to RAD or sell of demo / dispo / Section 18.		\$25,000.00

Part II: Supporting Pages -	Physical Needs	Work Statements (s)
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	POST OAK STATION II (OH001000135)			\$2,949,455.07
ID0016	Post Oak(RAD Funds Pre Closing (1480))	Post Oak (RAD Conversion)		\$1,468,948.91
ID0043	Post Oak(RAD (1503))	Post Oak (Pre-RAD Conversion)		\$1.00
ID0044	Post Oak(RAD Investment Activity (1504))	Post Oak (RAD Conversion)		\$1,480,505.16
	THE MEADOWS (OH001000147)			\$109,626.84
ID0017	The Meadows(RAD Funds Pre Closing (1480))	The Meadows (RAD)		\$109,624.84
ID0045	The Meadows(RAD (1503))	The Meadows (Pre-RAD Conversion)		\$1.00

Part II: Supporting Pages -	- Physical Needs Work Statements (s)
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0046	The Meadows(RAD Investment Activity (1504))	The Meadows (RAD)		\$1.00
	WAGGONER SENIOR HOUSING (OH001000149)			\$25,002.00
ID0018	Waggoner(RAD Funds Pre Closing (1480))	Waggoner (RAD or Section 18 demo / dispo)		\$25,000.00
ID0047	Waggoner(RAD (1503))	Waggoner (RAD or Section 18 demo / dispo)		\$1.00
ID0048	Waggoner(RAD Investment Activity (1504))	Waggoner (RAD or Section 18 demo / dispo)		\$1.00
	EASTMOOR SQUARE (OH001000140)			\$49,915.00
ID0020	RAD EAST(RAD (1503))	Combination of Eastmoor Square, Glenview Estates, Ohio Townhouses, and Indian Meadows (RAD Conversion)		\$49,915.00

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work State	Work Statement for Year 2 2018				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	POINDEXTER (OH001000101)			\$109,624.84	
ID0074	Poindexter Community Building(Non-Dwelling Interior (1480)-Community Building)	RISE Center		\$109,624.84	
	Subtotal of Estimated Cost			\$3,558,045.75	

Part II: Supporting Pag	es - Physical Needs	Work Statements (s)
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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$198,144.00
ID0021	PHA-Wide Operations (0406))	Operations (25%)		\$1.00
ID0022	PHA-Wide Administration(Administration (1410)-Salaries)	Administration (10%)		\$198,141.00
ID0023	PHA-Wide Relocation(Contract Administration (1480)-Relocation)	Pre RAD Conversion Relocation		\$1.00
ID0024	PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	Consultants		\$1.00
	THORNWOOD COMMONS (OH001000143)			\$25,000.00
ID0025	Thornwood Section 18 / RAD(Dwelling Unit - Conversion (1480))	Review of Thornwood to convert to RAD or sell of demo / dispo / Section 18.		\$25,000.00

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	POST OAK STATION II (OH001000135)			\$626,109.50
ID0026	Post Oak(RAD Funds Pre Closing (1480))	Post Oak (Pre-RAD Conversion)		\$626,108.50
ID0052	Post Oak(RAD Investment Activity (1504))	Post Oak (RAD Conversion)		\$1.00
	THE MEADOWS (OH001000147)			\$496,694.50
ID0027	The Meadows(RAD Funds Pre Closing (1480))	The Meadows (RAD)		\$496,692.50
ID0053	The Meadows(RAD (1503))	The Meadows (Pre-RAD Conversion)		\$1.00
ID0054	The Meadows(RAD Investment Activity (1504))	The Meadows (RAD)		\$1.00

Part II: Sup	oporting Pages - Physical Needs Work Statements (s)			
Work Statement for Year 3 2019				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	POINDEXTER (OH001000101)			\$1,122,804.00
ID0075	Poindexter Community Building(Non-Dwelling Interior (1480)-Community Building)	RISE Center		\$1,122,804.00
	Subtotal of Estimated Cost			\$2,468,752.00

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROSEWIND (OH001000105)			\$168,873.00
ID0019	Rosewind(RAD Funds Pre Closing (1480))	Rosewind (RAD)		\$71,739.00
ID0049	Rosewind(RAD (1503))	Rosewind (Pre-RAD Conversion)		\$97,134.00
	AUTHORITY-WIDE (NAWASD)			\$144,565.30
ID0030	PHA-Wide Operations(Operations (1406))	Operations (25%)		\$1.00
ID0031	PHA-Wide Administration(Administration (1410)-Salaries)	Administration (10%)		\$144,562.30
ID0032	PHA-Wide Relocation(Contract Administration (1480)-Relocation)	Pre RAD Conversion Relocation		\$1.00

Work Statement for Year 4

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	Consultants		\$1.00
THE MEADOWS (OH001000147)			\$60,565.70
The Meadows(RAD Funds Pre Closing (1480))	The Meadows (RAD)		\$60,563.70
The Meadows(RAD (1503))	The Meadows (Pre-RAD Conversion)		\$1.00
The Meadows(RAD Investment Activity (1504))	The Meadows (RAD)		\$1.00
POINDEXTER PHASE IIB (OH001000236)			\$2,447.00
Poindexter IIB - RAD Closing(RAD (1503))	Poindexter IIB - RAD Initial Using Funding Tool		\$2,447.00
	PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs) THE MEADOWS (OH001000147) The Meadows(RAD Funds Pre Closing (1480)) The Meadows(RAD (1503)) The Meadows(RAD Investment Activity (1504)) POINDEXTER PHASE IIB (OH001000236)	PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs) THE MEADOWS (OH001000147) The Meadows(RAD Funds Pre Closing (1480)) The Meadows(RAD Funds Pre Closing (1480)) The Meadows (Pre-RAD Conversion) The Meadows (Pre-RAD Conversion) The Meadows (RAD Investment Activity (1504)) The Meadows (RAD)	PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs) THE MEADOWS (OH001000147) The Meadows(RAD Funds Pre Closing (1480)) The Meadows(RAD Funds Pre Closing (1480)) The Meadows(RAD (1503)) The Meadows(Pre-RAD Conversion) The Meadows(RAD Investment Activity (1504)) The Meadows(RAD Investment Activity (1504)) POINDEXTER PHASE IIB (OH001000236)

Part II: Supporting Pages - Physical Needs Work Statements (s) Work Statement for Year 4 2020				
				Identifier
	POINDEXTER (OH001000101)			\$1,201,479.70
ID0076	Poindexter Community Building(Non-Dwelling Interior (1480)-Community Building)	RISE Center		\$1,201,479.70
	Subtotal of Estimated Cost			\$1,577,930.70

Work Statement for Year 5

Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
POINDEXTER (OH001000101)			\$450,010.00
Poindexter Community Building(Non-Dwelling Interior (1480)-Community Building)	RISE Center		\$450,010.00
ASPIRE (OH001000237)			\$424,552.00
Aspire Columbus(Dwelling Unit-Development (1480)-New Construction)	Aspire Columbus New Build		\$424,552.00
WAGGONER SENIOR HOUSING (OH001000149)			\$25,002.00
Waggoner(RAD Funds Pre Closing (1480))	Waggoner (RAD or Section 18 demo / dispo)		\$25,000.00
Waggoner(RAD (1503))	Waggoner (RAD or Section 18 demo / dispo)		\$1.00
	POINDEXTER (OH001000101) Poindexter Community Building(Non-Dwelling Interior (1480)-Community Building) ASPIRE (OH001000237) Aspire Columbus(Dwelling Unit-Development (1480)-New Construction) WAGGONER SENIOR HOUSING (OH001000149) Waggoner(RAD Funds Pre Closing (1480))	POINDEXTER (OH001000101) Poindexter Community Building (Non-Dwelling Interior (1480)-Community Building) RISE Center ASPIRE (OH001000237) Aspire Columbus(Dwelling Unit-Development (1480)-New Construction) Aspire Columbus New Build WAGGONER SENIOR HOUSING (OH001000149) Waggoner(RAD Funds Pre Closing (1480)) Waggoner (RAD or Section 18 demo / dispo)	POINDEXTER (OH001000101) Poindexter Community Building(Non-Dwelling Interior (1480)-Community Building) RISE Center ASPIRE (OH001000237) Aspire Columbus(Dwelling Unit-Development (1480)-New Construction) Aspire Columbus New Build WAGGONER SENIOR HOUSING (OH001000149) Waggoner(RAD Funds Pre Closing (1480)) Waggoner(RAD Funds Pre Closing (1480)) Waggoner (RAD or Section 18 demo / dispo)

Work Statement for Year 5

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0056	Waggoner(RAD Investment Activity (1504))	Waggoner (RAD or Section 18 demo / dispo)		\$1.00
	POST OAK STATION II (OH001000135)			\$1.00
ID0051	Post Oak(RAD (1503))	Post Oak (Pre-RAD Conversion)		\$1.00
	AUTHORITY-WIDE (NAWASD)			\$133,723.00
ID0066	PHA-Wide Operations(Operations (1406))	Operations (25%)		\$1.00
ID0067	PHA-Wide Administration(Administration (1410)-Salaries)	Administration (15%)		\$100,377.00
ID0068	PHA-Wide Relocation(Contract Administration (1480)-Relocation)	Pre RAD Conversion Relocation		\$1.00

Work Statement for Year 5

-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	Consultants	<u> </u>	\$33,344.00
MEADOWS (OH001000147)			\$831,629.00
Meadows(RAD Funds Pre Closing (1480))	The Meadows (Pre-RAD)		\$424,628.00
Meadows(RAD (1503))	The Meadows (Pre-RAD Conversion)		\$1.00
Meadows(RAD Investment Activity (1504))	The Meadows (RAD)		\$1.00
Meadows - Daycare Upgrades(Non-Dwelling Interior (1480)-Day Care Center)	The Meadows - Daycare Upgrades		\$406,999.00
otal of Estimated Cost			\$1,864,917.00
יי	Meadows(RAD (1503)) Meadows(RAD Investment Activity (1504)) Meadows - Daycare Upgrades(Non-Dwelling Interior (1480)-Day Care Center)	Meadows(RAD (1503)) The Meadows (Pre-RAD Conversion) Meadows(RAD Investment Activity (1504)) The Meadows (RAD) Meadows - Daycare Upgrades(Non-Dwelling Interior (1480)-Day Care Center) The Meadows - Daycare Upgrades	Meadows(RAD (1503)) The Meadows (Pre-RAD Conversion) Meadows(RAD Investment Activity (1504)) The Meadows (RAD) Meadows - Daycare Upgrades(Non-Dwelling Interior (1480)-Day Care Center) The Meadows - Daycare Upgrades

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 1 2017		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
PHA-Wide Operations(Operations (1406))	\$1.00	
PHA-Wide Administration(Administration (1410)-Salaries)	\$270,995.00	
PHA-Wide Relocation(Contract Administration (1480)-Relocation)	\$277,497.00	
PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	\$25,491.37	
Subtotal of Estimated Cost	\$573,984.37	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 2 2018		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
PHA-Wide Operations (01406))	\$1.00	
PHA-Wide Administration(Administration (1410)-Salaries)	\$289,419.00	
PHA-Wide Relocation(Contract Administration (1480)-Relocation)	\$1.00	
PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	\$1.00	
Subtotal of Estimated Cost	\$289,422.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 3 2019		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
PHA-Wide Operations(Operations (1406))	\$1.00	
PHA-Wide Administration(Administration (1410)-Salaries)	\$198,141.00	
PHA-Wide Relocation(Contract Administration (1480)-Relocation)	\$1.00	
PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	\$1.00	
Subtotal of Estimated Cost	\$198,144.00	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 4 2020		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
PHA-Wide Operations(Operations (1406))	\$1.00	
PHA-Wide Administration(Administration (1410)-Salaries)	\$144,562.30	
PHA-Wide Relocation(Contract Administration (1480)-Relocation)	\$1.00	
PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	\$1.00	
Subtotal of Estimated Cost	\$144,565.30	

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year 5 2021		
Development Number/Name General Description of Major Work Categories	Estimated Cost	
Housing Authority Wide		
PHA-Wide Operations (0406))	\$1.00	
PHA-Wide Administration(Administration (1410)-Salaries)	\$100,377.00	
PHA-Wide Relocation(Contract Administration (1480)-Relocation)	\$1.00	
PHA-Wide Consultants(Contract Administration (1480)-Other Fees and Costs)	\$33,344.00	
Subtotal of Estimated Cost	\$133,723.00	